



Board Minutes

Tuesday, October 24, 2017 Board of Directors Meeting, 4:00 p.m.
Hamilton County Administration Building, 138 E. Court St., Room 610

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:

Driehaus, Denise	Monzel, Chris
Goering, Rob	North, Molly
Faaborg, Erica – Cranley Designee	Quarry, Mark
Honerlaw, Joe	Weidman, Tom

GCRA, as Management Company of the Landbank:

Basil, Will	Meyer, Megan
Brunner, Laura	Powell, Jessica
Eddy, Liz	Ralles, Mary
Hall, Darin	Recht, Chris
Hudson, Rick	Robb, Deborah
Laird, Tiffany	

Guests:

Bell, Gena – Hamilton County
Boyko, Judi – Hamilton County
Davis, Sean – Cincinnati, OH Citizen
Muller, Paul – Cincinnati Preservation Association
Schulte, Skip – Bellevue, KY Citizen

2. **WELCOME AND INTRODUCTIONS**

Mr. Goering acknowledged and welcomed the board members and the guests.

3. **APPROVAL OF MINUTES**

Mr. Goering asked Board members if there were any additions or modifications to the July 17, 2017 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 July 17, 2017 Board of Directors meetings. The motion was seconded by Mr. Quarry and was approved unanimously.

4. **MANAGEMENT REPORT**

Ms. Powell communicated that the Landbank has completed a survey of its CDC's, as well as other neighborhood stakeholders, to receive feedback on how the Landbank is performing. She intends to present on these findings at the January Landbank Board Meeting. Ms. Powell reported she has begun evaluating the Landbank's policies and procedures, including how we can improve the intake and influx of

properties coming into the Landbank, and how we can be more responsive. Ms. Powell noted another important focus for the Landbank is to be doing more outside of the City of Cincinnati. She has met with several townships to discuss opportunities to bolster the work being done there. Ms. Powell reported the Landbank will be processing its first batch of Board of Revisions (BOR) foreclosures in December, and plans to continue doing so on a monthly basis. A copy of the presentation Ms. Powell gave at the GCRA's Board meeting was distributed, offering an overview of the Landbank's vision and core functions.

5. POLICY UPDATE

Ms. Powell distributed and reviewed draft House Bill 368, which relates to land sale contracts. She discussed the challenges found in this model, and how the proposed Bill seeks to put in some protections for communities as well as individual consumers. Ms. Powell recommends reaching out to state delegates to get support for this Bill. The Board had further discussion regarding details of this Bill, obtaining support, and follow-up.

6. INVENTORY REVIEW

Ms. Powell recapped that the Landbank has sold 82 non-REACH properties YTD, and are looking at ways to expand dispositions. Looking to increase disposition goals in 2018, Ms. Powell reviewed the different disposition programs that are currently available. The Board discussed current inventory, inquired about a possible capacity study, a review of the maintenance budget, and how the Landbank is able to assist the City of Cincinnati (City) with their lawn maintenance challenges.

7. PROGRAM REVIEW

Demolition Grant Oversight

Ms. Powell reported to date the Landbank has spent \$5,257,290 of its \$10,248,947 allocation and is well positioned to spend the full allocation of funding. NIP funds are required to be spent by October 18th, 2019. The Landbank is under its demolition goal this year largely due to staffing challenges. Now that a Real Estate Facilities Manager is in place, the Landbank anticipates the completion of 25-30 demolitions every two months throughout 2018.

Ms. Brunner and Ms. Powell discussed property condition reports, with challenges being a combination of timing of demolition and the need for additional contractors. These issues are being addressed through Real Estate Facilities Manager, Ron Shouse.

Disposition Programs

Ms. Meyer reviewed the number of dispositions from 2016 through the third quarter of 2017. Using slides, Ms. Meyer highlighted properties located at 9184 Pippin, 4620 Chickering, 5618 Helen, 1785 Weber, 626 Orient, 3407 Glenmore, and 1808 Queen City. Ms. Meyer stated the programs related to the properties and gave details about each.

