

Community Briefing

News from Montgomery County Land Bank
Winter 2022

Land Bank Assists with Brownfield Grant Applications



The screenshot shows the Ohio Department of Development website. The navigation menu includes 'FOR BUSINESS', 'FOR INDIVIDUAL', 'FOR COMMUNITY' (highlighted), and 'ABOUT US'. The breadcrumb trail reads 'Development / Community / Redevelopment / Brownfield Remediation Program'. The main heading is 'Brownfield Remediation Program'. Below the heading is a photograph of a large, ornate, multi-story building. To the right of the photo is an 'Attachment' section with a document icon and the text 'Review program guidelines & detailed information', with a 'DOWNLOAD' button below it. On the left side of the page, there is a sidebar with the text 'Community', 'WELCOME', and 'HOUSING & HOMELESSNESS'. At the bottom of the page, there is a 'Share this' section with social media icons for Facebook and Twitter.

The Ohio Department of Development issued [guidelines](#) in December for the state's new [Brownfield Remediation Program](#). The program offers local jurisdictions nearly \$350 million in grants, including a \$1 million per-county set-aside, to assist in the remediation of hazardous substances or petroleum at industrial, commercial or institutional properties.

The per-county set-aside is being awarded on a first-come, first-served basis until June 30, 2022. After that date, any remaining funds in the county set-aside will be added to general fund and made available for grants throughout the state on a first-come, first-served basis.

The Land Bank makes application assistance available to Montgomery County communities. This is an opportunity for jurisdictions to make use of the Land

Bank's brownfield support services, including access to an environmental team providing legal counsel and technical (engineering) support.

The Brownfield Remediation Program was created with the support of the Ohio General Assembly, which funded the program as part of the 2021 state biennium budget.

To request the Land Bank's support services, please contact Susan Considine at sconsidine@MCLandBank.com.

Nuisance Properties Targeted for State Demolition Program



The Land Bank intends to submit a list of residential and commercial structures/sites in Montgomery County to request funding from the state's [Demolition and Site Revitalization Program](#), well ahead of the Feb. 28 deadline. Fourteen local governments have chosen to participate in the program.

The General Assembly last summer adopted legislation that allocates \$150 million

for the demolition of dilapidated residential and commercial structures not on brownfields to revitalize communities and encourage redevelopment. The program provides a \$500,000 per-county set-aside. The balance of the funds, if any, will be awarded later, on a first-come, first-served basis.

Each county is required to name a lead entity to apply for and receive the funds on behalf of its participating jurisdictions. In counties with established land banks, those agencies are the preferred designated lead entity.

Only properties that are vacant and a blighting influence are eligible. Another requirement is that the local government have a strategic plan and/or Community Housing Improvement Strategy to identify blighted, vacant or abandoned structures.

The [Ohio Land Bank Association](#), including the Montgomery County Land Bank, advocated for the legislation to support communities' efforts to eliminate blight, productively reuse properties, improve neighborhoods and stabilize property values.

From Eyesore to 'Knock-Your-Socks-Off' Fabulous



(Left) Prior to the Land Bank's involvement, neighbors had cleaned up the mess created by squatters who had broken into the abandoned Huffman Historic District house and dumped its contents outside.

(Right) The renovation now in progress.

The full-scale renovation of a long-abandoned, tax-foreclosed neighborhood nuisance in Dayton's [Huffman Historic Area](#) is well underway. Sold last summer as an historic pilot under the Land Bank's [DIY Renovation Program](#), the structure at 1733 E. 4th St. is being restored with equal measures of professional know-how, years of renovation experience, skilled construction work and TLC.

