

**Montgomery County Land Reutilization Corporation (MCLRC)**  
**Board Meeting**  
February 17, 2015

**Attendees:** Carolyn Rice, Treasurer (Chair of the Board)  
Doug Harnish, Principle, Market Metrics (Vice Chair)  
Judy Dodge, Montgomery County Commissioner (Board Member)  
Sheila Crane, Realtor/Community Dev. Specialist, HER Realtors (Board Member)  
John Theobald, Commission Aide to Debbie Lieberman (Commission Representative)  
Mike Grauwelman, MCLRC (Executive Director)  
David Williamson, MCLRC (General Counsel)  
Judy Zimmerman, Director of Finance, Treasurer's Office (Treasurer)  
Angela Lilly, Montgomery County Treasurer's Office (Secretary)  
Sam Braun, Finance Manager, Montgomery County Auditor's Office  
Anita Smultz, MVFHC, Fair Housing Analyst

**Absent (Copies To):** Nan Whaley, Mayor, City of Dayton (Board Member)  
Scott Paulson, Trustee, Washington Township (Board Member)  
Debbie Lieberman, Montgomery County Commissioner (Board Member)

**Call to Order**

Carolyn Rice, Chair of the Board, noting a quorum, called the meeting to order at 3:33 p.m. A copy of the agenda is attached for reference.

**Approval of Minutes**

Judy Dodge moved to approve the January 20, 2015 Board meeting minutes. The motion was seconded by Sheila Crane and approved unanimously by voice vote.

**Treasurer's Report**

Mike Grauwelman presented the Treasurer's Report (see attached), which includes reports for October, November, and December 2014. Some of the more notable transactions include NIP related expenses, Moving Ohio Forward deposits and payments, the repayment of the loan issued to West Carrollton, reimbursement to West Carrollton for the Fraser Paper Mill grant project, payment to County Corp for hosting charges, and the deposit of the DTAC funds. The ending balance for 2014 was \$2,171,201.28. Sheila Crane moved to approve the Treasurer's report. The motion was seconded by Judy Dodge and approved unanimously by voice vote.

**New Business – Executive Session**

Carolyn Rice moved to enter into Executive Session:

Roll Call:

Judy Dodge, aye  
John Theobald, aye  
Sheila Crane, aye  
Doug Harnish, aye

Carolyn Rice, aye

John Theobald moved to exit Executive Session:

Roll Call:

Judy Dodge, aye

John Theobald, aye

Sheila Crane, aye

Doug Harnish, aye

Carolyn Rice, aye

No action will be taken as a result of executive session.

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

Mike Grauwelman provided an update on the NIP program. The Land Bank has acquired 220 properties thus far. 31 properties have been received through donation, and the balance through foreclosure. There are 42 properties working through the acquisition process, which would give the Land Bank a total of 262 properties. Additional funds may be reallocated from those counties unable to meet the program milestone. Five asbestos survey firms are under contract and there are 30 properties in the process of being surveyed by these firms. The remediation contractors have been qualified and their contracts completed. Remediation contractors will bid on packages placed on the web. Demolition contractors have been qualified and specifications and bid documents are in final draft and will be completed soon. Four of the units submitted for demolition have already been demolished under Moving Ohio Forward. The deeds were transferred to the local municipalities. Four of the units have been moved from demolition to rehab. Companies or individuals interested in rehabbing properties have to receive approval from the local community. Three of the properties will enter into the Deed in Escrow program. An agreement will be made with the company/individual, with the agreement listing the improvements that are required to be made within 180 days. They will provide a deposit for the property. Once the work is complete, the property will be closed in escrow and deeded to the company/individual.

### **Other Business – Land Bank Activity Review**

179 Oaklawn is a bank owned property that will be put into the Deed in Escrow program for renovation.

810 Wayne Avenue is a bank owned property that is a demolition candidate. The Land Bank is collaborating with the City of Dayton to bundle a few other parcels around this property that are fire damaged in order to improve the area around existing businesses.

In 2015, the Land Bank will acquire its own accounting system to transition away from County Corp. Two full-time employees have been hired. The third employee to be hired will be an accounting and program manager.

### **Other Business – Committee Reports**

No items to report as this time.

