



## Minutes

Board of Directors Meeting, Tuesday, July 23, 2024, 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 4:02 p.m.

**Board Members Present:**

Driehaus, Denise	Key, Tonya
Honerlaw, Joe	Schiller, Jill
Hilton, Bobby – Dumas Designee	Taylor, Scott

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

Allesee, Kelley	Laird, Tiffany
Bancroft, Amy	Lippert, Beth
Brunner, Laura	Millikin, Tom
Florea, Lindsey	Robb, Deborah
Herrmann, Luke	Stephens, Jacob
Hudson, Rick	Stone, Nick

**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 April 23, 2024 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 April 23, 2024 Board of Directors meeting. The motion was seconded by Mr. Honerlaw and was approved unanimously.

Ms. Key joined the meeting.

**4. MANAGEMENT REPORT**

Ms. Brunner reviewed the Port's organization restructuring.

Ms. Brunner reported the Landbank was awarded funding from ODOD's Welcome Home Ohio program to fund single family affordable housing subsidy. This award includes \$1.387 MM for acquisition and \$360,000 for rehabilitation. The Landbank has committed to completing 16 projects. Habitat for Humanity, via the Landbank, will complete 25.

Ms. Brunner reported a \$500,000 Community Project Funding grant was approved in FY2024 Federal appropriations bills. These funds, secured by Congressman Landsman and Senator Brown, are to implement the Landbank's home repair program in Sedamsville and Elmwood Place.

Ms. Brunner reported that the Uptown Consortium has become a managed entity of the Port. A six-month Management Agreement was signed, allowing time to negotiate, and a five-year Management Agreement is expected to be signed by the end-of-year. Ms. Brunner gave an overview of the organization and how this partnership was established. This will allow the Port to leverage staff and expertise to increase community impact in Uptown and the County. The Board asked questions, all of which were answered to satisfaction.

Ms. Bancroft gave an overview of grants coming through the Landbank. Using slides, she highlighted timelines and Ohio Department of Development (ODOD) Round 1 Demolition substitutions. The Board asked questions, all of which were answered to satisfaction.

**5. INVENTORY REVIEW**

Ms. Bancroft referred the Board to the packet and reviewed the Landbank's acquisition and disposition numbers. Using slides, she highlighted percentage of properties in each category, and the acquisitions at 656 Sedam and 862 Hutchins.

**6. PROGRAM REVIEW**

**Home Repair Program**

Ms. Bancroft reported six homeowners in the West End applied and were approved for the Landbank's home repair program. The Landbank will continue to take applications until funds have been expended. Using slides, she reviewed the scope of work for 2578 Niagara, 9578 Amarillo, and 9696 Cedarhurst.

**Disposition Programs**

Ms. Bancroft reviewed the number of dispositions through the second quarter. Using slides, she highlighted projects at 521 York, 1715 and 1717 Townsend, 2400 Kenton, and 3550 Haven.

**Structure Stabilization**

Ms. Bancroft reviewed the structure stabilizations completed through the second quarter. Using slides, she reviewed stabilizations that are in process at 3841 Cass, 2431/35 W. McMicken, and 793 Delhi.

**Residential Development**

Using slides, Ms. Bancroft provided a status update for ODOD's Welcome Home Ohio program. Reviewing the three buckets of funding, purchasing, rehab/construction, and tax credits, she reported the Landbank's awarded funds, and discussed the challenges in utilizing funds under the grant guidelines. The Board asked questions, all of which were answered to satisfaction.

**7. COMMUNICATIONS – PORT SHORT**

Mr. Millikin introduced and played the Port Short, which highlights the brewing industry and Port's work in historic stabilization of the Moerlein Mansion, an iconic Hamilton County property.

**8. FINANCIAL REPORT**

Mr. Hudson called the Board's attention to the Income Statement in the Board Packet. Revenue YTD totals \$6.2M, which is -\$4.0M or -39% below plan, primarily due to lower subrecipient grant revenue. Expenditures YTD totals \$4.4M, which is -\$5.3M or -55% below plan. The net result is \$1.8M of revenue in-excess of expenditures, which is \$1.3M favorable to plan. Capital expenditures YTD totals \$1.2M, which is -\$2.8M or -70% below plan.

The Balance Sheet showed cash at the end of Q2 totals \$3.3M, which is an increase of \$2.0M from the prior year end, mainly due to the receipt of DTAC funds in Q2. Receivables and payables increased primarily due to subrecipient grants receivable from ODOD and payable to UC Health, The Port, the City of Cincinnati and Great Parks.

Mr. Hudson reported the Landbank's 2023 Financial Report was approved by the Ohio Auditor of State and is posted publicly on the Landbank's website. A copy of the report will be emailed to Board members with a letter from Rea & Associates summarizing their audit.

Ms. Schiller noted a new collaborative effort to address vacant property in Hamilton County. The group consists of City of Cincinnati staff, Treasurer Schiller and Landbank staff who have been reviewing how to use and improve data to allow better understanding of vacancy to advocate for funding and solutions. The working group is organizing and inviting more stakeholders to participate.

9. **ADJOURNMENT**

Ms. Schiller adjourned the July 23, 2024 Board of Directors meeting at 4:55 p.m.

Respectfully,



Laura N. Brunner  
Secretary