



**HCLRC BOARD MEETING MINUTES**

**Wednesday, July 24, 2013**

**4:00 PM, Hamilton County Administrative Offices, Room 610, Cincinnati, OH**

**1. CALL TO ORDER**

Greg Hartmann called the Hamilton County Land Reutilization Corporation (HCLRC) Board of Directors meeting to order at 4:15 p.m.

**BOARD MEMBERS PRESENT:**

Hartmann, Greg  
Honerlaw, Joseph  
Lonneman, Michael (designee for Robert Goering)  
Monzel, Chris  
Portune, Todd  
Qualls, Roxanne  
Quarry, Mark  
Rolfes, Carolyn  
Weidman, Tom

**PGCDA, as Management Company of the HCLRC:**

Basil, Will  
Boggs Muething, Paula  
Brunner, Laura  
Karimi, Marjorie  
Recht, Chris  
Robb, Deborah  
Weber, William

**GUESTS:**

Blume, Liz  
Brown, Richard  
Monk, Dan  
Muller, Paul  
Norman, Charlie  
Utt, Susan  
Van der Haer, Pauline  
Warminski, Margo  
Williams, Edward  
Williams, Jamie  
Wilson, Pharon

**2. WELCOME AND INTRODUCTIONS**

Mr. Hartmann acknowledged and welcomed guests.

### 3. SHORT-TERM NEIGHBORHOODS PRESENTATION

Elizabeth (Liz) Blume, Executive Director, Community Building Institute, presented a Housing Strategies presentation to the Board of Directors. The presentation reviewed preliminary findings regarding the short-term neighborhood housing strategies.

CBI has met with each community several times conducting property and housing research and identifying their housing goals. Additionally, CBI is beginning to develop some observations about larger housing issues and support that could be provided on a more systematic basis. Renovating and preserving historic housing stock is critical in many of these neighborhoods.

Next steps are to develop this same level of study for each of the long-term communities and continue to work with the communities on their implementation strategies. CBI is on track to have all work completed by end of 2013.

The Board discussed ways to get private monies (banks) involved in these efforts. The Landbank team will provide a course of action in future quarters with plans as this is the discovery portion of these issues.

### 4. APPROVAL OF MINUTES

Mr. Hartmann asked Board members if there were any additions or modifications to the April 24, 2013 Board of Directors meeting minutes. Hearing none, he asked for a motion to adopt the meeting minutes.

**Motion:** Greg Hartmann moved to adopt the minutes of the April 24, 2013 Board of Directors meeting. The motion was seconded by Chris Monzel and was approved unanimously.

### 5. FINANCIAL REPORT

Laura Brunner presented the financial summary for the Board's review:

#### June Financial Statements

- The first half County DTAC funds were received in June for a total of \$1,892,915.
- The landbank's first Moving Ohio Forward grant reimbursement was received in June. The remaining balance due based on program to date expenditures is \$304,130, and is reflected on the balance sheet as a receivable.
- Not reflected on the financial statements is nearly \$1,150,000 of open purchase orders for environmental, demolition and stabilization work.

#### Audit Contract

The Auditor of State has determined that he will not conduct the audit of the Hamilton County Land Reutilization Corporation for the period January 1, 2012 through December 31, 2016. As such, we worked with the Auditor's office to prepare an RFP and the audit was posted to the Auditor's bid list in June. Six independent public accounting firms have requested the RFP. Bids are due by July 29.

There were no questions posed by the Board and the Financial Report was received unanimously.

**Motion:** Greg Hartmann moved to accept the Financial Report. The motion was seconded by Rob Goering and was approved unanimously.

**6. PROPERTY ACQUISITION/BOARD OF REVISIONS FORECLOSURES UPDATES**

- The property acquisition pipeline is open; the landbank is holding 26 properties currently, and 94 that will be acquired within the next month or shortly thereafter.
- The Landbank continues to make progress on the Board of Revisions foreclosure process. In March, the Common Pleas Court judges approved Keating Muething Klekamp's (KMK) contract to serve as outside counsel on behalf of the Prosecutor. KMK has produced forms and documents and is ready to proceed. The Treasurer has volunteered to speak with the auditor about the Board of Revisions process which will provide a better sense of timing when KMK can get started on those foreclosures.

