

Montgomery County Land Reutilization Corporation (MCLRC)
October Board Meeting
October 18, 2011

Attendees: Carolyn Rice, Treasurer (Chair of the Board)
Judy Dodge, Montgomery County Commissioner (Board Member)
Debbie Lieberman, Montgomery County Commissioner (Board Member)
Doug Harnish, Principle Market Metrics (Board Member)
Dale Berry, Pres. Washington Twp. Board of Trustees (Board Member)
Doug Trout, Assistant Prosecuting Attorney, Prosecutor's Office
Paul Robinson, Treasurer's Office
Angela Lilly, Treasurer's Office

Copies To: Mathias Heck, Prosecutor (Board Member)
Nan Whaley, City of Dayton Commissioner (Board Member)
John Cumming, Chief of Civil Division, Prosecutor's Office

Call to Order

Carolyn Rice, Chair of the Board, noting a quorum, called the meeting to order at 3:35 p.m. A copy of the agenda is attached for reference.

Order of Business - Approval of Minutes

Dale Berry moved to approve the September 20, 2011 MCLRC meeting minutes. The motion was seconded by Doug Harnish and approved unanimously by voice vote.

Order of Business – MCLRC Agreement & Plan

Review and approval of MCLRC Agreement & Plan. The MCLRC is using a standard agreement and plan with a layout that covers all of the authorized powers that are stipulated in the Ohio Revised Code. Once approved by the board, the Agreement & Plan will be presented to the Montgomery County Commissioners for resolution approval. Per Doug Trout, the Agreement and Plan have been reviewed by John Cumming, Montgomery County Prosecutor's Office.

Debbie Lieberman moved to adopt the MCLRC Agreement and Plan. The motion was seconded by Dale Berry and approved unanimously by voice vote.

Order of Business – Review

On October 5, 2011, a meeting was held with a number of banks (Wells Fargo, Fifth Third, Liberty Saving, Fannie Mae, Bank of America, etc.) community groups and county/city officials. The conversation centered around REO properties that need either demolition or rehab. The banks are willing to contribute \$3500-\$7500 towards demolition costs for properties ultimately given to the MCLRC.

On October 12, 2011, Jim Rokakis, with Thriving Communities and the Federal Reserve Bank of Cleveland hosted a landbank conference to provide technical information and strategies for acquiring, maintaining and demolishing properties in a county land bank.

Take Aways from Conference:

- You need to get practical about where are you acquiring properties from and how many can you handle.
- Identify the pipelines, capacity & strategy before you start acquiring properties.
- Create a system to track property information.
- Gathering information – always inspect the property before you acquire – is it vacant, water/nuisance liens etc.
- General liability insurance.
- Maintenance and rehabilitation need to be considered.

Various County Strategies Discussed at Conference:

- Genesee County Land Bank deals in a side lot program & demolition. They spent 3.5 million, but received a return of \$112 million improvement in property values.
- Cuyahoga County has demolished 434 properties in the last two and a half years. They now demolish 25 properties per week.
- Lucas County uses a pass thru strategy with their \$1.7 million budget. They have passed thru 300 properties to jurisdictions or community development corporations. Their 2012 budget is divided 55% on demo, 25% on maintenance and 25% on overhead.
- Trumbull County – Has acquired 40 properties so far. They use a 2½ % increase in their DETAC to fund their operations.

Order of Business – 90 Day Road Map

1. Technical Assistance from Center for Community Progress –

November 10, 2011 from 8:00 a.m. – 5:00 p.m. the Center for Community Progress will offer technical assistance at no charge with one of their experts to help the board figure out vision and strategy. In the morning the team will meet with 12 community stakeholders selected by Carolyn. Data will be discussed with board in the afternoon.

2. Establishing County Land Reutilization Fund per ORC 321.263

Fund has been established, but no money has been transferred as there is nothing to spend it on yet.

3. Operational Tasks

The next operational task to be completed is to begin working on the Memorandums of Understanding (MOU) with the first four targeted jurisdictions (Dayton, Harrison Township, Trotwood, and Riverside).

Order of Business - Announcements

The Auditor's office is updating the vacant and abandoned map for Montgomery County. The numbers have drastically increased and are dramatically higher than last year. They are double checking their numbers with each jurisdiction, water departments, etc.

The next board meeting is scheduled for Tuesday, November 8, 2011. City of Dayton will attend and make a presentation on properties they are interested in obtaining.

Call to Adjourn

There being no further business, the meeting was adjourned.

Montgomery County Land Reutilization Corporation (MCLRC)
Meeting Agenda
Tuesday, October 18, 2011

Welcome: Treasurer Carolyn Rice

Roll Call

Approval of Minutes

MCLRC Agreement & Plan

Overview- REO Meeting (Oct 5th) & Ohio Land Bank Conference (Oct 12th)

90 Day Road Map:

- Free Technical Assistance offered by Center for Community Progress scheduled for Thurs November 10, 2011
- Establish county land reutilization fund per ORC 321.263
- Transfer money to county land reutilization fund from County Treasurer for initial funding of MCLRC
- Administrative Tasks
 - Legal counsel
 - Staffing and space
 - Business plan with preliminary metrics
 - System for statutory compliance
 - Procedures for conveyance fees, deed filing fees, removal of LRC properties from duplicate and property exemption (County Working Group has completed preliminary work)
- Operational Tasks
 - Protocols for land acquisition and demolition
 - Property insurance needs
 - MOUs with first four targeted jurisdictions (Dayton, Harrison Twp, Trotwood, Riverside)
 - Accounting/property tracking system
 - Website

Announcements

Next Meeting: Tuesday, November 8, 2011 @ 3:30 pm in Treasurer's Conference Room

Adjourn