



## Board Minutes

Wednesday, January 26, 2022 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 4:00 p.m.

**Board Members Present:**

Driehaus, Denise

Pureval, Aftab

Dumas, Stephanie Summerow

Reece, Alicia

Honerlaw, Joe

Schiller, Jill

Quarry, Mark

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

Bancroft, Amy

Hudson, Rick

Brunner, Laura

Laird, Tiffany

Daniels, Jilson

Michael, Rahiel

Denning, Philip

Millikin, Tom

Fischer, Bill

Recht, Chris

Ghugre, Arundhati

Robb, Deborah

Herrmann, Luke

Stephens, Jacob

**2. WELCOME AND INTRODUCTIONS**

Ms. Schiller welcomed the Board members and staff.

**3. APPROVAL OF MINUTES**

Ms. Schiller asked Board members if there were any additions or modifications to the November 9, 2021 Board of Directors meetings minutes. Hearing none, she asked for a motion to adopt the meeting minutes.

**Motion:** Ms. Driehaus moved to adopt the minutes of the November 9, 2021 Board of Directors meeting. The motion was seconded by Mr. Quarry and was approved unanimously.

**4. GOVERNANCE**

**Election of Officers**

**Motion:** Mr. Honerlaw 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 26, 2022. The motion was seconded by Ms. Driehaus and was approved unanimously.

Ms. Reece joined the meeting.

**Resolution 2022-04 – Election of a Director**

Ms. Brunner expressed her appreciation to Mr. Quarry for his ten years of service on the Landbank's Board, as well as his assistance in its incorporation. Mr. Quarry thanked everyone for their hard work.

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Formal Action Requested – Before the Board today is proposed resolution 2022-04 entitled:

**A RESOLUTION TO APPOINT ADDITIONAL DIRECTORS OF  
THE HAMILTON COUNTY LAND REUTILIZATION CORPORATION**

Introducing the resolution, Ms. Schiller reported the Hamilton County Municipal League recommended Joyce Powdrill to serve on the Board of Directors, replacing Mr. Quarry.

**Motion:** Ms. Driehaus moved to approve Resolution 2022-04. The motion was seconded by Mr. Honerlaw and was approved unanimously.

Mr. Pureval joined the meeting.

**5. MANAGEMENT REPORT**

Mr. Denning highlighted the 2022 budget to be presented to the Board for consideration with the goal of getting limited capital out the door, putting it to work and making a difference in communities.

Mr. Denning recapped that the Landbank continues to utilize research and data to inform the Board, evaluate its work, and improve internal decision making. In the November Board meeting, staff presented peer research on other Ohio landbanks and celebrated the 1,000th property disposed by the HCLRC. As a supplement to that information, research reveals those 1,000 properties have contributed more than \$3 million in new property tax revenues.

Mr. Denning stated that Mr. Fischer will review homeownership projects in the Price Hill and Avondale neighborhoods, including progress on projects funded by the City of Cincinnati and Children’s Hospital. He will also provide an update on the Landbank’s plans for utilizing ARPA funds to put vacant and underutilized vacant properties back to productive use. Two related resolutions will be presented for consideration by the Board.

Mr. Denning reported that as the Landbank continues to seek methods for increasing its impact and leveraging public funds, The Port worked with a consultant to complete a landscape analysis of the large number of federal funds currently available through dozens of varied programmatic offerings. As we review these opportunities, we hope to find new resources for the Landbank and more opportunities for collaboration.

Mr. Denning reported that in 2021 the State of Ohio passed a budget with \$500M in new funds available for demolition and brownfield remediation activities. Late in 2021, the Ohio Department of Development released guidelines for how those funds would be administered. Each county in Ohio will receive \$1M in funding for brownfield remediation and \$500K in funding for eligible demolition activities. The guidelines for the demolition program have recently been finalized, and applications are being accepted with non-dedicated funds being allocated on a first-come first-served basis. Landbank and Port staff are working very closely with staff at dozens of jurisdictions across Hamilton County to ensure we are quickly submitting a competitive application, giving us the best chance of capturing discretionary funds.

Mr. Denning noted the Landbank continues to experience challenges with litter and dumping activity. In total, the Landbank spent nearly \$60K in 2021 responding to dumping-related property clean ups. Collaboration and frequent communication with municipal entities has been very successful in keeping our properties clean and safe. The Landbank call for property maintenance contractors is currently open and accepting responses.

Evanston Presentation

Using slides, Mr. Denning presented on Evanston Valuation Analysis, using research to better understand the impact of the Landbank in Evanston. Mr. Denning shared the challenges the neighborhood was facing prior to the Landbank being invited to get involved, and the approach it took to jump start the housing market. Research was conducted to measure the impact of The Port's development of REACH homes on neighboring properties in the community, measuring property values, tax bills, crime and code violations. After summarizing and sharing the findings, Mr. Denning reviewed next steps. The Board discussed and asked questions, all of which were answered to satisfaction.

