

Montgomery County Land Reutilization Corporation (MCLRC)

May Board Meeting

May 15, 2012

Attendees: Carolyn Rice, Treasurer (Chair of the Board)
Nan Whaley, City of Dayton Commissioner (Board Member)
Judy Dodge, Montgomery County Commissioner (Board Member)
Dale Berry, Pres. Washington Twp. Board of Trustees (Board Member)
Doug Trout, Assistant Prosecuting Attorney, Prosecutor's Office
Angela Lilly, Treasurer's Office

Copies To: John Cumming, Chief of Civil Division, Prosecutor's Office
Doug Harnish, Principle Market Metrics (Board Member)
Mathias Heck, Prosecutor (Board Member)
Debbie Lieberman, Montgomery County Commissioner (Board Member)
Paul Robinson, Chief Deputy Treasurer, Treasurer's Office (Treasurer)

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

Judy Dodge moved to approve the April 17, 2012 meeting minutes. The motion was seconded by Dale Berry and approved unanimously by voice vote. Nan Whaley abstained due to absence from April 17, 2012 meeting.

Order of Business – Treasurer's Report

Carolyn Rice reported the MCLRC account has a balance of \$96,589.34. Payments were made to Directors & Officers Insurance \$1999.00, Greater Ohio Registration \$564.17, Registration Fees for Carolyn Rice, Paul Robinson & Kate Evans for the National Vacant Properties Conference (Center for Community Progress) \$675.00, and QuickBooks \$138.14. Dale Berry moved to approve the April 2012 Treasurer's Report. The motion was seconded by Nan Whaley and approved unanimously by voice vote.

Order of Business – Update on City of Dayton Properties - Michael Heitz (Heitz Brothers)

Michael Heitz – “We are the company that took down the Dayton Howard Paper Company and are the recipient of the first three properties of the land bank. We have started doing the title work on these properties. We went in to the buildings, with the permission of the City of Dayton, on May 14th to work on the environmental reports in order to have them completed by the May 29th transfer date so that we can start working on them as soon as the transfer is completed. For the Home Avenue property, we plan to renovate the building. We are talking to a couple of possible tenants and looking at the end of the year to have the building fixed up. We will start right away with cutting the grass and cleaning it up. The Leo Street property will be torn down and we are currently working on permit to demo the building. There are no plans for development yet on this lot. On the Valley Street property, we are trying to find

some environmental things. They had a large EPA emergency clean up at one time and the building is in bad shape. The roof has caved in and there are no stairs to the second floor. As soon as we get a grip on any asbestos removal or environmental problems, the building will be torn down. There is no end user at this time, but we are looking at acquiring some of the abandoned homes around the property and plan to get them torn down and clear up the area. With the property being so close to Children's Medical Center, this could have great potential for independent practices to locate next to the center.

We are also looking at the abandoned hotel on Needmore Road (Harrison Township). Fifth Third has agreed to drop its legal lawsuit as the title report shows \$1,000,000 in unpaid taxes and \$400,000+ in liens on the property. We will be looking to start the foreclosure process in the coming weeks. We are also looking at acquiring the Econo Lodge on Edwin C. Moses Blvd. We would look to tear it down and redevelop the property.”

Order of Business –Proposal – City of Trotwood

Upon the recommendation of the Board, Carl Daughtery, Planning & Zoning Administrator for the City of Trotwood, spoke with the attorney for the Beerman related properties again (Parcel I.D.'s H33-00102-0006, H33-00102-0005, and H33-00214-0001, 2). The attorney again stated the company would pay nothing towards the taxes on the properties. The properties are currently listed in the Treasurer's tax lien sale. Nan Whaley moved to initiate the expedited foreclosure process on the three properties for the land bank to acquire. The motion was seconded by Dale Berry and approved unanimously by voice vote. Doug Trout, Assistant Prosecuting Attorney will work with Trotwood to begin the expedited foreclosure process.

Order of Business – Update on Moving Ohio Forward Grant Program

Montgomery County was allotted \$4.2 million. Per Carolyn Rice, the application for the allotment has to be turned in by June 30, 2012. According to the guidelines, for counties that have a land bank, the land bank must be the lead entity. Carolyn Rice has reached out to all of the municipalities. Carolyn Rice will meet with the Montgomery County Township Association on Thursday, May 17, 2012 to share the program information. Any jurisdiction interested in participating in the program needs to let the board know by this Friday if they are interested. By June 1st, any jurisdiction participating in the program needs to provide their demolition plans and how much money they can bring to the table. The first \$500,000 of the allotment is gifted; however the remaining \$3.7 million is a reimbursement program or a one for one match. The MCLRC currently has a MOU with Dayton and is working towards a MOU with Trotwood. The program will require a sub-recipient agreement with each end user. The guidelines state the work is to begin in August 2012 and must be completed by December 2013. Whatever money that is not used by the 88 counties at the end of December 2013 will be re-allotted. Communities interested are Dayton, Englewood, Union, Kettering, Trotwood, Riverside and Harrison Township.

Announcements

The next board meeting originally scheduled for Tuesday, June 19, 2012 has been rescheduled for Monday, June 18, 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