



## Board Minutes

Tuesday, October 29, 2019 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 4:02 p.m.

#### **Board Members Present:**

Driehaus, Denise	Martin, Jaci – Cranley Designee
Dumas, Stephanie Summerow	North, Molly
Goering, Rob	Parks, Victoria – Portune Designee
Honerlaw, Joe	Quarry, Mark
Muething, Paula Boggs – Cranley Designee	

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

Bancroft, Amy	Hudson, Rick
Basil, Will	Laird, Tiffany
Brunner, Laura	Meyer, Megan
Eddy, Liz	Powell, Jessica
Fischer, Bill	

#### **Guests:**

Schulte, Skip – Citizen  
Winburn, Charlie – Citizen

### 2. **WELCOME AND INTRODUCTIONS**

Mr. Goering welcomed the Board members and the guests, and invited each person to introduce themselves and share a favorite Halloween tradition.

### 3. **APPROVAL OF MINUTES**

Mr. Goering asked Board members if there were any additions or modifications to the July 23, 2019 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 July 23, 2019 Board of Directors meeting. The motion was seconded by Ms. Driehaus and was approved unanimously.

### 4. **MANAGEMENT REPORT**

Ms. Powell reported the completion of the Neighborhood Initiative Program (NIP) Demolition program. Despite all its challenges, NIP was an important tool for the demolitions of blighted vacant residential properties throughout Hamilton County. The Landbank will continue to work with advocates throughout the State to identify other funding sources for demolition and other types of nuisance abatement. Included in the packet is a brief overview of the Evanston Community Plan and RFP, as well as the West End study.

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**5. INVENTORY REVIEW**

Mr. Basil reported the Landbank has already acquired more properties in the first three quarters of this year than in years past. The increase in inventory is largely due to the requirements of the NIP demolition program to own properties that the Landbank demolishes, and more acquisitions off of the forfeited land list. Another aspect is that, as the Landbank works in more focus neighborhoods, it will be doing more acquisitions to strategically hold properties as it plans out the REACH and HURC programs as well as commercial work.

**6. PROGRAM REVIEW**

Disposition Programs

Mr. Basil reviewed the number of dispositions through the third quarter of 2019. Using slides, Mr. Basil highlighted properties located at S. Fordham, 1803 and 1807 Baymiller, 627 Orient, Schiff & Glenway Orchard, 3701 Lovell, and 2926 Colerain.

Demolition Grant Oversight

Mr. Basil reported that the Landbank spent its entire allocation of \$10,548,948, and highlighted that, of the estimated 521 housing units demolished in Hamilton County, 122 of them will come down this year. OHFA has some additional non allocated funds available that the Landbank will use to receive partial reimbursement on the six remaining scheduled demolitions before the end of the year.

Historic Stabilization

Ms. Eddy reported the increase in stabilization work due to a new funding source, IFF. Using slides, Ms. Eddy highlighted the property located at 3864 Reading.

REACH

Ms. Eddy reported on the progress of REACH homes in Evanston, Walnut Hills, Price Hill, and Avondale. Using slides, she highlighted the transformation of 3457 Wilson, 3479 Wilson, 3731 St. Lawrence, and 1645 Iliff.

**7. NEIGHBORHOOD PRESENTATION**

Using slides, Mr. Fischer and Ms. Powell provided a high-end overview of the day-to-day experience working in the focus neighborhoods of Bond Hill, Evanston, and the West End.

**8. FINANCIAL REPORT**

Mr. Hudson called the Board's attention to the Income Statement in the Board Packet. Revenue through nine months of operation totals \$6.6M versus a plan of \$7.1M. The \$536K or 8% plan variance is led by City grant funding for commercial projects in Price Hill, Evanston and West End, which are pending grant contract finalization with the City as of third quarter end. Expenditures YTD total \$3.6M versus a plan of \$4.6M. The \$974K or 21% variance below plan is led by subsidy on property sales, which is timing on the sale of Price Hill homes. Additionally, the Landbank has focused stabilization projects on owned properties (capital) over non-owned properties (expense) thus far in 2019, creating a \$258K plan variance in expense. The net result is revenue in excess of expenditures by \$3.0M, versus a plan of \$2.5M, creating a \$438K or 17% plan variance. Capital additions YTD total \$4.8M versus a plan of \$8.5M. The \$3.7M capital variance is led by REACH/Housing. Work on \$1.6M of REACH Avondale was delayed in order to gather more community engagement on the project. The remaining REACH/Housing capital plan variance is mainly due to timing on projects planned in the West End, owned stabilization projects, and completed projects coming in under plan.

The Balance Sheet showed cash at September 30th totals \$747K with no draws on the \$1.5M line of credit.

Receivables total \$2.7M and consist of \$1.4M due from OHFA for NIP demo grant reimbursements, and \$1.3M due from the City for grant reimbursements primarily in Price Hill and Evanston. Assets held for sale increased \$3.0M from the prior year end, primarily in housing. Notes payable totaling \$740K includes \$670K from IFF for projects in the West End.

**9. FUTURE MEETING DATES**

Mr. Goering reviewed the scheduled 2020 Board meeting dates.

**10. ADJOURNMENT**

Mr. Goering adjourned the October 29, 2019 Board of Directors meeting at 5:07 p.m.

Respectfully,



Laura N. Brunner  
Secretary