



Board Minutes

Tuesday, April 28, 2020 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 4:06 p.m.

Board Members Present:

Goering, Rob	North, Molly
Hilton, Bobby – Summerow Dumas Designee	Quarry, Mark
Honerlaw, Joe	Taylor, Sonja – Parks Designee
Linser, Alex – Driehaus Designee	Weidman, Tom
Muething, Paula Boggs – Cranley Designee	

The Port, as Management Company of the Landbank:

Basil, Will	Laird, Tiffany
Brunner, Laura	Powell, Jessica
Denning, Philip	Recht, Chris
Eddy, Liz	Renner, Mikhaela
Fischer, Bill	Robb, Deborah
Hudson, Rick	

2. WELCOME AND INTRODUCTIONS

Mr. Goering welcomed the Board members and staff.

3. COMPREHENSIVE ETHICS POLICY

The organization's Comprehensive Ethics Policy and Acknowledgement Form were distributed. Mr. Goering reminded those in attendance of the requirement for HCLRC Board Members to sign on an annual basis.

4. APPROVAL OF MINUTES

Mr. Goering asked Board members if there were any additions or modifications to the January 28, 2020 Board of Directors meetings minutes. Hearing none, he asked for a motion to adopt the meeting minutes.

Motion: Mr. Honerlaw moved to adopt the minutes of the January 28, 2020 Board of Directors meeting. The motion was seconded by Mr. Quarry and was approved unanimously.

5. MANAGEMENT REPORT

Ms. Powell highlighted the work that the Landbank is doing both because of and in spite of the COVID-19 pandemic, and reviewed the role of the Landbank. Ms. Powell discussed a proactive approach. In terms of day-to-day operations, the Landbank is continuing maintenance, as well as other triage measures. Dumping has become an increasing concern. The Landbank continues to keep several contractors working.

6. INVENTORY REVIEW

Mr. Basil referred the Board to the packet and reported the Landbank's acquisition numbers, anticipating a decrease in inventory due to the end of the NIP demolition program, and expecting fewer third-party requests due to COVID-19. The Landbank anticipates the continued acquisition of strategic properties in focus neighborhoods.

7. PROGRAM REVIEW

Disposition Programs

Mr. Basil reviewed the number of dispositions through the first quarter of 2020. Using slides, he highlighted properties located at 6713 Plainfield, 2161 Lawn, and 30 McGillard.

REACH

Mr. Fischer reported on the progress of REACH homes in Evanston. With its 30th home under contract, this is the last home REACH will be working on in Evanston. The focus is to now concentrate on affordable housing options. The Homesteading and Urban Redevelopment Corporation (HURC) is utilizing City of Cincinnati NOFA funds to fully rehab six formerly vacant, severely blighted, single family homes. With two homes recently completed and sold, the team has turned its attention to completing its last two rehabs in 2020.

8. LANDBANK'S LEVERAGED PARTNERSHIP PRESENTATION: HURC

Using slides, Mr. Fischer reviewed the five themes that emerged from the county-wide housing study, as well as what has come out of the research fellowship Silverton received from International City/County Management Association. Ms. Robb gave an overview of HURC and its collaborative approach to redevelopment.

Formal Action Requested – Before the Board today is proposed resolution 2020-04 entitled:

**RESOLUTION TO ASSIST COLERAIN TOWNSHIP WITH EXECUTING A
TARGETED NEIGHBORHOOD HOUSING AND REDEVELOPMENT STRATEGY**

Mr. Goering introduced the resolution which will allow the Landbank to utilize resources and efforts, along with a community partner in Colerain Township. Mr. Recht further explained this gives the Landbank the ability to implement the housing strategy.

Motion: Mr. Quarry moved to approve Resolution 2020-04. The motion was seconded by Ms. North and was approved unanimously.

9. FINANCIAL REPORT

Ms. Brunner provided the Board with an overview of the Port's financials. In response to a forecast Mr. Hudson has provided through the end of the year, the Port has reduced the budget by 7%, put a salary and hiring freeze in place, and put in place a number of different metrics to determine if additional reductions need to be made.

Mr. Hudson called the Board's attention to the Income Statement in the Board Packet. Revenue for the first quarter of 2020 totals \$431K versus a plan of \$344K for an \$86K or 25% favorable variance. Revenue variances primarily relate to project timing. Expenditures YTD totals \$767K versus a plan of \$1.1M. The \$301K or 28% variance below plan is in program cost, led by \$89K subsidy on property sales. Stabilization expenditures of \$140K YTD includes \$132K related to work at 3104 Warsaw Ave in Price Hill. The net result is expenditures in excess of revenues by \$336K, versus a plan of \$724K. Capital development expenditures

in Q1 totals \$1.4M versus a plan of \$2.1M. The \$698K capital variance is in residential housing, primarily in Avondale.

The Balance Sheet showed cash at March 31st totals \$1.4M with no draws on the \$1.5M line of credit, receivables reduced significantly from year-end due to collections of \$1.2M, assets held for sale increased \$891K or 9% from the prior year end, and notes payable totals \$743K and represents a loan from IFF for projects in the West End.

10. ADJOURNMENT

Mr. Goering adjourned the April 28, 2020 Board of Directors meeting at 4:43 p.m.

Respectfully,

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Laura N. Brunner

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Laura N. Brunner
Secretary