Hamilton County
Landbank

Minutes

Board of Directors Meeting, Tuesday, April 28, 2026, 4:00 p.m.
Todd B. Portune Center for Community Government, 138 E. Court St., Room 610

1. CALL TO ORDER

Jill Schiller called the Hamilton County Land Reutilization Corporation (Landbank) Board of Directors meeting to order at 4:01 p.m.

Board Members Present:

Driehaus, Denise
Dumas, Stephanie Summerow
Honerlaw, Joe
Key, Tonya
Reece, Alicia
Schiller, Jill
Taylor, Scott
Weidman, Tom

The Port, as Management Company of the Landbank:

Bancroft, Amy
Boehmker, Nikki
Brunner, Laura
Daniels, Jilson
Denning, Philip
Florea, Lindsey
Herrmann, Luke
Laird, Tiffany
Recht, Chris
Stone, Nick

Guests:

DiMenna, Tony - Hamilton County Treasurer's Office
Stephens, Vada – Hamilton Couty Commissioner's Office

2. WELCOME AND INTRODUCTIONS

Ms. Schiller welcomed the Board members, staff and guests.

3. COMPREHENSIVE ETHICS POLICY

The organization's Comprehensive Ethics Policy and Acknowledgement Form were distributed. Mr. Recht reminded those in attendance of the requirement for HCLRC Board Members to sign on an annual basis and asked them to review and return their completed forms.

4. APPROVAL OF MINUTES

Ms. Schiller asked Board members if there were any additions or modifications to the January 27, 2026 Board of Directors meeting minutes. Hearing none, she asked for a motion to adopt the meeting minutes.

Motion: Ms. Dumas moved to adopt the minutes of the January 27, 2026 Board of Directors meeting. The motion was seconded by Ms. Driehaus and was approved unanimously.

5. MANAGEMENT REPORT

Mr. Denning reported applications for two Ohio Department of Development (ODOD) programs have been submitted to both the Brownfield Remediation and Welcome Home Ohio programs. The five brownfield applications submitted included abatement of the West End's Bloom School, 3327 Colerain and 3530 Spring

Grove in Camp Washington, the Midwest Textile building in South Fairmount, and abatement at the Eden Park Pumphouse. Five applications were submitted for Welcome Home Ohio funding. These include new construction projects in three communities - Mount Healthy, Lincoln Heights and Avondale. Both programs were modified by the State legislature for the most current round of funding, resulting in greater competition. Landbank staff is awaiting news of potential awards.

Mr. Denning gave updates on current demotion projects. He reported 26 landbank properties and 10 pass-through projects are currently being assessed or remediated with ODOD Brownfield dollars. The Port and its entities were awarded a $750,000 Hamilton County Site Readiness grant for the former Perry & Derrick factory.

Mr. Denning reported staff outreach to increase participation in the recurring two-year mowing RFPs. This proved successful resulting bids for mowing contracts were received by 17 vendors. This year three current and four new vendors were awarded work. Ms. Dumas asked if these vendors were small, minority-owned, or woman-owned businesses. Mr. Recht explained that the organization is in the process of revising its Economic Inclusion policy to ensure legal compliance while focusing on small and emerging businesses rather than MBE or WBE classifications. The Board discussed and asked questions related to the policy change.

Ms. Bancroft announced Chris Miday has joined Landbank staff as Property Operations Coordinator. Mr. Miday comes from Building Value where he was Deconstruction Manager for over ten years. His experience with demolition, site security, and vendor management will be a valuable addition.

Mr. Denning reported the annual Ohio Land Bank Association Conference was held in Toledo. Every year we return from this event having learned about projects across the State and how we might leverage those insights to make our own work in Hamilton County more impactful. Staff presented on property maintenance and property acquisition panels.

6. INVENTORY REVIEW

Ms. Bancroft referred the Board to the packet and reviewed the Landbank's acquisition and disposition numbers. Using slides, she presented several highlights, including jurisdictions and neighborhoods with total acreage greater than one acre, and the number of properties advertised for sale, under contract, and parcels mowed. The Board discussed and asked questions, all of which were answered to satisfaction.

