



Minutes

Board of Directors Meeting, Tuesday, October 28, 2025, 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 4:03 p.m.

Board Members Present:

Driehaus, Denise	Reece, Alicia
Dumas, Stephanie Summerow	Schiller, Jill
Honerlaw, Joe	Taylor, Scott
Key, Tonya	Weidman, Tom
Long, Sheryl – Pureval Designee	

The Port, as Management Company of the Landbank:

Bancroft, Amy	Michael, Rahiel
Betz, Scott	Morsch, Elissa
Boehmker, Nikki	Recht, Chris
Brunner, Laura	Stephens, Jacob
Geckler, Sydney	Stone, Nick
Herrmann, Luke	Waraich, Saram
Laird, Tiffany	

Guests:

DiMenna, Tony - Hamilton County Treasurer's Office
Stephens, Vada - Hamilton BOCC, Chief of Staff

2. **WELCOME AND INTRODUCTIONS**

Ms. Schiller welcomed the Board members and staff. Ms. Brunner introduced new staff members, including Nikki Boehmker, Executive Vice President and Chief Financial Officer.

3. **APPROVAL OF MINUTES**

Ms. Schiller asked Board members if there were any additions or modifications to the June 24, 2025 Board of Directors meeting minutes. Hearing none, she asked for a motion to adopt the meeting minutes.

Motion: Ms. Driehaus moved to adopt the minutes of the June 24, 2025 Board of Directors meeting. The motion was seconded by Mr. Honerlaw and was approved unanimously.

4. **MANAGEMENT REPORT**

Ms. Brunner reported the Landbank has been awarded more than \$100,000,000 in funding from the Ohio Department of Development (ODOD) through a variety of State programs. The ODOD Demolition program was renewed in the budget, and guidelines have just recently been released. Approximately \$250,000 will be available for Hamilton County. Ms. Brunner reported that the ODOD Remediation program has been overhauled with new guidelines, new timelines, new eligible entities, and new use criteria. This year's

funding cycle will only include \$88 MM statewide, with \$1 MM available per County. Applications can be submitted by Landbanks, non-profits, and private developers.

Ms. Bancroft reported the Welcome Home Ohio program was extended and amended. These changes will result in a more competitive rush for funding for single-family housing projects across the County and the State. Using slides, she gave an overview of program changes.

Ms. Brunner noted the amount of activity regarding legislation at the state level for Landbanks and Port Authorities, and detailed ongoing strategy.

5. *INVENTORY REVIEW*

Ms. Bancroft referred the Board to the packet and reviewed the Landbank's acquisition and disposition numbers. Using slides, she highlighted the inventory by program, acreage by neighborhood, acreage by county jurisdiction, the acquisitions of the Carlson properties, and the acquisition at 2270 Vine. The Board discussed the number of properties being held in inventory.

Ms. Long and Ms. Reece joined the meeting.

6. *PROGRAM REVIEW*

Home Repair Program

Ms. Bancroft reported the Landbank has received 23 applications for the Home Repair program in Lincoln Heights. Using slides, Ms. Bancroft shared common repairs, funding, program expansion, and highlighted awarded projects at 1208 Thomas, 1179 Schumard, 1129 Prairie, and 1115 Prairie.

Disposition Programs

Ms. Bancroft reviewed the number of dispositions and shared highlights through the third quarter. Using slides, she provided an overview of projects at 1722 Hewitt and 2406 Kenton. The Board asked questions, all of which were answered to satisfaction.

Structure Stabilization

Ms. Bancroft reviewed the structure stabilizations completed through the third quarter. Using slides, she reviewed the completed stabilization at 1042 Winfield, and upcoming ones at 1237 Lincoln, 3355 Queen City, 1515 Tremont, and 1500 Waverly. Ms. Bancroft reported Port staff has applied for \$100K in pre-development funding through City of Cincinnati DCED NCCIP grant for the Lunkenheimer District. If awarded, this would fund soft costs for historic documentation process. This would allow 1515 Tremont and 1500 Waverly to be set up to apply for Historic Tax Credits in 2026.

7. *FINANCIAL REPORT*

Ms. Boehmker called the Board's attention to the Income Statement in the Board Packet. Revenue YTD totals \$22.3M, which is \$5.5M or 20% below the budget. Expenditures YTD total \$19.2M, which is \$8.9M or 32% favorable to the budget. The variance is primarily due to lower demolition costs and fewer property sales than planned. The net result is \$3M of revenue in-excess of expenditures, which is \$3.4M favorable to plan. Capital expenditures YTD total \$5.1M, which is \$267K or 6% below plan.

The Balance Sheet showed cash at the end of September totals \$1M, which is a decrease of \$513k or 34% from the prior year end, attributed to the reduction in the line of credit. Assets held for sale increased \$2.3M or 13% due to the aforementioned capital expenditures. The Landbank has drawn \$2M of the available \$4M Avondale housing note.

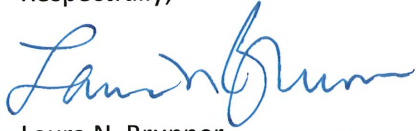
8. COMMUNICATIONS – PORT SHORT

Ms. Michael introduced and played the Port Short, which highlights Keeping Cincinnati Beautiful's Uptown waste diversion.

9. ADJOURNMENT

Ms. Schiller adjourned the October 28, 2025 Board of Directors meeting at 4:40 p.m.

Respectfully,



Laura N. Brunner
Secretary