

**Montgomery County Land Reutilization Corporation (MCLRC)**  
**Board Meeting**  
September 16, 2014

**Attendees:** Carolyn Rice, Treasurer (Chair of the Board)  
Nan Whaley, Mayor, City of Dayton (Board Member)  
Scott Paulson, Trustee, Washington Township (Board Member)  
Sheila Crane, Realtor/Community Development Specialist, HER Realtors (Board Member)  
Mike Grauwelman, MCLRC (Executive Director)  
John Theobald, Commission Aide to Debbie Lieberman (Commission Representative)  
Paul Robinson, Chief Deputy Treasurer, Treasurer's Office (Treasurer)  
Angela Lilly, Montgomery County Treasurer's Office (Secretary)  
Aaron Sorrell, Director of Planning & Community Development, City of Dayton  
Anita Smultz, MVFHC, Fair Housing Analyst

**Absent (Copies To):** Debbie Lieberman, Montgomery County Commissioner (Board Member)  
Judy Dodge, Montgomery County Commissioner (Board Member)  
Doug Harnish, Principle, Market Metrics (Vice Chair)  
David Williamson, MCLRC (General Counsel)  
Maggie Carper, Assistant Prosecuting Attorney, Prosecutor's Office

**Call to Order**

Carolyn Rice, Chair of the Board, noting a quorum, called the meeting to order at 3:38 p.m. A copy of the agenda is attached for reference.

**Approval of Minutes**

Sheila Crane moved to approve the August 19, 2014 Board meeting minutes with the amendment to move Scott Paulson's name from the attendees list to the copied list. The motion was seconded by Scott Paulson and approved unanimously by voice vote.

**Treasurer's Report**

Paul Robinson presented the Treasurer's Report (see attached) for the period of August 16, 2014 through September 12, 2014, which shows an ending balance of \$1,029,706.94. Per Paul Robinson, there were a number of Moving Ohio Forward transactions on the report due to the Attorney General's office turning the requests around quickly. Two other notable transactions are the reimbursement to Farmersville for the grant program that was approved by the Board, as well as the Clerk of Courts fees that pertain to the NIP Program. Sheila Crane moved to approve the Treasurer's report. The motion was seconded by Scott Paulson and approved unanimously by voice vote.

## **Executive Director Agenda Review**

Per Mike Grauwelman, the standard items of Moving Ohio Forward and Neighborhood Initiative Program's will be reviewed. The discussion on strategic planning will continue with more focus on potential programs for 2015. Finally, a review of two pilot projects that involve tax foreclosure requests on industrial properties and review of a potential pilot project that involves renovation.

## **Committee Reports**

**Steering – no report at this time.**

**Personnel – no report at this time.**

## **Other Business – Moving Ohio Forward**

Paul Robinson reported the three local governments of West Carrollton, Trotwood, and Dayton are working on their reimbursements and need to have their paperwork in by October 31, 2014. Per Aaron Sorrell, City of Dayton Director of Planning, Dayton has a final handful of properties being demolished this week, with \$1/2 million worth of demolitions that are complete and are requesting reimbursement, and an additional \$1/2 million of invoices coming from contractors for completed demolitions.

## **Other Business – Neighborhood Initiative Program**

### **Round I**

Mike Grauwelman provided an update on the NIP program. Donation activity has slowed down, with only a few properties trickling in at this time. Sixty three properties having been identified for donation to the NIP program; however thirty two of those properties were eliminated for title issues. Thirty one of the properties qualified, and we now own twenty two of those properties. Another nine properties are undergoing final title assessment. Under the tax foreclosure process, 256 properties have been submitted into the system. Twenty four of the properties have been rejected. 112 cases have been adjudicated through the Board of Revision. 120 cases are pending, with three of the properties already transferred to the Land Bank. Two of the properties were initially targeted for an end user; however the end user was unable to close the agreement. We are beginning to reach financial capacity as it pertains to the number of properties that can be demolished. The acquisition schedule is on track as projected at the beginning of the project. Mike Grauwelman reviewed the process used for the donation of properties from homeowners as well as the reasons why properties were rejected from the program.

Jefferson Township submitted their Memorandum of Understanding last month and has provided their property submissions.

