

Montgomery County Land Reutilization Corporation (MCLRC)
2012 Annual Board Meeting
April 17, 2012

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

Copies To: 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 March 20, 2012 meeting minutes. The motion was seconded by Debbie Lieberman and approved unanimously by voice vote.

Order of Business – Treasurer's Report

Paul Robinson stated that the MCLRC has a bank account with U.S. Bank and he has purchased a copy of QuickBooks so that invoicing and finances can be handled. The initial \$100,000 seed money from Carolyn Rice's DTAC fund has been put into effect and once a check is cut, it will be put in the MCLRC's account.

Order of Business – 2011 MCLRC Annual Report

Carolyn Rice reviewed the annual report. A copy of the report is attached for reference. Only one change was made from the working copy Carolyn Rice sent out and that was changing the name from the Annual Report to the Annual Financial Report. As the MCLRC was not created until July 5, 2011, and there was no money transacted, this is just a short summary of all the things the MCLRC accomplished up to the end of 2011. Mat Heck moved to approve the 2011 Annual Financial Report. The motion was seconded by Debbie Lieberman and approved unanimously by voice vote.

Order of Business –Proposal – City of Trotwood (Carl Daugherty)

Carl Daugherty, Planning & Zoning Administrator for the City of Trotwood, presented three properties for consideration, which are currently owned by a Beerman related company. The company has offered to gift the properties to the city. There are some fairly significant delinquent taxes on the properties (4+ years) and it is pretty evident these taxes are not going to be paid. Though this entity has the means to pay the delinquent taxes, they do not have the will.

Property #1

Parcel I.D. # H33-00102-0006

✚ 7.95 acres/ Tax Delinquency: \$20,698

✚ Description: Significant strategic value to City/ contiguously located along the north and west sides of City Hall; limited market value of property due to presence of natural gas easement.

Background: This property wraps around the City of Trotwood’s Government Center. It has very limited development potential. It represents a poor image and appearance on the Government Center the way it currently sits. The plan would be to create a nice linear boulevard effect and a better defined pattern of ingress and egress. As well, create a pedestrian foot path to try and create a higher level of walkability. There would be a short-term pass through on this property and then the city would immediately begin to make significant improvements to the property.

Board Recommendation: City of Trotwood should negotiate at least as **65-70%** payment on the delinquent taxes so that the schools would receive their distribution. If an offer comes back of 50% payment on the delinquent taxes, the City of Trotwood could accept the offer as they would then be receiving some portion of payment on the taxes. As well, the City of Trotwood could write off some of the assessments so that if a settlement is reached, the school would receive a bigger share of the distribution. If the company rejects the offer, they would lose the tax benefit and they would lose any association with the property.

Property #2

Parcel I.D. #H33-00102-0005

✚ 8.17 acres; Tax Delinquency: \$19,279

✚ Description: Significant value to City; parcel located on north side of Main St.; flanks a 2.4 acre site owned by City; potential use as an expansion of Trotwood SAY Soccer Complex.

Background: Trotwood has spent a fair amount of time making street scape improvements to old Trotwood. It is no longer a thorough fair of 15,000 cars a day, but now 3000 a day. We have been working with some of our non-profits, including Trotwood SAY Soccer, which has established its soccer facility for spring season on Main Street on what was a former elementary school site. The SAY program has a twenty year lease on this site with the Board of Education. Through CDBG funding, we were able to establish a soccer concession facility. There may be an opportunity for the spring and fall season to be on one site. Trotwood SAY Soccer would have the capacity to maintain the property versus the city or the MCLRC. As well, Trotwood SAY would prefer to lease the property versus own.

Board Recommendation: See Board Recommendation on Property #1.

Property #3

Parcel I.D. #H33-00214-0001, 2

✚ 19.3 acres; Tax Delinquency: \$3,709.81

✚ Description: Heavily wooded site located on the south side of Main St., between Broadmoor Plaza Shopping Center and Olive Road.

Background: This property is a densely wooded site that requires only minimal maintenance. Beerman intended to expand the Elder-Beerman store; however that store is now closed. The City of Trotwood could potentially pay the taxes on this property in order to allow a smoother transition as a pass through with the MCLRC.

Board Recommendation: The City of Trotwood could pay the taxes once the property has been gifted over by the company.

Per Carolyn Rice, the first step before deciding on these properties would be to establish the MOU with Trotwood. Carolyn Rice will work with Carl Daugherty and the City of Trotwood in order to implement the MOU.