### **Announcement**

The next board meeting is scheduled for Tuesday, March 17, 2015 @ 3:30 p.m.

## **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 February 17, 2015 set forth above are the minutes approved by the Board of Directors at their meeting of March 17, 2015.**

**/s/ Angela Lilly**  
**Angela Lilly, Secretary**  
**Montgomery County Land Reutilization Corporation**



## **Board Meeting Agenda**

### **Montgomery County Land Reutilization Corporation**

**Tuesday, February 17, 2014, 3:30 pm**

**Montgomery County Treasurer's Office**

**Call to Order & Roll Call:** Chairman, Carolyn Rice

**Approval of Minutes:** January 20, 2014

#### **Treasurer's Report**

- Financials

**Old Business:**

**New Business:**

Executive Session to Discuss the Purchase / Sale of Property

#### **Other Business:**

- Neighborhood Initiative Program
- Committee Reports

**Next Meeting:** Tuesday, March 17, 2015 @ 3:30 pm

**Adjourn**

**Montgomery County Land Reutilization Corporation**

Treasurer's Report

Transactions for October 1, 2014 through October 31, 2014

Type	Date	Num	Name	Memo	Amount	Balance
					<b>Starting Balance:</b>	<b>\$1,029,051.87</b>
<b>Transactions</b>						
Check	10/03/2014	1215	JILL TRIWUSH	Program Administration Services	(3,000.00)	1,026,051.87
Check	10/03/2014	1216	ABM PARKING SERVICES	October 2014 Parking	(75.00)	1,025,976.87
Check	10/03/2014	1217	BIESER, GREER & LANDIS	Legal Services: September 2014	(4,530.00)	1,021,446.87
Check	10/03/2014	1218	CHICAGO TITLE INSURANCE COMPANY	Title Exam & Commitment Fees	(350.00)	1,021,096.87
Check	10/03/2014	1219	COOLIDGE WALL LPA	Legal Services: August 2014	(1,584.50)	1,019,512.37
Check	10/03/2014	1220- 1270	MONTGOMERY COUNTY CLERK OF COURTS	Court Costs: 51 Properties	(62,294.00)	957,218.37
Deposit	10/03/2014	Wire	Treasurer of State / Attorney General	Moving Ohio Forward: Dayton Reimbursement	33,886.18	991,104.55
Deposit	10/03/2014	Wire	Treasurer of State / Attorney General	Moving Ohio Forward: West Carrollton Reimbursement	22,615.11	1,013,719.66
Check	10/10/2014	1271	MICHAEL GRAUWELMAN	Ohio Land Bank Conference 9/11-9/12	(223.38)	1,013,496.28
Check	10/10/2014	1272- 1280	MONTGOMERY COUNTY CLERK OF COURTS	Court Costs: 9 Properties	(11,568.20)	1,001,928.08
Check	10/10/2014	1281	CAROLYN RICE	Ohio Land Bank Conference 9/11-9/12	(223.38)	1,001,704.70
Fees	10/15/2014		US Bank	Bank Fees: 10/14	(76.45)	1,001,628.25
Check	10/23/2014	1282	LEE & MASON FINANCIAL SERVICES, INC.	Property Insurance	(781.99)	1,000,846.26
Check	10/23/2014	1283	NAIOP DAYTON	NAIOP Annual Bus Tour for Mike Grauwelman	(55.00)	1,000,791.26
Check	10/23/2014	1284	JILL TRIWUSH	Program Administration Services	(1,710.00)	999,081.26
Deposit	10/24/2014	Wire	Treasurer of State / Attorney General	Moving Ohio Forward: Dayton Reimbursement	67,121.82	1,066,203.08
Deposit	10/30/2014	Wire	Treasurer of State / Attorney General	Moving Ohio Forward: Dayton Reimbursement	127,986.25	1,194,189.33
Deposit	10/31/2014	Wire	Treasurer of State / Attorney General	Moving Ohio Forward: Trotwood Reimbursement	93,830.86	1,288,020.19

