

## Board Minutes

### February 14, 2018 Board of Directors Meeting

The Taft Center at Fountain Square, 425 Walnut Street, Cincinnati, OH 45202

#### 1. **CALL TO ORDER**

Charlie Luken called the Greater Cincinnati Redevelopment Authority Board of Directors meeting to order at 8:00 am.

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

Luken, Charlie	Jones, Damon
Robertson, Scott	Chavez, Manuel
Smith, David	Wright, Shane
Bakel, Pradeep	

##### **Staff Present:**

Brunner, Laura	Johnson, Melissa
Hall, Darin	Recht, Chris
Castellini, Todd	Paul, Gail
Powell, Jessica	Hudson, Rick
Robb, Deborah	Eddy, Liz
Meyer, Megan	Sanders, Robert

##### **Guests:**

Schulte, Skip – Citizen	Wallace, Jeff – Barge Design
Kane, Scott – Squire Patton Boggs	Dellinger, Denny – Dellinger Architects
Engel, Liz – WCPO	Hanson, Matt - CECInc

#### 2. **APPROVAL OF MINUTES – December 13, 2017**

Mr. Luken asked the Board members if there were any additions or modifications to the December 13, 2017 Board of Directors meeting minutes. Hearing none, he asked for a motion to adopt the meeting minutes.

**Motion:** Manuel Chavez moved to adopt the minutes of the December 13, 2017 Board of Directors Meeting. The motion was seconded by David Smith and was approved unanimously.

#### 3. **PRESIDENT'S REPORT**

*Laura Brunner*

Ms. Brunner called attention to the Strategic Scorecard for 2018, highlighting a few items and noting most items would be familiar to the board. One of the goals is to raise \$250,000 in philanthropic investment for the Historic Structure Stabilization program.

Ms. Brunner stated it has become increasingly apparent for the need of an affordable housing strategy component to compliment the REACH Program. The City of Cincinnati is funding an affordable housing strategy to start in Evanston.

Ms. Brunner called attention to other goals: to achieve six months of unrestricted cash balance by the end of the year; the hiring of a Public Finance and Compliance Director, Greg Hahn to manage the compliance of the numerous contracts; and implementing a stress test for the organization to identify the critical issues and vulnerabilities of the organization and adopt strategies should any of them arise.

Ms. Brunner stated the Scorecard reviewed again in April.

#### **4. STRATEGIC CONTEXT**

*Laura Brunner, Megan Meyer, Jessica Powell, Melissa Johnson*

Four presentations were given:

1) Ms. Brunner used slides from a presentation from Harvard Business School professor, Jan Rivkin; reviewing the different components and stages of community investment. Ms. Brunner gave examples and explained the impact of each stage.

2) Ms. Meyer reviewed historic stabilization with the board. Using slides, Ms. Meyer began by reviewing the Historic Structure Stabilization Program's mission, from its establishment in 2012 through the present and describing its unique qualities as it pertains to properties and its current budget and source.

Ms. Meyer explained the process and sources of these specific properties, and the standard requirements that need to be met when stabilizing these properties.

Ms. Meyer reviewed three examples completed by through the HCLRC: 1201 Linn Street; 18 Mulberry; and 7428 Hamilton. Along with before and after slides, a brief history of each was given, along with the cost of each project and its status.

Ms. Meyer also reviewed projects completed with the City of Cincinnati, how the cost was split between the HCLRC and the City and the status of each project.

Ms. Meyer also reviewed some future goals for the program, including fundraising efforts and marketing.

3) Ms. Powell reviewed vacant properties with the board and the costs associated with them. Using slides to demonstrate, Ms. Powell reviewed the national statistics on blight compared to the local statistics in Hamilton County.

Ms. Powell described a case she had previously worked on, detailing a property owner who claimed the Vacated Building Maintenance License, VBML, was unconstitutional. Ms. Powell presented information that supported the case prevailing in favor of the City.

Ms. Powell reviewed why VBML existed and was necessary and the costs and facts that supported the program.

Ms. Powell reviewed the impact of blight abatement on property values on the surrounding properties and displayed an example of a blighted property and the reactive code enforcement related to the property over the span of eight years.

Ms. Powell reviewed the GCRA and HCLRC's roles in blight remediation and the costs to date in Stabilization, Maintenance, and Demolition.



4) Ms. Johnson reviewed Environmental Stewardship with the board. Using slides, Ms. Johnson explained Rust Belt Shock, siting causes, giving examples, and providing a timeline of the decline.

Ms. Johnson reviewed three local properties, the former Lunkenheimer Valve, the former Hudepohl Brewery and the former Crosley Radio. Ms. Johnson reviewed the Environmental Impact of each, including information about each of the sites, giving specific details about the Former Hudepohl site and the legacy impact of sites like these.

Ms. Johnson followed up with information about Shared Stewardship, using the Method Hand Soap company in Chicago as an example.

The board asked questions about the programs and information provided, all of which were answered to the board's satisfaction.

## **5. COMMUNICATIONS & ENGAGEMENTS**

*Darin Hall*

Mr. Hall presented information about the Federal Reserve Bank of Cleveland. Mr. Hall sits on the board of the Federal Reserve Bank and used slides to explain how the Federal Reserve consists of 12 districts, with the Cleveland Federal Reserve being district number four.

Mr. Hall informed the board he would be part of an upcoming interview with the Cincinnati Enquirer to talk about the board and its role in local issues.

Mr. Hall explained how the Federal Reserve is an independent entity with a branch office in Cincinnati. Within the Branch there are Advisory councils consisting of Business Advisory, Community Depository Institutions, Federal Advisory, and Museum Education.

## **6. FINANCIAL REPORT**

*Rick Hudson*

Mr. Hudson presented Resolution 2018-01, a supplement to the Appropriations Resolutions previously adopted for the fiscal year 2017.

**Formal Action Requested** – Before the Board today is proposed Resolution 2018-01 entitled:

### **RESOLUTION NO. 2018-01**

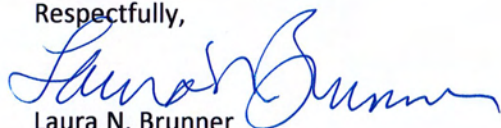
**SUPPLEMENT TO APPROPRIATIONS RESOLUTIONS ADOPTED ON DECEMBER 14, 2016 BY THE BOARD OF DIRECTORS OF THE GREATER CINCINNATI REDEVELOPMENT AUTHORITY FOR THE FISCAL YEAR 2017**

**Motion:** Damon Jones moved to approve Resolution 2017-23. The motion was seconded by Bobby Fisher and was approved by the remainder of the Board.

**7. ADJOURNMENT**

The February 14, 2018 Board of Directors meeting adjourned at 9:07 a.m.

Respectfully,



Laura N. Brunner  
Secretary