

**Montgomery County Land Reutilization Corporation (MCLRC)**  
December Board Meeting  
December 20, 2011

**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)  
Doug Trout, Assistant Prosecuting Attorney, Prosecutor's Office  
Angela Lilly, Treasurer's Office

**Copies To:** Mathias Heck, Prosecutor (Board Member)  
Debbie Lieberman, Montgomery County Commissioner (Board Member)  
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**

Doug Harnish moved to approve the November 8, 2011 MCLRC meeting minutes. The motion was seconded by Dale Berry and approved unanimously by voice vote.

**Order of Business – 2012 Vacant, Abandoned County Statistics & Maps**

Carolyn Rice shared information from the Auditor's update (see attachment) presented on December 15, 2012. The information spells out the growing problem Montgomery County is contending with. Carolyn presented maps prepared by the Auditor's office mapping department which identifies abandoned properties. In order to be called abandoned, the property has to have two year tax delinquency, mowing assessments and water shut off. It has to have all three to be considered abandoned. Last year 1622 properties were considered abandoned. We have grown to over 7000. We still think this is a conservative number because we are requiring all three conditions to be in place to be defined as abandoned as shown in the maps. Montgomery County is also dealing with an aging housing stock, as well as some of the properties becoming functionally obsolete (i.e. – too large with only one bathroom). An expedited tax foreclosure summary was included in the presentation. Per Doug Trout, program is accelerating.

## **Order of Business - 90 Day Road Map**

Funding –Funding will begin after the first of the year. We basically need to just flip the switch to activate funding that is being paid out of the DETAC fund.

Auditing - The state auditor wants to complete the audit of the MCLRC themselves as opposed to using an outside agency. As there are going to be land banks all over the state, the state auditor would like to complete the audits so that they can gain expertise and consistency.

Legal Counsel – Per Doug Trout, the prosecutor’s office may not have the authority to represent the board. There are probably six firms in the county available to use. Carolyn Rice would like to have more information regarding these firms and be able to present this information to the board in January 2012.

Staffing – We are currently taking it month by month, and then as more needs to be done, decide what core person we need for the operation. Potentially start with a part time employee.

Business Plan – We have to set our priorities and have some policies first before we set metrics and decide what we want to accomplish.

Statutory Compliance – The audit by the state would fall under this category. We are basically following the lead of the existing land banks in Ohio.

Procedures – The County Working Group sat down and reviewed what items still needed to be completed from the other county offices. Everyone is ready to go and the Auditor’s office has created the forms we will need.

Protocols for Land Acquisition and Demolition – We just received the proposal from the Center for Community Progress and will need to review before any decisions are made. The board will review and discuss at the January meeting.

Property Insurance Needs – Carolyn Rice met with the county risk management team and a member of the Hylant Group, the insurance firm that represents Montgomery County as well as the Lucas County Land Bank. They will come to the January meeting to present options.

Memorandums of Understanding (MOU) – MOU’s have been sent to Dayton and Trotwood. Carolyn Rice met with Carl Daugherty from Trotwood who has two properties they would like the board to consider acquiring. Also, Don Huber is proposing to do some projects in Centerville/Washington Township to take abandoned homes in relatively good condition and return them to productive use. The board would need to enter into a MOU with the city of Centerville.

Tracking System – Carolyn Rice shared a copy of the Lucas County Land Bank tracking system.

**Order of Business – Follow Up**

Per Doug Trout, the titles for the three properties requested by the City of Dayton at the November board meeting will be ready in about a week. The properties are set to be adjudicated in mid-February.

**Order of Business - Announcements**

The next board meeting is scheduled for Tuesday, January 17, 2012.

**Call to Adjourn**

There being no further business, the meeting was adjourned.

**Montgomery County Land Reutilization Corporation (MCLRC)**  
**Meeting Agenda**  
**Tuesday, December 20, 2011**

**Welcome:** Treasurer Carolyn Rice

**Roll Call**

**Approval of Minutes**

**Center for Community Progress Report & Recommendations**

**2012—Vacant, Abandoned County Statistics & Maps**

**90 Day Road Map:**

- Establish county land reutilization fund per ORC 321.263
- Transfer money to county land reutilization fund from County Treasurer for initial funding of MCLRC
- 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 update)
- Operational Tasks
  - Protocols for land acquisition and demolition
  - Property insurance needs
  - MOUs with first four targeted jurisdictions (Dayton, Harrison Twp, Trotwood, Riverside)
  - Accounting/property tracking system
  - Website

**Announcements**

**Next Meeting:** Tuesday, January 17, 2012 @ 3:30 pm

**Adjourn**