**Montgomery County Land Reutilization Corporation**

Treasurer's Report

Transactions for October 1, 2014 through October 31, 2014

Type	Date	Num	Name	Memo	Amount	Balance
Deposit	10/31/2014	Wire	Treasurer of State / Attorney General	Moving Ohio Forward: Dayton Reimbursement	27,037.74	1,315,057.93
Deposit	10/31/2014	Wire	Treasurer of State / Attorney General	Moving Ohio Forward: Kettering Reimbursement	16,660.00	1,331,717.93
Deposit	10/31/2014		US Bank	Interest Paid	8.95	1,331,726.88
<b>Transactions Net Total / Ending Balance</b>					<b>\$ 302,675.01</b>	<b>\$ 1,331,726.88</b>

**Montgomery County Land Reutilization Corporation**  
 Treasurer's Report  
 Transactions for November 1, 2014 through November 30, 2014

Type	Date	Num	Name	Memo	Amount	Balance
					<b>Starting Balance:</b>	<b>\$1,331,726.88</b>
<b>Transactions</b>						
Deposit	11/04/2014	141104006343	Treasurer of State/AG	Moving Ohio Forward: Dayton Reimbursement	115,194.75	1,446,921.63
Deposit	11/04/2014	141104006346	Treasurer of State/AG	Moving Ohio Forward: Dayton Reimbursement	265,466.82	1,712,388.45
Deposit	11/04/2014	141104006362	Treasurer of State/AG	Moving Ohio Forward: Dayton Reimbursement	97,280.65	1,809,669.10
Check	11/06/2014	1285	ABM PARKING SERVICES	November 2014 Parking	(75.00)	1,809,594.10
Check	11/06/2014	1286	CHICAGO TITLE INSURANCE COMPANY	Title Exam & Commitment Fees	(500.00)	1,809,094.10
Check	11/06/2014	1287	COOLIDGE WALL LPA	Legal Services: September 2014	(17,107.17)	1,791,986.93
Check	11/06/2014	1288-1338	MONTGOMERY COUNTY CLERK OF COURTS	Court Costs: 51 Properties	(60,895.50)	1,731,091.43
Check	11/06/2014	1339	JILL TRIWUSH	Program Administration Services	(2,160.00)	1,728,931.43
Check	11/13/2014	1340	CHICAGO TITLE INSURANCE COMPANY	Title Exam & Commitment Fees	(250.00)	1,728,681.43
Check	11/13/2014	1341	LEE & MASON FINANCIAL SERVICES, INC.	Property Insurance	(2,122.74)	1,726,558.69
Check	11/13/2014	1342-1357	MONTGOMERY COUNTY CLERK OF COURTS	Court Costs: 16 Properties	(18,886.40)	1,707,672.29
Check	11/13/2014	1358	COUNTY CORP	Moving Ohio Forward Program Administration: August - September 2014	(13,892.73)	1,693,779.56
Fees	11/17/2014		US Bank	Bank Fees: 11/14	(132.45)	1,693,647.11
Check	11/21/2014	1359	BIESER, GREER & LANDIS	Legal Services: October 2014	(750.00)	1,692,897.11
Check	11/21/2014	1360	CITY OF KETTERING	Moving Ohio Forward: Kettering Reimbursement	(16,660.00)	1,676,237.11
Check	11/21/2014	1361	CITY OF DAYTON	Moving Ohio Forward: Dayton Reimbursement	(733,974.21)	942,262.90
Check	11/21/2014	1362	CITY OF TROTWOOD	Moving Ohio Forward: Trotwood Reimbursement	(93,830.86)	848,432.04
Check	11/21/2014	1363	CITY OF WEST CARROLLTON	Moving Ohio Forward: West Carrollton Reimbursement	(22,615.11)	825,816.93

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 Treasurer's Report  
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Type	Date	Num	Name	Memo	Amount	Balance
Check	11/21/2014	1364	GEM CITY KEY SHOP INC.	2 Keyholes, 2 Keys, Service-3993 Salem Avenue	(75.00)	825,741.93
Check	11/21/2014	1365	NAIOP	Dayton Area Chapter Membership	(425.00)	825,316.93
Check	11/21/2014	1366	JILL TRIWUSH	Program Administration Services	(1,560.00)	823,756.93
Deposit	11/28/2014		US Bank	Interest Paid	14.14	823,771.07
<b>Transactions Net Total / Ending Balance</b>					<b>\$ (507,955.81)</b>	<b>\$ 823,771.07</b>



