

Board Minutes

April 11, 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	Smitson, Patricia
Chavez, Manuel	San Marco, Mario
Smith, David	Duffy, Sr. Sally
Fisher, Bobby	Bakel, Pradeep
Wright, Shane	Jones, Damon

Staff Present:

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

Guests:

Schulte, Skip – Citizen	Staples, Marissa - YWCA
Wetterich, Chris – Business Courier	Mederhausen, Rachel - YWCA
Chitterson, Tomica - YWCA	Simms, Jamie – Crossroads Church
Vogel, Joe – WSP	Kimball, Steve – Emersion Design

2. APPROVAL OF MINUTES – March 14, 2018

Mr. Luken asked the Board members if there were any additions or modifications to the February 14, 2018 Board of Directors meeting minutes. Hearing none, he asked for a motion to adopt the meeting minutes.

Motion: Mario San Marco moved to adopt the minutes of the March 14, 2018 Board of Directors Meeting. The motion was seconded by Shane Wright and was approved unanimously.

3. CHARIPERSON'S REPORT

Charlie Luken

Mr. Luken stated a potential special Board meeting is expected to take place Monday, April 16th, to vote on a proposed resolution related to FC Cincinnati.

4. PRESIDENT'S REPORT

Laura Brunner

Ms. Brunner presented a brief video of the final stage of the Cincinnati Gardens demolition.

Ms. Brunner informed the Board that after two years and several meetings, Children's Hospital has approved \$2 million and six donated properties for the HCLRC to begin REACH housing in Avondale, adjacent to Children's Hospital and Cincinnati Zoo. The GCRA has also joined with Children's Hospital to make a request with a national foundation for money to support the affordable housing program.

Ms. Brunner also welcomed Cheryl Besl, who is joining the GCRA as Manager of Marketing and Digital Engagement.

5. PUBLIC FINANCE RESOLUTION

Todd Castellini

Mr. Castellini, along with Ms. Robb, presented external Economic Inclusion results for 2017. Last year, in an effort to improve inclusion results, the Inclusion Policy was modified to require developers to complete a plan demonstrating their ability to achieve the best possible inclusion results.

Ms. Robb highlighted steps and actions going forward to improve the process and results, including being more hands-on with the developers.

Mr. Castellini introduced Resolution 2018-04, a resolution to issue a bond out of the Southwest Ohio Regional Bond Fund. Board approval is needed for a \$1.85 million tax-exempt bond to finance a street extension for the Mid Mark project in the Village of Versailles.

Formal Action Requested – Before the Board today is proposed Resolution 2018-04 entitled:

RESOLUTION NO. 2018-04

A RESOLUTION (I) AUTHORIZING AND APPROVING THE ISSUANCE OF BONDS THROUGH THE SOUTHWEST OHIO REGIONAL BOND FUND IN ORDER TO MAKE FUNDS AVAILABLE TO PAY THE COSTS OF PUBLIC INFRASTRUCTURE IMPROVEMENT PROJECTS CONSTITUTING "PORT AUTHORITY FACILITIES" TO BE LOCATED ON CERTAIN REAL PROPERTY WITHIN THE VILLAGE OF VERSAILLES, OHIO; AND (II) AUTHORIZING THE EXECUTION, DELIVERY, AND PERFORMANCE OF ANY INSTRUMENTS, DOCUMENTS, OR CERTIFICATES RELATED TO THE ISSUANCE OF THE BONDS.

Motion: Damon Jones moved to approve Resolution 2018-04. The motion was seconded by Mario San Marco, and was approved by the remainder of the Board.

6. NEIGHBORHOOD REVITALIZATION

Laura Brunner

Ms. Brunner stated the topic of gentrification would be discussed during the meeting. Using information included in the Board packet materials, slides, and participation from several of the Redevelopment Authority staff, the presentation will be broken up into five sections: The Overview and Social Landscape in our Community; Overview of Three City Neighborhoods; Lessons Learned, Role of Redevelopment Authority Moving Forward; and Policy Considerations.

Ms. Brunner reviewed the GCRA's Organizational Values; Collaboration; Community; Diversity; Integrity; and Sustainability, and how these can continue and be improved upon. Local public, private, and philanthropic capital coming into the city on several projects were reviewed and how they relate to the topic of gentrification.

Social and Economic factors were reviewed that were relevant to the conversation. Statistics and information for the region were presented on the loss of manufacturing jobs, loss of earning potential, childhood poverty, disproportionate impact of these factors on minorities and the housing instability that affects low-income households.

Mr. Hall introduced A Tale of Three Neighborhoods, Evanston, Walnut Hills, and the West End. The Redevelopment Authority has been involved in each of these neighborhoods, all of which have had media attention related to perceived or actual gentrification. Mr. Hall, along with other Redevelopment Authority staff gave details, statistics about properties both residential and commercial, and the Redevelopment Authority's participation and role in each of the neighborhoods.

The Board asked questions about the neighborhoods and the organization's work in those neighborhoods, all of which were answered to the Board's satisfaction.

Ms. Brunner reviewed lessons learned, reviewing the main principles that emerged through the process: gentrification happens quickly; we cannot do this alone; there is no one-size-fits-all approach; the GCRA is already involved and can easily become a scapegoat; and it is crucial to listen and follow the GCRA's strong Strategic Plan and Organizational Values.

Ms. Brunner reviewed several factors that are predictive of gentrification, many of which were factors in the three reviewed neighborhoods.

Ms. Brunner presented observations and suggestions for the role of the GCRA combating displacement moving forward, noting the urgency of local inclusive growth and meaningful action required for the evolution in this field. Current engagements were reviewed that the GCRA is involved in or tied to that further its efforts to be inclusive and equitable.

Ms. Brunner and various staff presented 10 policies for consideration the GCRA is currently involved in or participate in. Listing the policies and providing information and thought processes for each. The policies are: 1. Increase Internal & External Awareness of Changing Dynamics in Neighborhoods. 2. Community Engagement & Planning. 3. Community Memorandums of Understanding (MOUs). 4. Community Benefits Agreements (CBAs). 5. Promote Inclusionary Zoning/ Mixed Income Development. 6. Preserve Existing Affordable Housing. 7. Property Tax Protections for Legacy Residents. 8. Establish a Housing Trust Fund. 9. Implement Strategies to Retain Existing Commercial Businesses. 10. Seek Opportunities to Attract Minority-Owned Business Investment.

In conclusion, the GCRA's goal is to be inclusive of race, income, and age in neighborhood housing and business development.

The Board discussed and asked questions, all of which were answered to the Board's satisfaction.

7. ADJOURNMENT

The April 11, 2018 Board of Directors meeting adjourned at 9:19 a.m.

Respectfully,



Laura N. Brunner
Secretary