### **Round II**

In Round II of the NIP program, allocations will be issued using the same formula as Round I. Dayton will receive \$46,180, Trotwood \$5,154, Harrison Township \$5,558, and Riverside will receive \$3,008. It is possible unused funds from the NIP Program, and Round II may be reallocated to participating counties.

### **Other Business – Montgomery County Vacant Property Solutions (MVPS)**

Per Carolyn Rice, the first meeting of the Montgomery County Vacant Properties Solutions was held in the last month. The group will meet each month, and the next meeting will be Monday, September 22, 2014 at the Dayton Area Board of Realtors office.

### **Other Business – Tax Foreclosure Sponsorship Programs**

The first program involves two industrial properties that are environmentally contaminated. The first property is located at 725 Lilac Avenue and is a 50,000 square foot building that used to be a tool & die company. EPA completed the removal and remediation on the property and placed a lien on the property. The property is tax delinquent \$187,000 and the City of Dayton has requested the Land Bank sponsor a tax foreclosure on the property as an interested investor has been identified. The second property is located 828 Hall Avenue and is 5,300 square foot building that is a former chrome plating company. The EPA completed removal actions and there is currently a \$33,000 tax delinquency on the parcel. An interested investor has also been identified for this property. The Board expressed their approval for the Executive Director to continue following the steps necessary to create the program. *See attached request letter from the City of Dayton.*

The second program is a residential renovation program involving the Land Bank acquiring properties that are in marginal condition and are not necessarily ready for demolition. Wells Fargo is offering the Land Bank a property at 179 Oaklawn Avenue that is current on taxes. They are willing to pay any transfer fees to transfer the property to the Land Bank. Mike Grauwelman reviewed the property with a contractor who said it would take roughly \$25,000 to renovate and would make a good rental property. So the program would engage the investors in the community to rehabilitate properties versus tearing them down. The rehabilitation would have to be completed by the investor before the deed would be transferred. Anita Schmaltz commented that if you are only making the properties available to investors, you are taking away homeownership opportunities otherwise available to the communities. The Board discussed the various pros and cons of properties being targeted as rental versus rehabbed for homeownership. The Board expressed their approval for the Executive Director to continue following the steps necessary to create the program.

### **Announcement**

The next board meeting is scheduled for Tuesday, October 21, 2014.

### **Call to Adjourn**

There being no further business, the meeting was adjourned.

**I hereby certify that the minutes related to the Board of Directors' monthly meeting of September 16, 2014 set forth above are the minutes approved by the Board of Directors at their meeting of October 21, 2014.**

/s/ Angela Lilly

Angela Lilly, Secretary

Montgomery County Land Reutilization Corporation

**MCLRC Board Meeting Agenda**  
**Montgomery County Land Reutilization Corporation**

**September 16, 2014, 3:30 pm**  
**Montgomery County Treasurer's Office**

**Call to Order:** Carolyn Rice, Chair

**Roll Call:**

**Approval of Minutes:** August 19, 2014 (Attached)

**Treasurer's Report**

- Monthly Financials (Attached)

**Executive Director Agenda Review**

**Old Business:**

**New Business:**

**Committee Reports**

**Other Business:**

- Moving Ohio Forward Program
- Neighborhood Initiative Program
  - Round One
  - Round Two
- Strategic Planning (Continued Discussions)
- Discussion:
  - Pilot Projects
    - Tax Foreclosure Sponsorship Program
      - Industrial / Environmental Test Cases (see attachment)
        - 725 Lilac Ave.
        - 828 Hall Ave.
    - Property Renovation Program
      - Lender Donation
        - 179 Oaklawn Ave.