**Montgomery County Land Reutilization Corporation**

Treasurer's Report

Transactions for December 1, 2014 through December 31, 2014

Type	Date	Num	Name	Memo	Amount	Balance
					<b>Starting Balance:</b>	<b>\$823,771.07</b>
<b>Transactions</b>						
Deposit	12/01/2014	67238	LEE & MASON FINANCIAL SERVICES, INC.	Refund 1840 Howell & 1061 Gerhard Premiums	327.49	824,098.56
Deposit	12/01/2014	210763	Mont County Clerk of Courts	Refund 2014 BR 00252, Hicks, Joe	1,075.10	825,173.66
Deposit	12/01/2014	214378	Mont County Clerk of Courts	Dismissal of Case 2014 BR 00370	1,193.10	826,366.76
Deposit	12/01/2014	323410	LEE & MASON FINANCIAL SERVICES, INC.	Insurance Claim Payment: 116 Paisley	6,620.00	832,986.76
Deposit	12/01/2014	1-5267	Terra Title, LLC	West Carrollton Loan Payoff	50,000.00	882,986.76
Deposit	12/01/2014	2303	Garrett Wood, LLC	Purchase 1061 Gerhard Street & 1840 Howell St	1,913.13	884,899.89
Deposit	12/01/2014	3472	The Home Group LLC	Purchase 22 Garrett	2,000.00	886,899.89
Check	12/03/2014	1367	APA-OH	Miami Valley Zoning Workshop	(50.00)	886,849.89
Check	12/03/2014	1368	CHICAGO TITLE INSURANCE COMPANY	Title Exam & Commitment Fees	(500.00)	886,349.89
Check	12/03/2014	1369-1383	MONTGOMERY COUNTY CLERK OF COURTS	Court Costs: 16 Properties	(18,416.40)	867,933.49
Check	12/03/2014	1384	JILL TRIWUSH	Program Administration Services	(2,010.00)	865,923.49
Check	12/12/2014	1385	CHICAGO TITLE INSURANCE COMPANY	Title Exam & Commitment Fees	(2,300.00)	863,623.49
Check	12/12/2014	1386	LEE & MASON FINANCIAL SERVICES, INC.	Property Insurance	(2,532.05)	861,091.44
Check	12/12/2014	1387-1405	MONTGOMERY COUNTY CLERK OF COURTS	Court Costs: 19 Properties	(20,532.00)	840,559.44
Check	12/12/2014	1406	SINCLAIR COMMUNITY COLLEGE	MCLRC Program Briefing: Meeting Room	(433.20)	840,126.24
Fees	12/12/2014		US Bank	Bank Fees: 12/14	(77.95)	840,048.29
Deposit	12/18/2014	45277	County Corp	NIP Loan	12,400.00	852,448.29

**Montgomery County Land Reutilization Corporation**  
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<b>Type</b>	<b>Date</b>	<b>Num</b>	<b>Name</b>	<b>Memo</b>	<b>Amount</b>	<b>Balance</b>
Check	12/18/2014	1407	CHICAGO TITLE INSURANCE COMPANY	Title Exam & Commitment Fees	(250.00)	852,198.29
Check	12/18/2014	1408- 1424	MONTGOMERY COUNTY CLERK OF COURTS	Court Costs: 17 Properties	(20,478.60)	831,719.69
Check	12/18/2014	1425	JILL TRIWUSH	Program Administration Services	(2,700.00)	829,019.69
Check	12/29/2014	1426	CITY OF WEST CARROLLTON	Partial Reimb: Fraser Paper Mill Bldg	(152,736.00)	676,283.69
Check	12/31/2014	1427	COUNTY CORP	MCLRC Program Administration Contract	(148,009.66)	528,274.03
Deposit	12/31/2014	Wire	Montgomery County Auditor	2014 Letter, CD423369 001, Tax Funds	1,642,918.48	2,171,192.51
Deposit	12/31/2014		US Bank	Interest Paid	8.77	2,171,201.28
<b>Transactions Net Total / Ending Balance</b>					<b>\$ 1,347,430.21</b>	<b>\$ 2,171,201.28</b>