

**Montgomery County Land Reutilization Corporation (MCLRC)**  
November Board Meeting  
November 20, 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 Harnish, Principle Market Metrics (Board Member)  
John Theobald, Commission Asst. to Debbie Lieberman (Commission Representative)  
John Cumming, Chief of Civil Division, Prosecutor's Office  
Sam Braun, Auditor's Office  
Kate Evans, Treasurer's Office  
Angela Lilly, Treasurer's Office (Secretary)  
Miranda Wilson, MVFHC, Fair Housing Analyst

**Absent (Copies To):** Mathias Heck, Prosecutor (Board Member)  
Debbie Lieberman, Montgomery County Commissioner (Board Member)  
Doug Trout, Assistant Prosecuting Attorney, Prosecutor's Office  
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**

Carolyn Rice reported a change that needs to be made to the October meeting minutes. She would clarify County Commission contributes money under the permanent funding proposal order of business. Dale Berry moved to approve the October 16, 2012 meeting minutes with amendments. The motion was seconded by Judy Dodge and approved unanimously by voice vote.

**Order of Business – Treasurer's Report**

Reporting for Paul Robinson, Carolyn Rice stated the MCLRC account has a balance of \$90,680.47. The expenditure was to cover insurance on the properties that were held for a few days by the MCLRC. Nan Whaley moved to approve the Treasurer's Report. The motion was seconded by Doug Harnish and approved unanimously by voice vote.

**Order of Business – Proposal for MCLRC's Permanent Funding**

Carolyn Rice recommends beginning January 2013 the board asks that they collect another full 5% of the DTAC.  
Nan Whaley moved to approve the recommendation to move to the county commission the addition of the delinquent tax fund increase of 5% for DTAC to be the general funding of the land bank as well as the option of the 12% increase on delinquent tax, and the additional option to take contributions.

The motion was seconded by Doug Harnish and approved unanimously by voice vote. Judy Dodge and John Theobald (Representative) abstained from the vote.

Nan Whaley added a comment for the record:

“I think considering that 15 counties have already done this and this is a pretty standard way for land banks to work, I think it’s really important considering that we are seeing this issue pass the City of Dayton lines to the other jurisdictions, frankly the other jurisdictions that don’t have the capacity to do the work the city does and specifically thinking of Trotwood, Jefferson Township and our friends in the inner-centers, the suburban ring that having sustainable funding mechanism would make us be more successful when we get the Moving Ohio Forward grants. For example, we will be able to have a sustainable funding mechanism to have competent staff and staff that has the bandwidth to move these projects forward as we are dealing with and we talk about this and we have talked about this for the past year the sheer volume of issue in this county regarding dilapidated houses and its effect on value and thus its effect on property values and thus its effect on school districts makes it incredibly important for us to get as aggressive as possible and if we get this tool and I’m sure all of our larger urban counties are using it, Montgomery County should use it to.”

Carolyn Rice clarified that she has continued to maintain contact with the schools who would be the ones who would have the greatest diversion of DTAC money from their funding. Lori Ward and Stan Lucas, who is now just recently retired, fully support this view and they realize it is a diversion of funding, but it’s an investment and will help them out.

Doug Harnish added for the record:

“With regard to the interest rate option, the current interest rate is essentially equivalent to a commercial borrowing rate. In that regard it makes it very easy to not pay taxes and utilize that as an additional source of borrowed funds.

Per Carolyn Rice, none of these options are a tax increase.

### **Order of Business – Request for Transfer (910 S. Broadway) from Auditor’s Forfeiture List**

City of Dayton is requesting the land bank transfer 910 S. Broadway from the Auditor’s forfeiture list to the city. Per Nan Whaley, the City of Dayton would then transfer the property to DMHA for development. Nan Whaley moved to transfer 910 S. Broadway to City of Dayton. The motion was seconded by Dale Berry and approved unanimously by voice vote.

### **New Business – Review of REAP, Expedited Foreclosure & Lot Link Programs**

Per Carolyn Rice, a review needs to be done to see how these systems are working and how can they work better together. Do a whole review of how many resources are needed by the Auditor’s office and the Prosecutor’s office. The land bank will need to get legal counsel and administrative help. Where we are today, what policies do we need to put in place and what resources do we need.

### **Old Business (Update) – Moving Ohio Forward Program**

Carolyn Rice reported since the last meeting, Attorney General DeWine came to Dayton for a press conference to watch the demolition of a house in this program. At this time no one has submitted the first project to CountyCorp, however per Nan Whaley, the City of Dayton has completed roughly \$500,000 worth of work to be submitted to the reimbursement program.

### **Old Business (Update) – Trotwood Request for Acquisition of 104 W. Main Street**

**From October 16, 2012 meeting:** The property is an improved property in the old town part of Trotwood. The property is an old service station from the 1950's. An aerial map of the property was provided (see attached). A limited phase 2 study performed for environmental concerns returned with favorable results showing it is not an impacted site. NSP dollars will be used to purchase this property for \$17,500. The land bank would be the recipient of this property before quit claiming over to Habitat for Humanity. City of Trotwood would prepare sight by tearing down the property using NSP funds. Doug Harish moved to approve the acquisition of the property. The motion was seconded by Debbie Lieberman and approved unanimously by voice vote.

Per Carolyn Rice, the transfer is scheduled to take place December 7, 2012.

### **Old Business (Update) – VAPAC & Community Database**

Per Carolyn Rice, a meeting was held with the Federal Reserve Bank of Cleveland & National Vacant Properties regarding efforts to create an advisory board and community database. They have come up with guidelines for REO properties in their county and are going to allow us to borrow everything they have so that we can customize it to our own needs.

### **Announcement**

The second annual Land Bank Conference is being held November 27-28 in Cleveland. Carolyn Rice will be a speaker on one of the panels.

### **Announcement**

The next board meeting is scheduled for Tuesday, December 18, 2012.

### **Call to Adjourn**

There being no further business, the meeting was adjourned.

**Montgomery County Land Reutilization Corporation (MCLRC)**  
**Board Meeting Agenda**  
**Tuesday November 20, 2012**

**Welcome:** Treasurer Carolyn Rice

**Roll Call**

**Approval of Minutes**

**Treasurer's Report**

**Proposal for MCLRC's Permanent Funding (Rice)**

**Start Up Activities:**

- Administrative Tasks
  - Legal counsel
  - Staffing and space
  - Business plan with preliminary metrics
  - System for statutory compliance- in place
  - Procedures for conveyance fees, deed filing fees, removal of LRC properties from duplicate and property exemption- in place
- Operational Tasks
  - Protocols for land acquisition and demolition-
  - Property insurance needs- in place
  - MOUs
  - Accounting/property tracking system- in place
  - Website

**Old Business--** Moving Ohio Forward Program Update

Trotwood Request for Acquisition of 104 W. Main St & pass through to  
Dayton Habitat for Humanity (Dec 7)

VAPAC & Community Database (Jan 2013)

**New Business-** Request for Transfer (910 S. Broadway) from Auditor's Forfeiture List  
(City of Dayton)

Review of REAP, Expedited Foreclosure & Lot Links Programs

**Announcements-** Ohio Land Bank Conference Nov 27-28 in Cleveland

**Next Meeting:** Tuesday, December 18th @ 3:30 pm

**Adjourn**