**Next Meeting:** Tuesday, September 16, 2014 @ 3:30 pm

**Adjourn**

**Montgomery County Land Reutilization Corporation**

Treasurer's Report

Transactions for August 16, 2014 through September 12, 2014

Type	Date	Num Name	Memo	Amount	Balance
				<b>Starting Balance:</b>	<b>\$1,128,989.83</b>
<b>Transactions</b>					
Deposit	08/19/2014	1198 Jill Triwush	Program Administration Services	(1,230.00)	1,127,759.83
Check	08/28/2014	1199 CountyCorp	Moving Ohio Forward Program Administration: July 2014	(7,114.18)	1,120,645.65
Check	08/28/2014	1200 Norfleet, Brown, Petkewicz Inc.	Survey & Legal Description: 831 Valley St.	(975.00)	1,119,670.65
Check	08/28/2014	1201 Coolidge Wall	Legal Services: June 2014	(7,288.80)	1,112,381.85
Check	08/28/2014	1202 Carolyn Rice	Registration Fee: Ohio Land Bank Conference	(125.00)	1,112,256.85
Check	08/28/2014	1203 Paul Robinson	Registration Fee: Ohio Land Bank Conference	(100.00)	1,112,156.85
Check	08/28/2014	1204 Chicago Title Company LLC	Title Exam & Commitment Fees	(250.00)	1,111,906.85
Check	08/28/2014	1205 ABM Parking Services	Parking Garage Expense	(75.00)	1,111,831.85
Check	08/28/2014	1206 Jill Triwush	Program Administration Services	(810.00)	1,111,021.85
Deposit	08/28/2014	Garrett Day LLC	Reimbursement: Court Costs - 2013 BR 00102 & 103	2,491.77	1,113,513.62
Check	08/29/2014	1207 Village of Farmersville	Grant Program: 52 N. Elm St Demolition Project	(24,676.88)	1,088,836.74
Check	08/29/2014	1208 Montgomery County Clerk of Courts	Court Costs: 47 Properties	(59,139.70)	1,029,697.04
Deposit	08/29/2014	US Bank	Interest Paid	9.90	1,029,706.94
Deposit	09/03/2014	Wire Treasurer of State / Attorney General	Moving Ohio Forward: Dayton Reimbursement	67,474.28	1,097,181.22
Check	09/08/2014	1209 City of Dayton	Moving Ohio Forward: Dayton Reimbursement	(67,474.28)	1,029,706.94
Deposit	09/10/2014	Wire Treasurer of State / Attorney General	Moving Ohio Forward: Dayton Reimbursement	23,373.80	1,053,080.74
Deposit	09/10/2014	Wire Treasurer of State / Attorney General	Moving Ohio Forward: Dayton Reimbursement	28,448.28	1,081,529.02
Check	09/11/2014	1210 City of Dayton	Moving Ohio Forward: Dayton Reimbursement	(51,822.08)	1,029,706.94
<b>Transactions Net Total / Ending Balance</b>				<b>\$ (99,282.89)</b>	<b>\$ 1,029,706.94</b>



August 8, 2014

Mike Grauwelman, Executive Director  
Montgomery County Land Bank  
130 West Second Street, Suite 1425  
Dayton, Ohio 45402

Mr. Grauwelman,

On behalf of the City of Dayton, I am writing to express our support for the proposed acquisition of two vacant industrial properties by the Montgomery County Land Bank. Mr. Jake Bamberger of QGP, LLC is an entrepreneur who is interested in revitalizing the sites. It is our understanding that he owns a printing business and has helped redevelop an old industrial building in Cincinnati. He contacted us regarding several properties in Dayton, and we would like to facilitate his proposed investments here.

The former Mutual Tool site, located at 725 Lilac Avenue, has been an eyesore and a blighting influence in the community for several years. The property was the subject of an EPA clean-up and continues to pose a hazard to the health and safety of the surrounding residential neighborhood in West Dayton.

Similarly, the former Custom Chrome Plating property at 828 Hall Avenue has been vacant for a long time. Although it is a much smaller building, it is located in a highly visible area near I-75. This building was also subject to an EPA action, and remains a nuisance for the adjacent businesses in North Dayton.

Enclosed with this letter are two reports from a consultant that describe the vacant properties in more detail. These properties represent the kind of unique situations that land banks were designed to handle. We will appreciate any efforts to expedite the foreclosure process, so that the developer can acquire these sites from the Land Bank. Please contact me at 333-3812 if you have any questions.

Sincerely,

Keith Klein, Acting Deputy Director  
Office of Economic Development

Enclosures

1. Mutual Tool Report
2. Custom Chrome Plating Report

C: Shelley Dickstein, Assistant City Manager  
Aaron Sorrell, Director of Planning & Community Development  
Jake Bamberger, QGP LLC