Road Map

Legal Counsel (Expedited Foreclosure) - The prosecutor's office has worked with the City of Dayton to ensure appropriate coverage of the cases sent over, and will handle staffing needs as they present themselves.

Tracking system – The MCLRC will mimic Lucas County's tracking system, of which we have already received a copy.

Old Business

Update on City of Dayton properties - The first three City of Dayton properties successfully went through the expedited foreclosure process on Friday, April 13, 2011. Now there is a 45 day wait required and then the properties will pass thru the MCLRC on or about May 29, 2012.

Update on Moving Ohio Forward Grant Program – The program is still in the preliminary stages. One aspect is going to be a reimbursement program, which will have a One for One match. All monies will have to be fronted in order for the program to cover half. This program is only for residential properties.

Announcements

The next board meeting is scheduled for Tuesday, May 15, 2012.

Call to Adjourn

There being no further business, the meeting was adjourned.

Montgomery County Land Reutilization Corporation (MCLRC)
Annual Meeting Agenda
Tuesday, April 17, 2012

Welcome: Treasurer Carolyn Rice

Roll Call

Approval of Minutes

Treasurer's Report

2011 MCLRC Annual Report

Proposal- City of Trotwood

Start Up Road Map:

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-- ready*)
- Operational Tasks
 - Protocols for land acquisition and demolition-
 - Property insurance needs-
 - MOUs with first four targeted jurisdictions (*Dayton- completed, Trotwood- process started, Riverside and Harrison Twp- next priorities*)
 - Accounting/property tracking system
 - Website

Old Business

1. Update on first three City of Dayton properties to be acquired (Rice)
2. Atty Gen DeWine's \$75 m *Moving Ohio Forward* Grant Program (Rice)

Announcements

Next Meeting: Tuesday, May 15 @ 3:30 pm

Adjourn

Montgomery County Land Reutilization Corporation

Montgomery County, Ohio

Annual Financial Report for 2011

The Montgomery County Board of County Commissioners passed two resolutions on July 5, 2011 that created the Montgomery County Land Reutilization Corporation (MCLRC) and granted MCLRC authority to reclaim, rehabilitate, and reutilize vacant, abandoned, tax-foreclosed and other real property. By establishing the MCLRC, also commonly referred to as the Montgomery County Land Bank, the County would have one more essential tool to deal with the increasing blight that was negatively impacting property values and tax revenues in local jurisdictions. On August 26, 2011, the MCLRC was officially incorporated by Ohio Secretary of State Jon Husted.

The MCLRC Board of Directors was formed in September 2011. The Board of Directors is comprised of seven (7) members. Montgomery County Treasurer Carolyn Rice serves as Chair of the Board of Directors. Other members of the Board are County Commissioners Deborah Lieberman and Judy Dodge, Dayton City Commissioner Nan Whaley (largest municipal representative), Washington Township Trustee Dale Berry (township representative), County Prosecutor Mathias Heck, and Douglas Harnish, principal of Marketing Metrics, LLC. Both Mr. Berry and Mr. Harnish have the real estate experience required to fulfill the ORC mandate.

The decision was made to start small and evolve—no staff would be hired initially. Carolyn Rice was named acting Executive Director, and her Administrative Assistant Angela Lilly would serve as the Secretary of the Corporation (uncompensated). The MCLRC focused on startup activities throughout the remainder of 2011.

- September 2011- The MCLRC Code of Regulations was approved.
- October 2011- The MCLRC Agreement & Plan was created and sent to the Board of County Commissioners for approval.
- November 2011- The MCLRC received free technical assistance from the Center for Community Progress (CCP). Two CCP facilitators gained input from a group of community stakeholders as well as the MCLRC Board to assist the Board in creating a first draft of its Policies and Priorities.
- December 2011- The MCLRC Policies and Priorities were approved. The 2011 snapshot of the number of vacant, abandoned properties were mapped showing 7,077 properties.

The formal documents referenced above (MCLRC Code of Regulations, etc.) are on kept on file with the MCLRC records. No financial audit was conducted of the MCLRC for 2011 because no funding was received during the year and no expenses were incurred. Despite the fact that no money was spent by MCLRC in 2011, the MCLRC made great progress during its first six months of existence. In early 2012, the MCLRC will establish a bank account, designate a treasurer, and purchase accounting software. A sound foundation has been laid and the land bank is poised to become operational and acquire its first properties in 2012.