

Montgomery County Land Reutilization Corporation (MCLRC)
October Board Meeting
November 8, 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 3:30 p.m. A copy of the agenda is attached for reference.

Order of Business - Approval of Minutes

Dale Berry moved to approve the October 18, 2011 MCLRC meeting minutes. The motion was seconded by Judy Dodge and approved unanimously by voice vote.

Order of Business – Presentation from Aaron Sorrell, City of Dayton Planning Director

We have three properties that we would like the land bank to consider to be the first properties to go through the Landbank as a pass through. All three have been abandoned for a number of years now and we have one developer that is interested in all three. So we have an end user, which is the Heitz Brothers. Most recently they have been tearing down the old Howard Paper building. They are a big partner in our Clean Ohio Fund and have a long track record of taking abandoned industrial, particularly polluted industrial properties and redeveloping them.

The first is Dayton Electro Plate, which is at the corner of Route 4, Valley and Findlay and it was a superfund or an emergency environmental cleanup in the late 90's and it has been vacant ever since. Children's Hospital has expressed an interest in the property and also working as a partner towards the remediation of that. It is no longer dangerous, but it is an eyesore. There are environmental contamination issues with the soil, but everything inside the building has been cleaned up. The company who owns it no longer exists, so there would really be no opposition. So it is truly an abandoned property.

The second one is at the corner of James H. McGee and Home Ave., and is the old Mayo Corp. site, which has been vacant for at least 7 years and significantly tax delinquent. We (the City of Dayton) own some property around here and so acquiring this plus what we already have begins to assemble a fairly large redevelopment sight that has good access to 35 west.

The third property which is outlined in red is the old Lastar property. The property just below it is the new Kroc Center that we recently redeveloped. The large green space on the bottom left of the map is the old Park Side Homes. This property has significant environmental issues and it will be a more expensive cleanup. There is the plume issue from the Behr property which is at the top right of the picture. The marketability of this property pre-cleanup is pretty much zero and they (Heitz Brothers) are still interested and willing to take on the challenge. The property is at the corner of Webster and Leo. It has been vacant and collecting back taxes for a few years now.

So the nice thing about these projects is they are high visibility projects. We have an end user who is ready, willing and able and would like us to move really faster than I think we possibly can. Our thoughts are we would start the predevelopment work with the Prosecutor's office getting the PJR's (Preliminary Judicial Reports) and background work done with the hope that it would pass through the Land Bank to the city February or Mid March in time for a Clean Ohio application in the first June.

Order of Business - Announcements

Reminder: 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 the board in the afternoon.

The next board meeting is scheduled for Tuesday, December 20, 2011.

Call to Adjourn

There being no further business, the meeting was adjourned.