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## Board Minutes

Tuesday, January 24, 2023 Board of Directors Meeting, 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

Pureval, Aftab

Dumas, Stephanie Summerow

Schiller, Jill

Honerlaw, Joe

Taylor, Scott

#### **The Port, as Management Company of the Landbank:**

Bancroft, Amy

Laird, Tiffany

Brunner, Laura

Michael, Rahiel

Daniels, Jilson

Millikin, Tom

Denning, Philip

Recht, Chris

Fischer, Bill

Robb, Deborah

Herrmann, Luke

Stone, Nick

Hudson, Rick

#### **Guests:**

DiMenna, Tony – Hamilton County Treasurer's Office

### 2. **WELCOME AND INTRODUCTIONS**

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

### 3. **APPROVAL OF MINUTES**

Ms. Schiller asked Board members if there were any additions or modifications to the October 25, 2022 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 October 25, 2022 Board of Directors meeting. The motion was seconded by Mr. Honerlaw and was approved unanimously.

### 4. **GOVERNANCE**

Resolution 2023-01 – Election of a Director

Formal Action Requested – Before the Board today is proposed resolution 2023-01 entitled:

**A RESOLUTION TO ELECT A DIRECTOR OF THE  
HAMILTON COUNTY LAND REUTILIZATION CORPORATION**

Mr. Taylor's bio was distributed to the Board, and he introduced himself, sharing his background. Ms. Brunner reported that Todd Castellini recommended Mr. Taylor to serve on the Board of Directors, replacing Ms. North.

**Motion:** Ms. Dumas moved to approve Resolution 2023-01. The motion was seconded by Ms. Driehaus and was approved unanimously.

#### Election of Officers

**Motion:** Ms. Driehaus moved to elect the current slate of Officers with the Ms. Schiller as Chairperson, Mr. Honerlaw as Vice-Chairperson, and Ms. Brunner as Secretary, for the one-year term commencing January 24, 2023. The motion was seconded by Ms. Dumas and was approved unanimously.

#### Resolution 2023-02 – Amending the Code of Regulations

Formal Action Requested – Before the Board today is proposed resolution 2023-02 entitled:

### **RESOLUTION AMENDING THE HCLRC CODE OF REGULATIONS**

Mr. Recht described this resolution, asking the Board to amend the HCLRC Code of Regulations to increase contracting and check-signing authority of the authorized staff of the Management Company from \$100,000 to \$250,000 to align with the same contracting and check-signing authority limits maintained by the Port of Greater Cincinnati Development Authority and the Homesteading and Urban Redevelopment Corporation

**Motion:** Ms. Driehaus moved to approve Resolution 2023-02. The motion was seconded by Mr. Honerlaw and was approved unanimously.

Mr. Pureval joined the meeting.

## **5. MANAGEMENT REPORT**

Mr. Denning welcomed Mr. Taylor to the Board.

Mr. Denning called the Board's attention to the Disposition Programs section of the Board packet and highlighted 2444 Harrison Avenue in East Westwood. Mr. Denning noted the standard updates for inventory review, program review, disposition statistics, and property stabilization updates were included in the Board packet and encouraged Board members to review those sections, as staff would be skipping in-depth discussion on these topics to dedicate time for the budget conversation.

Mr. Denning updated the Board on its progress to transition and implement Tolemi, a new property software solution.

While the Hamilton County Landbank is not directly involved, Mr. Denning provided the Board with an update on the litigation Mark Dan has been bringing against Landbanks throughout Ohio over the past several years claiming takings issue. Certiorari for the US Supreme Court has been granted. Along with the Ohio Landbank Association, Auditor Association, and County Commissioner Association, the Landbank is closely watching this litigation.

## **6. PROGRAM REVIEW**

### Homeowner Repair Program

Mr. Denning recapped the Landbank's home repair program, which began as a pilot program in 2022. The program aims to assist legacy homeowners with funds available for exterior home repairs that correct code

violations or preemptively remedy future code violations. In 2022, the neighborhood of Evanston was selected and allotted a \$250,000 budget.

Mr. Denning reported Springfield and Colerain Townships have been selected for 2023 with a budget of \$250,000. Both locations have a high concentration of CARE homes and a high density of investor-owned properties.

## 7. **ODOD AND CDBG OVERVIEW**

Mr. Denning gave an overview of Ohio Department of Development (ODOD) Funding programs, Demolition and Revitalization and Brownfield Remediation, and shared examples of each.

Mr. Denning gave an overview of the Community Development Block Grant (CDBG) Funding program, and shared examples.

Mr. Denning discussed how ODOD awards and CDBG work will affect the 2023 budget, and provided context about the challenges these funds may bring, and the opportunity to achieve more impact.

## 8. **FINANCIAL REPORT**

Mr. Hudson called the Board's attention to the Income Statement in the Board Packet. Revenue for the year totaled \$6.4M, which was \$899K or 16% above plan. Expenditures for the year totaled \$4.9M, which was \$72K or 1% below plan. The net result was \$1.4M of revenue in-excess of expenditures, versus \$0.4M planned. Capital expenditures totaled \$3.3M versus a plan of \$10.1M, which was \$6.8M below plan.

The Balance Sheet showed cash is at \$6.4M, an increase of \$5.5M from the prior year end. The increase was due to DTAC funds \$1.0M above plan and City CDBG funds of \$4.3M received in Q4.

Formal Action Requested – Before the Board today is proposed resolution 2023-03 entitled:

### **RESOLUTION APPROVING THE ANNUAL BUDGET FOR FISCAL YEAR 2023**

Using slides, Mr. Hudson reviewed the 2023 budget which reflects a \$17M increase in revenue and \$15M increase in expense, mainly due to the \$17M ODOD grant awarded to the Landbank in Q4. Capital expenditures include residential housing in Avondale, Madisonville and Walnut Hills. Ms. Schiller asked the Board to approve the Annual Budget for the Fiscal Year 2023 as reviewed and set forth in the attached Exhibit A.

**Motion:** Ms. Driehaus moved to approve Resolution 2023-03. The motion was seconded by Mr. Honerlaw and was approved unanimously.

## 9. **ADJOURNMENT**

Ms. Schiller adjourned the January 24, 2023 Board of Directors meeting at 4:53 p.m.

Respectfully,



Laura N. Brunner  
Secretary