7. PROGRAM REVIEW

Home Repair Program

Ms. Bancroft recapped the Landbank is wrapping up the Home Repair program in Lincoln Heights and reviewed income requirements. Using slides, Ms. Bancroft highlighted 2025 activity in Lincoln Heights and the work completed at 801 Chamberlain, 986 Wabash, 967 Prairie. Ms. Bancroft reported the Home Repair program launched in Sedamsville on April 8th.

Disposition Programs

Ms. Bancroft reviewed the number of dispositions and shared highlights through the first quarter. Using slides, she provided an overview of projects at 3841 Cass and 571 Hale.

Structure Stabilization

Ms. Bancroft reviewed the structure stabilizations completed through the first quarter. Using slides, she reviewed the stabilization in-process at 1237 Lincoln, and an upcoming project at 3355 Queen City.

Residential Development
Using slides, Mr. Denning gave an overview of West End mixed-use projects at 1904 Linn, 2011 and 2025 Colerain, reviewing acquisition, stabilization, income requirements, current activity and funding. Mr. Denning highlighted the Mt. Healthy development strategy, reviewing phases of construction, the comp study, and house designs. The Landbank has a MOU with Mt. Healthy following a successful Welcome Home Ohio (WHO) award.

Commercial Development
Using slides, Mr. Denning highlighted the Perry and Derrick site in Norwood, reviewing preliminary cost estimates and project timeline.

8. GOVERNANCE

Formal Action Requested – Before the Board today is proposed resolution 2026-03 entitled:

AUTHORIZING REMOTE ATTENDANCE AT BOARD MEETINGS BY MEMBERS OF THE BOARD OF DIRECTORS OF THE HAMILTON COUNTY LAND REUTILIZATION CORPORATION UPON CERTAIN CONDITIONS

Mr. Recht reviewed the resolution to adopt rules governing remote attendance and participation in meetings of the Board of Directors. The Board asked questions and discussed the implications of allowing Board members to attend remotely. It was decided to table this resolution until additional discussion can take place.

9. FINANCIAL REPORT

Ms. Boehmker called the Board's attention to the Income Statement in the Board Packet. Revenue for the quarter totals $2.9M, which is $7.3M or 72% below the budget. Actual revenue includes $744K State grants from ODOD, $597K City grants, and $1.5M subrecipient ODOD grant funds. Expenditures for the quarter total $2.3M, which is $4.9M favorable to the budget. The variance is primarily due to lower demolition costs, subrecipient expenses, and holding costs. The net result is $597K of revenue in-excess of expenditures, which is $2.4M unfavorable to plan. Capital expenditures YTD totals $1.3M, which is $3.5M or 73% below plan.

The Balance Sheet showed cash at the end of Q1 totals $5.5M, which is an increase of $2.1M or 62% from the prior year end, assets held for sale increased $317K or 2% due to the aforementioned capital expenditures, and $2M of the available $4M drawn for Avondale housing note and $1.75M borrowed on the line of credit.

Ms. Boehmker reported the Landbank's 2025 Financial Report is due to the Ohio Auditor of State by May 29th. Rea & Associates is performing their audit work and will provide their audit opinion and feedback to the Board in June.

Formal Action Requested – Before the Board today is proposed resolution 2026-04 entitled:

A RESOLUTION TO AUTHORIZE THE HCLRC TO ENTER INTO AGREEMENTS NECESSARY TO UTILIZE USEPA BROWNFIELDS REVOLVING LOAN FUND

Mr. Recht reviewed the Port has been awarded $1,000,000 in funding from the United States Environmental Protection Agency ("USEPA") in the form of a revolving loan fund to make loans and subawards to clean up brownfield sites. The Landbank will from time-to-time desire to enter into loan agreements as the borrower of Loan Funds for short-term funding of brownfield work.

Motion: Mr. Weidmen moved to approve Resolution 2026-04. The motion was seconded by Mr. Honerlaw and was approved unanimously.

10. ADJOURNMENT

Ms. Schiller adjourned the April 28, 2026 Board of Directors meeting at 4:59 p.m.

Respectfully,

Laura N. Brunner
Secretary