

RESOLUTION NO. 2021 – 01

RESOLUTION APPROVING THE ANNUAL BUDGET FOR FISCAL YEAR 2021

WHEREAS, based on an estimate from the Hamilton County Treasurer’s office, the Hamilton County Land Reutilization Corporation (“HCLRC”) anticipates receiving approximately \$2.0 million from Delinquent Tax and Assessment Collections (“DTAC Funds”) from Hamilton County in Fiscal Year 2021 for the operations of the HCLRC authorized by this Board and for any activities, projects, and programs of the HCLRC that this Board deems appropriate; and

WHEREAS, the HCLRC, KAO USA Inc, and Multi-State Title Agency entered into an agreement in May 2019 for the redevelopment of property located at 2503 Spring Grove Ave, and which approximately \$2.2 million is expected to be received in fiscal year 2021 in the form of sub-recipient grant funds; and

WHEREAS, the HCLRC anticipates the receipt of \$150,000 in grant funds in fiscal year 2021 from statewide programs, including \$100,000 of demolition funds from the Neighborhood Initiative Program operated by the Ohio Housing Finance Agency; and \$50,000 of remediation funds from the Ohio Development Services Agency (ODSA) Abandoned Gas Station Cleanup Fund for the Burnet Ave project; and

WHEREAS, the HCLRC anticipates the receipt of stabilization grant funds totaling \$150,000 in fiscal year 2021 from the City of Cincinnati, including \$104,230 of CDBG funds from HCLRC’s Stabilization Agreement signed with the City in December 2020 for the stabilization of 3719 Glenway Ave in Price Hill; and

WHEREAS, the HCLRC anticipates the receipt of stabilization grant funds totaling \$351,000 in fiscal year 2021 from The Port’s Real Estate Development Fund for the stabilization of 2001 Highland in Mt. Auburn; and

WHEREAS, the HCLRC’s programs and redevelopment activities will generate additional revenues from the sale of properties, which are expected at \$4.9 million in fiscal year 2021; and

WHEREAS, the HCLRC anticipates drawing upon available loan funds in the amounts of \$1.0 million from the Port’s (GCF) housing revolving loan fund for new home construction in Avondale, funded in fiscal year 2021 and secured by a mortgage lien specific to the property being redeveloped; and

WHEREAS, the HCLRC held unrestricted cash in the amount of \$1.5 million and the availability to obtain an additional \$1.5 million from its line of credit as of December 31, 2020; and

WHEREAS, the Board has been presented with this annual budget for the fiscal year 2021, attached as Exhibit A, (“Annual Budget”) pursuant to Section 9.3 of the Code of Regulations; and

WHEREAS, approval of this Annual Budget is necessary for the HCLRC to continue the work of facilitating the reclamation, rehabilitation, and reutilization of vacant, abandoned, tax-delinquent, or other real properties within Hamilton County;

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Hamilton County Land Reutilization Corporation:

Section 1. The Board approves the Annual Budget for the Fiscal Year 2021 as set forth in the attached Exhibit A; and

Section 2. Consistent with the foregoing, this Board approves and ratifies all expenditures made or approved by the Board or the HCLRC's management company during the period of January 1, 2020, through the date of the adoption of this Resolution.

Section 3. This Board finds that the proposed Annual Budget furthers the mission and purposes of the HCLRC, as set forth in the Articles of Incorporation and the Code of Regulations and upon approval the Annual Budget shall be fully effective for purposes of the HCLRC making expenditures in connection with its operations and programming.

Section 4. To the extent, if any, that there remain unencumbered moneys in the General Fund of the HCLRC on and after January 1, 2022, there is hereby appropriated, from such unencumbered amounts, for each successive month from and including January 2022, for each of the purposes set forth in Exhibit A attached to this resolution, an amount equal to 10% of the amount set forth for the respective purpose in Exhibit A, except in the event that annual amounts come due, the HCLRC may pay these expenses in full in order to avoid the payment of finance charges.

Section 5. This Board finds and determines that all formal actions of this Board concerning and relating to the adoption of this resolution were taken, and that all deliberations of this Board that resulted in formal action were held, in meetings open to the public in compliance with the law.

Section 6. This resolution shall be in full force and effect upon its adoption.

Adopted: January 27, 2021

Yeas: 9

Nays: 0

DocuSigned by:
Robert Goering
687DFE9F63A34B2...
Chairperson

DocuSigned by:
Laura N. Brunner
A44AC4D70BD4B2...
Attest: Secretary

Exhibit A

Hamilton County Land Reutilization Corporation 2021 Budget with Comparison to 2020 Actual (Unaudited) Operating and Capital Expenditures

	2021	<i>Unaudited</i> 2020	
	<u>Budget</u>	<u>Actual</u>	<u>Variance</u>
Operating Expenditures			
Programming			
R/E sale subsidy	1,887,298	387,633	1,499,664
Demo/Stabilize/Remediate	590,000	671,786	(81,786)
Subrecipient payment	2,200,000	9,119	2,190,881
Property holding costs & other	885,500	906,425	(20,925)
Total Programming	<u>5,562,798</u>	<u>1,974,963</u>	<u>3,587,835</u>
General and administrative	850,000	850,000	(0)
Professional services and other	<u>212,002</u>	<u>250,968</u>	<u>(38,966)</u>
Total Operating Expenditures	<u>6,624,799</u>	<u>3,075,931</u>	<u>3,548,869</u>
Capital Expenditures			
Residential	6,709,282	3,398,725	3,310,557
Commercial	<u>865,000</u>	<u>1,371,906</u>	<u>(506,906)</u>
Total Capital Expenditures	<u>7,574,282</u>	<u>4,770,631</u>	<u>2,803,651</u>
Total Expenditures	<u>14,199,081</u>	<u>7,846,562</u>	<u>6,352,519</u>
Less noncash expenditures	<u>(1,887,298)</u>	<u>(387,633)</u>	<u>(1,499,664)</u>
Total Cash Outflows for Expenditures	<u>12,311,784</u>	<u>7,458,929</u>	<u>4,852,855</u>