

**Montgomery County Land Reutilization Corporation (MCLRC)**  
December Board Meeting  
December 18, 2012

**Attendees:** Carolyn Rice, Treasurer (Chair of the Board)  
Judy Dodge, Montgomery County Commissioner (Board Member)  
Debbie Lieberman, Montgomery County Commissioner (Board Member)  
Dale Berry, Pres. Washington Twp. Board of Trustees (Board Member)  
Doug Harnish, Principle Market Metrics (Board Member)  
Paul Robinson, Chief Deputy Treasurer, Treasurer's Office (Treasurer)  
Karl Keith, Montgomery County Auditor  
Dan Foley, Montgomery County Commissioner  
John Theobald, Commission Asst. to Debbie Lieberman (Commission Representative)  
John Cumming, Chief of Civil Division, Prosecutor's Office  
Sam Braun, Auditor's Office  
Cathy Startzman, Commission Office  
Kate Evans, Treasurer's Office  
Angela Lilly, Treasurer's Office (Secretary)  
Miranda Wilson, MVFHC, Fair Housing Analyst

**Absent (Copies To):** Nan Whaley, City of Dayton Commissioner (Board Member)  
Mathias Heck, Prosecutor (Board Member)  
Doug Trout, Assistant Prosecuting Attorney, Prosecutor's Office

**Call to Order**

Carolyn Rice, Chair of the Board, noting a quorum, called the meeting to order at 3:30 p.m. A copy of the agenda is attached for reference.

**Order of Business - Approval of Minutes**

Dale Berry moved to approve the November 20, 2012 meeting minutes. The motion was seconded by Doug Harnish and approved unanimously by voice vote. Debbie Lieberman abstained due to absence at November 20, 2012 board meeting.

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

Paul Robinson reported the MCLRC account has a balance of \$88,105.80. A reimbursement from Moving Ohio Forward was deposited into the account for Harrison Township for two demolitions (approx. \$8500), with the money then being forwarded to Harrison Township.

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

Carolyn Rice stated the only funding requiring approval by the Board of County Commissioners is the increase in the Delinquent Tax and Assessment Collection (DTAC) fees.

Commissioner Foley shared a list of items that the commission wants to be addressed. The first item requested is a strategic plan, including the land bank's goals, potential projects and investment criteria. The second item requested is an operating plan & budget, to include staffing, consulting, attorney and operating costs. Finally, the commission would like assurances that the land bank has the support of the major taxing jurisdictions affected by the proposed DTAC fee increase, especially school superintendents.

Doug Harnish responded to Commissioner Foley's request for investment criteria by explaining that unlike the private sector, the land bank's primary objective is to be responsive to and help facilitate the strategic requests the jurisdictions will bring to the land bank. In Doug's personal communications with the jurisdictions in our county he has not received any objections to the land bank. Instead, the jurisdictions are looking for the land bank to get started right away and become fully operational. One of the critical issues to be addressed is the loss of marketability affecting many neighborhoods.

Carolyn Rice explained that there are now fifteen counties in Ohio that have land banks, and using 5% DTAC is used almost universally by all because DTAC is a manageable, stable revenue. In fact, the Lucas County Land Bank has been very successful using 5% DTAC for the last two years. Since Lucas County is very comparable in size to Montgomery County and shares a similar philosophy with the Montgomery County Land Bank (small staff, be strategic in acquiring parcels, etc.), Carolyn has invited County Treasurer Wade Kapszukiewicz to come to Dayton to present a case study to our group. The Lucas County Land Bank 2013 Budget will be used as a proforma budget for the Montgomery County Land Bank if 5% DTAC funding was in place. It was also agreed to hold a forum in the next four to six weeks to present this information to the commissioners and/or the community.

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

Representatives from Attorney General Mike DeWine's Office recently came to Dayton for a site visit regarding the Moving Ohio Forward program. Aaron Sorrell from City of Dayton and Jack Kuntz from Harrison Township were able to offer insight into the demolition activities their jurisdictions are doing under this program. We learned that Montgomery County is in fact one of the first counties to request a reimbursement.

### **Announcement**

The next board meeting is scheduled for Tuesday, January 15, 2013.

### **Call to Adjourn**

There being no further business, the meeting was adjourned.

**Montgomery County Land Reutilization Corporation (MCLRC)**  
**Board Meeting Agenda**  
**Tuesday December 18, 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 – Dayton, Trotwood, Riverside, Harrison Twp, and Kettering in place
  - 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)

Ohio Land Bank Conference Nov 27-28 in Cleveland

**New Business-** Upcoming Terms on Land Bank Board

**Announcements-**

**Next Meeting:** Tuesday, January 15th @ 3:30 pm

**Adjourn**