



Board Minutes

Tuesday, April 27, 2021 Board of Directors Meeting, 4:00 p.m.

Zoom Video Meeting

1. CALL TO ORDER

Charlie Winburn called the Hamilton County Land Reutilization Corporation (Landbank) Board of Directors meeting to order at 4:03 p.m.

Board Members Present:

Driehaus, Denise	North, Molly
Dumas, Stephanie Summerow	Quarry, Mark
Honerlaw, Joe	Reece, Alicia
Muething, Paula Boggs – Cranley Designee	Winburn, Charlie

The Port, as Management Company of the Landbank:

Basil, Will	Laird, Tiffany
Brunner, Laura	Powell, Jessica
Daniels, Jilson	Recht, Chris
Fischer, Bill	Renner, Mikhaela
Hudson, Rick	Robb, Deborah

2. WELCOME AND INTRODUCTIONS

Mr. Winburn welcomed the Board members and staff and thanked them for their service.

3. APPROVAL OF MINUTES

Mr. Winburn asked Board members if there were any additions or modifications to the January 27, 2021 Board of Directors meetings minutes. Hearing none, he asked for a motion to adopt the meeting minutes.

Motion: Mr. Quarry moved to adopt the minutes of the January 27, 2021 Board of Directors meeting. The motion was seconded by Ms. Driehaus and was approved unanimously.

4. 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.

5. MANAGEMENT REPORT

Ms. Powell commended Treasurer Winburn for the progress he's made during his short time in office and noted several of his meritable actions.

Ms. Powell reported today's meeting is her last one with this Board and the Port. She is leaving the Port in mid-May to accept a position at Talbert House as their Vice President of Housing. She thanked the Board for their continued support of the Port and the Landbank, as well as Ms. Brunner and her colleagues for the opportunity to be part of these efforts to effect community change. The Board gave tribute to Ms. Powell

for her outstanding leadership during her tenure at the Port, thanking her for the contributions and dedication to the City and region.

Ms. Powell noted the need for and importance of the Landbank continues. Day after day, the Landbank continues to get calls from jurisdictions, non-profit partners, and residents who are faced with blight in their communities. The properties that the Landbank touches continue to require subsidy and a lot of work and strategy to repurpose. Throughout the recent strategic planning process, our partners across the board messaged the value of and need for our resources, expertise and tools for aiding with blight abatement and redevelopment. Ms. Powell shared several examples.

6. *INVENTORY REVIEW*

Mr. Basil referred the Board to the packet and reported the Landbank's acquisition and disposition numbers, highlighting the number of properties sold in the first quarter. This reflects that there is a strong market demand.

7. *PROGRAM REVIEW*

Disposition Programs

Mr. Basil reviewed the number of dispositions through the first quarter of 2021. Using slides, he highlighted various Habitat for Humanity homes, as well as properties located at 3777 Poole Road, 1875 Fairfax Avenue, 6700 Schuster Court, 966 Van Buren Street, and 863 Lincoln Avenue.

Structure Stabilization

Mr. Basil referred the Board to the packet and reported in 2021 the Landbank decided to scale back on historic stabilizations to focus its budget on other larger initiatives. To date, the Landbank has completed three projects and has three more planned. The Landbank has been discussing ways to work on behalf of jurisdictions to abate public nuisances through stabilization and are currently assessing the condition and budgets for additional projects. Mr. Basil highlighted 2605 Ring Place, which is a small single-family home that was stabilized on behalf of Price Hill Will. Ms. Powell gave an update on the Cable Car building collapse in Mt. Auburn.

REACH / HURC

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

Mr. Fischer reported Loth Street in Mt. Auburn historically has had issues with dumping and blight. Since its inception, the Landbank has acquired and maintained over twenty lots on Loth. The Community Council and Development Corporation indicated they would like to see a mixed-income street. The Landbank and Homesteading and Urban Redevelopment Corporation (HURC) are working collaboratively to address this challenge. The funds acquired by selling the market-rate homes, will be used to subsidize affordable houses. Mr. Fischer gave an update on the first phase and shared a video that highlighting this project. Ms. Robb gave details on the layout and finishes planned for these homes. The Board asked questions, all of which were answered to their satisfaction.

8. *FINANCIAL REPORT*

Mr. Hudson called the Board's attention to the Income Statement in the Board Packet and reported no material revenue was recognized in the first quarter of 2021. Expenditures for the first quarter total \$1.0M and are \$152K, or 13% below plan. Subsidy on the sale of 58 properties in the quarter was \$591K based upon \$1.8M of sale proceeds and \$2.4M of cost of goods sold. The net result is expenditures in-excess of revenue in the amount of (\$1.0M), which is nearly equal to plan. Capital development expenditures during

the first quarter total nearly \$1.0M versus a plan of \$2.1M. The \$1.1M capital variance is primarily in Avondale residential housing.

The Balance Sheet showed cash held as of March 31st totals \$1.4M with no draws on the available \$1.5M line of credit. Assets held for sale decreased \$1.3M or 11% during the quarter due to property sales.

Mr. Hudson reported BKD conducted the Landbank audit during the first week of April, and the financial statements are currently under partner review. The Landbank's 2020 Financial Report will be submitted to the Ohio Auditor of State by April 30th and shared with board members soon thereafter.

9. ADJOURNMENT

Ms. Brunner and Board members acknowledged and expressed their appreciation to Ms. Powell for her leadership and many contributions to the Landbank.

Mr. Winburn adjourned the April 27, 2021 Board of Directors meeting at 4:54 p.m.

Respectfully,



Laura N. Brunner
Secretary