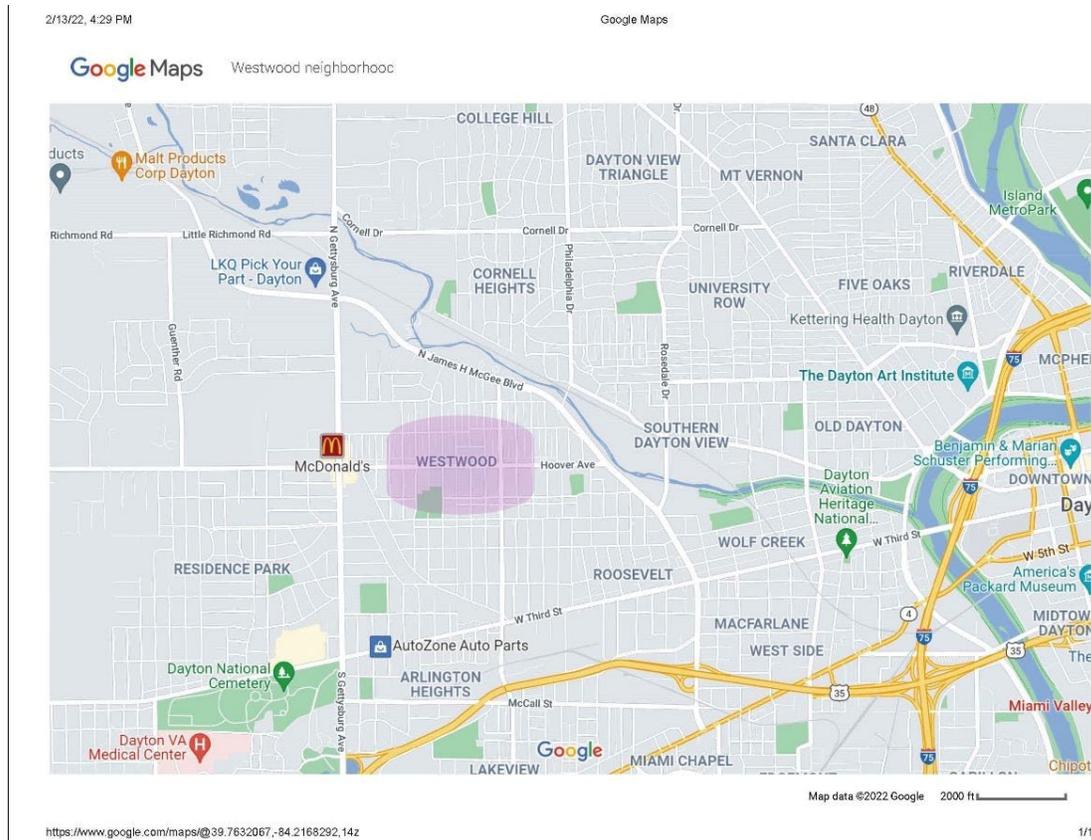
The property was purchased by Becky Howard, who has lived in the neighborhood for 30 years and owns a home-restoration business. She and her late husband, Mike Osgood, renovated several Huffman District homes to protect the value of their own home, enhance safety, create a family-friendly environment, foster neighborhood pride and boost marketability.

After the most recent purchase, Becky spent several weeks obtaining drawings and the appropriate permits for a revised floor plan that accommodates modern living preferences while retaining the charm of an early 20th century home. She has located period-appropriate doors, trim and other accoutrements for areas where items are missing or need to be added to ensure finishes are compatible throughout the home. In addition, the second-floor roof has been raised to add a bedroom and bathroom.

The Huffman Historic Area was listed in the [National Register of Historic Places](#) in 1982. When offering the home for sale, Land Bank staff took extra steps to inform potential bidders of the home's historic character and the additional requirements that designation entails.

“Huffman really is a great place to live,” said Becky, who hopes to finish the project by summer. “1733 E. 4th St. is gonna knock your proverbial socks off when I'm done!”

Neighborhood Volunteers Secure Support for Planning Program



Dayton's [Westwood neighborhood](#) is the newest area being studied under the [Land Bank Planning Grant](#) program. The city of Dayton will manage the process with support from a professional planning firm and input from local residents, businesses and institutions.

Under the program, participating jurisdictions receive a Land Bank grant of \$50,000 toward the effort and must provide a 25% match. What makes this project unique is the initiative of volunteers from the Westwood neighborhood association, who secured a \$12,500 contribution from Key Bank to help pay the required match.

Bounded by the Wolf Creek, Gettysburg Avenue, West Third Street and Kilmer Avenue, the area occupies a geographically significant location because of its

proximity to [Wright-Dunbar Village Historic Area](#), the [National Aviation Heritage National Historic Park](#), the [Dayton VA Medical Center](#) and National Cemetery and the [Wright Factory](#) site.

The area's population has declined by one-half since the 1990s, now totaling approximately 4,400. In addition, the area was hit hard by the 2008 foreclosure crisis, and the [housing](#) challenges are many, including back taxes, neglect, disinvestment and abandonment. The goal will be to rebuild market confidence in the area.

The plan will take approximately one year to complete, once under contract.

New County Treasurer on Land Bank Board



As of September 2021, Montgomery County had a new treasurer – and a new Land Bank board member.

John McManus was elected Montgomery County treasurer in November 2020. Prior to that, he had served as chief deputy to Montgomery County Clerk of Courts Mike Foley, where he was responsible for the management and oversight of

multiple departments involved in the administration of justice.

In 2015, while still a law student at the University of Dayton, John was elected to the Dayton Board of Education, where he served from 2016 to 2020, holding several positions including, board vice president and finance chairman.

John moved from Memphis to Dayton to pursue higher education, having worked in state and federal government. After graduating from the University of Memphis with a Bachelor of Arts in Political Science, he served as a White House staff assistant in the administration of President George W. Bush.

He later served as a regulatory and publications specialist to Tennessee Secretary of State Tre Hargett, and then as legislative liaison and public information officer to Tennessee Governor Bill Haslam.

John says he is honored to serve the residents of Montgomery County as treasurer, and is passionate about safe, stable, and thriving neighborhoods.

A Centerville resident, John holds a Juris Doctor from the University of Dayton School of Law.
