



Board Minutes

Wednesday, January 27, 2021 Board of Directors Meeting, 4:00 p.m.

Zoom Video Meeting

1. **CALL TO ORDER**

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

Board Members Present:

Driehaus, Denise	North, Molly
Dumas, Stephanie Summerow	Quarry, Mark
Goering, Rob	Reece, Alicia
Honerlaw, Joe	Weidman, Tom
Muething, Paula Boggs – Cranley Designee	

The Port, as Management Company of the Landbank:

Basil, Will	Hudson, Rick
Brunner, Laura	Laird, Tiffany
Cargile-Watson, Kim	Millikin, Tom
Daniels, Jilson	Powell, Jessica
Denning, Philip	Recht, Chris
Eddy, Liz	Renner, Mikhaela
Fischer, Bill	Robb, Deborah

Guests:

Duff, Sr. Sally - Sisters of Charity	Malcom, Edgar – Hamilton County
Hilton, Bobby – Hamilton County	Monroe, Quentin – Hamilton County
Kincaid, Jay	Schiller, Jill – Hamilton County Treasurer-Elect

2. **WELCOME AND INTRODUCTIONS**

Mr. Goering welcomed the Board members and staff, highlighted achievements of the Landbank over the past 9 years, and thanked everyone for their hard work.

3. **APPROVAL OF MINUTES**

Mr. Goering asked Board members if there were any additions or modifications to the October 27, 2020 Board of Directors meetings minutes. Hearing none, he asked for a motion to adopt the meeting minutes.

Motion: Mr. Weidman moved to adopt the minutes of the October 27, 2020 Board of Directors meeting. The motion was seconded by Mr. Quarry and was approved unanimously.

4. **GOVERNANCE**

Election of Officers

Motion: Mr. Quarry moved to elect the current slate of Officers with the interim or acting Treasurer as Chairperson, Mr. Honerlaw as Vice-Chairperson, and Ms. Brunner as Secretary, for the one-year term commencing January 27, 2021. The motion was seconded by Mr. Weidman and was approved unanimously.

5. MANAGEMENT REPORT

Ms. Powell reported Mr. Goering is leaving the Treasurer's office to start his new career as a Common Pleas Judge, and thanked him for his leadership, passion, and support since the Landbank's inception.

Ms. Powell reviewed the 2020 year in review, highlighting property sales, blight abatement, collaboration with CDCs, the CDC survey and feedback forum, and collaboration with homeowners.

Ms. Powell shared she continues to work with the Greater Ohio Policy Center, as well as other state-wide stakeholders, that are looking for ways to legislatively provide relief or amnesty to legacy and low-to-moderate income homeowners who may be facing rising property taxes. Mr. Goering suggested forming a working group to take on these issues and draft legislation. Ms. Reece and the Treasurer's office agreed to participate.

Ms. Powell reviewed the Landbank's goals for 2021.

6. ECONOMIC EQUITY

Mr. Daniels shared his background, and provided an overview of his role as Vice President of Economic Equity at the Port. One of the more exciting aspects of this position is having the opportunity to consider how his longstanding passion and expertise around business inclusion can be incorporated in and informed by the neighborhood work that's already being done by the Landbank. Mr. Jilson plans to reach out to Board members to be included in various Community Advisory Boards as he creates and implements an Economic Equity Plan for all business lines.

7. AFFORDABLE HOUSING PRESENTATION

As requested by Ms. Dumas, using slides, Ms. Powell and Ms. Robb showcased how the Port's work impacts affordable housing, and reviewed the role of the Landbank. The Port's marketing team shared a video highlighting how the Port, Landbank, and Homesteading and Urban Redevelopment Corporation (HURC) are working to address the Affordable Housing challenges.

8. INVENTORY REVIEW

Mr. Basil referred the Board to the packet and reported the Landbank's acquisition and disposition numbers, showing a decrease in inventory. Putting 208 properties back into productive use in 2020 is a big win.

9. PROGRAM REVIEW

Disposition Programs

Mr. Basil reviewed the number of dispositions through the end of 2020. Using slides, he highlighted HURC infill in Lincoln Heights, 25 lots for residential construction in Evanston, as well as properties located at 6840 School Road, 2075 Harkness Avenue, 5005 Camargo Road, and 3244 Fairfield Avenue.

Structure Stabilization

Mr. Fischer reported since 2012 the Landbank has spent nearly \$6M and completed the stabilization of 38 historic structures, in 13 different neighborhoods. Using slides, he highlighted the stabilization of 1916 Freeman Avenue, 2011 Colerain Avenue, and 2001 Highland Avenue.

REACH

Mr. Fischer referred the Board to the packet for detailed progress of REACH homes.

10. FINANCIAL REPORT

Mr. Hudson called the Board's attention to the Income Statement in the Board Packet. Revenue for the year 2020 totals \$3.5M versus a plan of \$3.0M for a \$488K or 16% favorable variance. County DTAC funds were \$197K better than expected and other revenue includes an insurance damage claim of \$276K on a property in East Price Hill that was originally planned for rehab but will now be a side lot. Expenditures for the year totals \$3.1M versus a plan of \$4.4M. The \$1.4M or 31% variance below plan is in programming and consist of \$896K variance in subsidy on property sales, \$240K variance in sub-recipient expenditures, which is offset in revenue, and \$160K variance in property holding cost. The Landbank reduced property inventory by 10% in 2020. The net result is revenue in-excess of expenditures by \$424K, versus a plan of \$(1.4M). Capital development expenditures in 2020 totals \$4.8M versus a plan of \$8.6M. The \$3.8M capital variance is primarily in Avondale residential housing, which has \$3.2M included in the 2021 budget.

The Balance Sheet showed cash held at year end totals \$1.5M with no draws on the available \$1.5M line of credit, receivables reduced significantly from 2019 yearend due to grant fund collections, assets held for sale increased \$1.5M or 15% during the year due to an increase in residential rehab properties being held in inventory, and notes payable totals \$1.1M, an increase of \$480K from 2019 yearend, and represents a loan from IFF for stabilization projects in the West End.

Formal Action Requested – Before the Board today is proposed resolution 2021-01 entitled:

RESOLUTION APPROVING THE ANNUAL BUDGET FOR FISCAL YEAR 2021

Mr. Hudson presented and explained the 2021 budget.

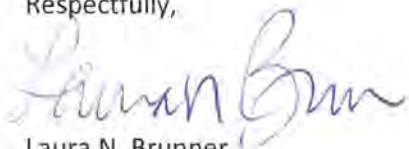
Motion: Mr. Weidman moved to approve Resolution 2021-01. The motion was seconded by Mr. Quarry and was approved unanimously.

11. ADJOURNMENT

Ms. Brunner and Board members acknowledged and expressed their appreciation to Mr. Goering for his leadership and many contributions to the Landbank over the past 9 years.

Mr. Goering adjourned the January 27, 2021 Board of Directors meeting at 5:21 p.m.

Respectfully,



Laura N. Brunner
Secretary