**7. PROPERTY MAINTENANCE PARTNERS**

The HCLRC's partnership with Building Value is now established, and we are working with them to beautify and stabilize properties after acquisition. This partnership continues to allow the HCLRC to concurrently achieve blight remediation and furtherance of other goals such as job-training and inclusion.

A before and after photo of a structure in Evanston shows the type of work Building Value is doing. The open contract with Building Value is in the amount of \$75,000 and this amount is expected to last over the next three to four months. This partnership has been positive as it has expanded their job training opportunities and able to hire additional employees.

Just Right Construction & Lawn Care provides lawn care for all vacant lots and lots with structures.

**8. PROGRAM UPDATES**

Moving Ohio Forward Demolition Grant Program

The Landbank continues to make progress under the Ohio Attorney General's Moving Ohio Forward Demolition Grant Program. Thirty-two (32) structures have been razed to date, with another 25 in progress. Seventeen (17) of these properties are located within the City of Cincinnati, and 40 throughout the rest of Hamilton County. Over the next couple of months, the Landbank expects to have all of its remaining Moving Ohio Forward demolitions under contract, allowing a comfortable amount of time to complete these demolitions and expend the full allocation of available funds by the end of the calendar year.

The Landbank successfully submitted its first two reimbursement requests with the Ohio Attorney General's Office, and these requests have already been approved and the corresponding reimbursement funds have been received. The Landbank, as Lead Entity for Hamilton County under the Moving Ohio Forward program, also recently submitted a progress update to the Ohio Attorney General's Office, which is included in this packet. The figures shown on this report include Landbank demolition data, as well as data for demolitions by grant sub recipients City of Cincinnati and Colerain Township.

The first One Year Review report was submitted to the Ohio Attorney General's office which was received positively.

## MOF Demolition Grant Program Progress Update

	<i># of Demos</i>	<i>Cost</i>	<i>% of Budget</i>
Completed/In Progress	57	\$2,000,000	52.7%
Remaining	51	\$1,797,840	47.3%
<b>Total</b>		<b>\$3,797,840</b>	<b>100.0%</b>

### In-House CAGIS Application

Effective June 1, the Clerk of Courts will require all foreclosure filings to have a parcel ID field which enables foreclosure filings to be searchable by parcel ID.

The HCLRC has partnered with the Health Foundation which hosts the Fact Matters, a joint database system from the United Way and University of Cincinnati. The Health Foundation will create a web portal utilizing Fact Matters and CAGIS data that will include data on education, cultural, health and a myriad of other layered data providing a robust picture of a neighborhood. This effort will be funded through the Annie E. Casey Foundation grant that the HCLRC received previously.

The HCLRC, in conjunction with CAGIS, developed an ARCmap-based application that allows the HCLRC to rapidly access data on any area within the County. This application will greatly increase the HCLRC's ability to make data-driven and strategic decisions about property acquisition and parcel assembly. The application's development continues as more data points are added to its database. When finished, this application will be able to conduct searches that target very specific criteria. For example, it will allow the HCLRC to search in a single neighborhood for all tax-delinquent, single-family homes that are valued under \$20,000, and have the water service shut off. Instantly, this will provide a picture of the community health of a specified area, and where the HCLRC's tools can be best applied.

The HCLRC is also working with CAGIS to inventory all of the historic properties located outside of the City of Cincinnati. While working on allocating the historic structure stabilization preservation funding, it was difficult to find properties that were not within the City of Cincinnati due to the lack of an historic online database. The information exists, however gathering this information and putting it online will help in the efforts of locating those properties and work on stabilizing those properties as well.