Historic Structure Stabilization

Ms. Meyer recapped that the Landbank is continuing to evaluate and stabilize properties. We have undertaken three new historic stabilization projects in collaboration with the City. Under this new model, the Landbank and the City together identify certain high-priority historic properties, the Landbank performs the stabilization, which is funded by the City, and the Landbank then will attempt to acquire the properties and sell them. Ms. Meyer reviewed and gave the status of each project.

REACH

Mr. Hall referred the Board to the packet and reported that the Landbank has sold 20 houses YTD in Evanston. Redevelopment is fully under way on St. Leger Place, which is the final targeted REACH street in

Evanston. Mr. Hall gave the status of the seven Unibilt modular houses currently underway, and shared pictures of the progress.

Mr. Hall recapped that in Walnut Hills the Landbank has sold eight houses YTD. To further solidify the market momentum, the team has undertaken two additional total renovations of existing inventory in the immediate area that are expected to be completed in late November: one is under way, and the other is ready once the Landbank obtains clear title. To date, we have received full-price offers on all of the REACH homes completed in the area, which is particularly significant because Morgan Street will be the first completely renovated street in the southwestern quadrant of Walnut Hills by the end of 2017.

Mr. Hall discussed some of the learnings since beginning this program in 2015, and announced the third REACH neighborhood will be Price Hill. The Landbank has been successful in raising the subsidy to bring affordability into the market. The Board asked questions and discussed other possible targeted areas.

8. FINANCIAL REPORT

Mr. Hudson called the Board's attention to the Income Statement in the Board Packet. Revenues YTD total \$2.1M versus a plan of \$3.8M. The \$1.7M plan variance primarily consist of NIP demolition program revenues, which are \$1.5M below plan due to project timing. Expenditures YTD total \$2.6M versus a plan of \$3.6M. The \$1.0M plan variance primarily consists of demolition program expenditures, which are \$1.3M below plan due to project timing, offset by the subsidy on property sales which is (\$0.3M) unfavorable to plan. The net result is YTD expenditures in excess of revenues by (\$0.4M), versus a plan of revenue in excess of expenditures of \$0.2M.

Capital additions YTD total \$2.8M versus a plan of \$4.5M. The \$1.7M capital variance is led by REACH housing, which contributed \$0.9M to this variance due to the timing of construction and rehab projects in Evanston and Walnut Hills. The remaining variance is attributed to no significant commercial capital spending to date and fewer NIP demolitions than planned.

The Balance Sheet showed Cash at the end of September totals \$1.4M, representing 3½ months of budgeted operating expenditures. The Landbank received \$1.8M of 1st half DTAC funds in the third quarter. The \$724K decrease in receivables relates to receipt of \$238K from a REACH closing on the last business day in 2016 and the collection of NIP demo reimbursements from OHFA. The line of credit has not been utilized YTD.

Formal Action Requested – Before the board today is proposed resolution 2017-04 entitled:

RESOLUTION REVISING THE BUDGET FOR THE FISCAL YEAR 2017

Mr. Hudson presented and explained the resolution. In June and October of this year, the Landbank signed stabilization agreements with the City of Cincinnati for a total project cost of \$822,132 which the City will fund to the Landbank on a reimbursement basis. As a result, a revision to the 2017 budget is being presented to the board requesting an increase in programming expenditures for this amount. Any unspent stabilization funds in 2017 will be included in the 2018 budget.

Motion: Mr. Monzel moved to approve Resolution No. 2017-04. The motion was seconded by Mr. Weidman and was approved unanimously.

9. ADDITIONAL ITEMS

Mr. Goering proposed a holiday party, that would possibly take place at one of the completed REACH homes. A doodle poll will be sent out to the Board to determine availability.

10. ADJOURNMENT

Mr. Goering adjourned the July 17, 2017 Board of Directors meeting at 4:58 p.m.

Respectfully,


Laura N. Brunner
Secretary