**6. INVENTORY REVIEW**

Ms. Bancroft referred the Board to the packet to review the Landbank's acquisition and disposition numbers.

**7. PROGRAM REVIEW**

Disposition Programs

Ms. Bancroft reviewed the number of dispositions through 2021. Using slides, she highlighted 8 Staburn Avenue, 6422 Chandler Street, and 2138 St. Michael Street.

Residential Update

Using slides, Mr. Fischer gave an overview of what the Port's Residential Team is tasked with. Mr. Fischer provided the background on Price Hill CDBG and REACH programs, shared several before and after photos, and provided a summary of the 15 rehabbed homes.

Using slides, through a partnership between Children's Hospital, Avondale Development Corporation, and the Port, Mr. Fischer provided an update on projects taking place within Avondale. Mr. Fischer shared several before and after photos, discussed challenges, and shared economic inclusion results.

Using slides, Mr. Fischer provided an overview on the \$2.5M American Recovery Plan Act (ARPA) funding received from the City of Cincinnati. The Board discussed and asked questions, all of which were answered to satisfaction.

Ms. Reece left the meeting.

**8. RESOLUTION 2022-01 – CITY OF CINCINNATI ARPA FUNDS**

Formal Action Requested – Before the Board today is proposed resolution 2022-01 entitled:

**A RESOLUTION TO AUTHORIZE THE HCLRC TO ENTER INTO  
CONTRACTS NECESSARY TO EXPEND CITY OF CINCINNATI ARPA FUNDS**

Mr. Recht reviewed this programmatic resolution that will authorize the Landbank to enter into contracts necessary to expend City of Cincinnati ARPA funds in furtherance of affordable housing opportunities. This is subject to the Board-approved budget and Inclusion policy.

**Motion:** Ms. Driehaus moved to approve Resolution 2022-01. The motion was seconded by Ms. Schiller and was approved unanimously.

**9. FINANCIAL REPORT**

Formal Action Requested – Before the Board today is proposed resolution 2022-02 entitled:



## A RESOLUTION TO BORROW FUNDS FOR HOUSING IN AVONDALE

Mr. Hudson reviewed this resolution that would approve the Landbank borrowing up to \$4M at an annual interest rate of no more than five percent to finance the construction of housing in the Avondale neighborhood of Cincinnati.

**Motion:** Mr. Quarry moved to approve Resolution 2022-02. The motion was seconded by Mr. Honerlaw and was approved unanimously.

Mr. Hudson called the Board's attention to the Income Statement in the Board Packet. Revenue for the year totals \$4.0M, which is \$1.1M or 21% below plan. Expenditures for the year total \$5.1M, which is \$1.5M or 22% below plan. Subsidy on property sales is \$1.7M for the year and is derived from the sale of 164 properties generating \$4.9M of sale proceeds, net of (\$6.6M) of development cost. Sales include 13 REACH homes. The net result is (\$1.1M) of expenditures in-excess of revenue, versus (\$1.5M) planned. Capital expenditures for the year total \$4.8M versus a plan of \$7.6M. The \$2.8M or 37% below plan variance is primarily due to certain residential expenditures being pushed out to 2022.

The Balance Sheet showed cash held at yearend totals \$905K, which is a decrease of (\$569K) from the prior year. The decline is primarily due to a reduction in notes payable.

The 2022 budget includes redevelopment projects in Avondale, Mt. Auburn, Madisonville, and Colerain. Using slides, Mr. Hudson reviewed budget details.

Formal Action Requested – Before the Board today is proposed resolution 2022-03 entitled:

### RESOLUTION APPROVING THE ANNUAL BUDGET FOR FISCAL YEAR 2022

Mr. Hudson reviewed this resolution asking the Board to approve the Annual Budget for the Fiscal Year 2022 as reviewed and set forth in the attached Exhibit A.

**Motion:** Mr. Quarry moved to approve Resolution 2022-03. The motion was seconded by Ms. Driehaus and was approved unanimously.

Ms. Dumas asked for an update on the Raineth property acquisitions. Ms. Brunner provided an update and indicated additional information will be distributed after closing takes place.

#### 10. **ADJOURNMENT**

Ms. Schiller adjourned the January 26, 2022 Board of Directors meeting at 5:10 p.m.

Respectfully,



Laura N. Brunner  
Secretary



Hamilton County  
Landbank

**COMPREHENSIVE ETHICS POLICY ACKNOWLEDGEMENT FORM**

I, Jill Schiller, as a member of the Board of the Hamilton County Land Reutilization Corporation, hereby affirm that I have reviewed and understand the Comprehensive Ethics Policy approved by the Board of the Hamilton County Land Reutilization Corporation in Resolution 2012-10. I agree to comply with and to be bound by the terms of the Comprehensive Ethics Policy.

Signature Jill Schiller

Print Name Jill Schiller

Date 4/26/22