### Community Partners, High Impact Project and Other Dispositions

In order to streamline the HCLRC's disposition process, the HCLRC has developed some Memoranda of Understanding (MOU's) with community development corporations and the City of Cincinnati. This will help the transaction process move a little more quickly. Several MOU's have been signed with entities that are pre-qualified and MOU's on high impact projects.

There will be properties listed on the HCLRC website.

## **9. SAVE THE DREAM OHIO**

The Ohio Housing Finance agency is the entity that allocates the "hardest hit" funds called Save the Dream Ohio. These funds are usually used for mortgage foreclosure counseling, rescue payment assistance, etc. to help keep people in their homes and avoid foreclosure.

The HCLRC was invited to a meeting held two weeks ago to discuss a proposal that originated out of Cuyahoga County nonprofits that wanted to divert \$60 million for demolition of the \$250 million that remains in the Save the Dream Ohio funds.

At this meeting, the HCLRC advocated for flexibility with the money to also be used for stabilization for rehabs as opposed to demolition. Unfortunately, this proposal was rejected. The HCLRC is actively looking for other sources for stabilization activities.

Since the \$60 million allocation is dedicated toward demolition, it will be difficult to utilize these funds as the requirements of the program are onerous and unlike the Moving Ohio Forward program.

#### Revitalization Steering Committee

Paula Boggs Muething is a member of the Revitalization Steering Committee (RSC), a group put together by The Greater Ohio Policy Center which is an organization consisting of bankers, developers, nonprofits and local governments to discuss how they can jointly solve the problem of vacancy and abandonment.

The steering committee discusses legislative initiatives of which there three they are actively pursuing. One is the Neighborhood Infrastructure Assistance Program which would provide tax credits for community development projects. This is a piece of legislation that was pushed by PNC Bank. This program is used in Pennsylvania often and PNC believes it is a great tool to have in Ohio to catalyze development.

The Revitalization Steering Committee is seeking the HCLRC's support on their letter that will be circulated once it has been written.

The Board engaged in in depth conversation as to what this program would look like and how it would work for the community. The Board agreed to revisit this topic at the next HCLRC Board meeting.

The other two pieces of legislation the RSC is working on is fast tracked foreclosure legislation on mortgage foreclosures (only for vacant and abandoned properties); and, modification to the public nuisance statute which would list CLRCs as entities eligible to bring public nuisance actions and allow a judge within the public nuisance action to clear title on the property. Currently, it has to be done under a separate action by the receiver. It would also expand the eligible properties to include commercial and industrial properties.

## **10. COMMUNITY RELATIONS AND INCLUSION**

#### Historic Structure Stabilization Program

The Landbank assisted the City of Cincinnati and the Walnut Hills Redevelopment Foundation in managing the stabilization of the historic Trevarren Building located at 965 E. McMillan Street. The scope of work included repairing the roof and replacing and repairing damaged exterior brick and masonry. This work was done in tandem with the stabilization of the neighboring Hauck Building. Current development plans for these two historic buildings call for 38 new rental units and 7,000 sf of ground floor retail space.

#### Moving Ohio Forward Demolition – St. Leger Apartments

The Landbank is managing the demolition of the St. Leger Apartments located at the Five Points entry to Evanston which is one of the focus communities. This building has long been a problem property and a

crime hot spot in the city. Once the demolition is complete, the site will be redeveloped by The Model Group and will be renamed the St. Ambrose Apartments in honor the Patron Saint of Learning due to Evanston's reputation as being labeled the educating community. The new apartments will consist of 26 new townhouses and flats, and will contain one-, two- and three bedroom affordable units. The developers will also work towards LEED certification for the project.

To celebrate the beginning of this demolition, a community event was held on July 17, 2013. Speakers at the celebration included board members Hamilton County Commissioner, Todd Portune, and City of Cincinnati Vice Mayor, Roxanne Qualls.

**11. ADJOURNMENT**

Mr. Hartmann adjourned the Board of Directors meeting at 5:05 p.m.

Respectfully,



Laura N. Brunner  
Secretary