

Montgomery County Land Reutilization Corporation (MCLRC)
Annual Board Meeting
June 21, 2022

Attendees: Sheila Crane, Realtor/Community Dev. Specialist, HER Realtors (Vice-Chair of the Board)
Judy Dodge, Montgomery County Commissioner (Board Member)
John McManus, Montgomery County Treasurer (Board Member)
Todd Kinskey, Director of Plan. & Comm. Dev., City of Dayton (Board Member)
Sharon Lowry, Trustee, Washington Township (Board Member)
Mike Grauwelman, MCLRC (Executive Director)
David Williamson, MCLRC (General Counsel)
Darren Andrews, Dir. of Finance, Treasurer's Office (Treasurer)
Angela Lilly, Montgomery County Treasurer's Office (Secretary)
Cory Frolik, Reporter, Dayton Daily News

Absent:

(Copies To) Carolyn Rice, Montgomery County Commissioner (Chair of the Board)

Call to Order

Sheila Crane, Vice-Chair of the Board, noting a quorum, called the meeting to order. A copy of the agenda is attached for reference.

Approval of Minutes

John McManus moved to approve the April 19, 2022, Board meeting minutes. The motion was seconded by Judy Dodge and approved unanimously by voice vote.

New Business – Item No. 1: Deed in Lieu of Taxes 3744 Pittsburg Ave.

A small parcel of land off Salem Avenue is significantly delinquent in taxes and has a lien against it due to a credit card loan. The owner will donate the property to the Land Bank, and the Land Bank will transfer the property to CountyCorp. CountyCorp will assist the owner with the title search and payment of the lien. CountyCorp plans to transfer the property to Kettering Health Network as part of their growing developments in Harrison Township. For clarification, the agenda will be amended to approve the transaction based on the parcel identification number of E20 17319 0001 (Pittsburg Avenue) as 3744 Pittsburg Avenue is parcel identification number E20 17319 0002. Sharon Lowry moved to approve the Deed in Lieu of taxes for E20 17319 0001. The motion was seconded by Judy Dodge and approved unanimously by voice vote. *See attached agenda items memo for details.*

Monthly Financials

The biggest variance in the June report came from the legal consulting line, which is typical. There is increased activity in our Environmental Support program, and we were awarded an EPA Grant of \$500,000. These funds will be used for doing environmental Phase I & II assessments of properties. The Commercial program has a net of \$17K, with some legal fees concerning a vacant lot on North Dixie Drive. This lot may be a candidate for the ODOD demolition grant to prepare it for reuse. The Land Banking program has a positive revenue of \$22K due to the repayment of funds from the City of West

Carrollton from Phase I environmental work. The ODOD demolition line item reflects costs for environmental surveys being completed on properties to prepare them for demolition. The miscellaneous investment is revenue generated by funds in Star Ohio. The TFAP and DIY programs have approximately \$70K in deferred revenue based on the 35 properties currently in the process. The cash balance after financial commitments and obligations is approximately \$5.6 million.

ODOD Site Revitalization Program

ODOD is supposed to announce award amounts on July 1, 2022, and agreements should be in place by the end of July. The start date of when funds will be reimbursed was changed to January 1, 2022. The Land Bank is offering legal assistance to the more rural townships that would like to remove nuisance properties.

Foreclosure Processes and Court Ruling

There has been a restart to the Board of Revision Foreclosure process, and the first case is scheduled for July 29, 2022. The new policy is that a property's tax delinquency needs to be more than the County Auditor's assessed value to be eligible for the BOR process. The Land Bank staff reviewed properties in the Twin Towers neighborhood. One hundred seventy-five properties were tax delinquent. Due to the new BOR policy, only nineteen were eligible for the BOR process. Of the nineteen, only two were viable and qualified for renovation. Per Todd Kinskey, the more significant issue is that the 150 properties that do not meet the policy requirements have no resolution. They will have to sit vacant for a few more years and will deteriorate to the point that renovation is not feasible before they would be eligible under the new policy guidelines. One alternative is properties could be acquired through a tax lien and private foreclosure process.

David Williamson gave an overview of the court ruling in the BOR Expedited foreclosure case. The ruling decided that there was no basis for holding a class action and assessed valuation of property is not evidence of value for non-tax purpose.

Call to Adjourn

There being no further business, Joh McManus moved to adjourn the meeting. Judy Dodge seconded the motion.

I hereby certify that the minutes related to the Board of Directors' monthly meeting June 21, 2022, set forth above, are the minutes approved by the Board of Directors at their meeting of July 19, 2022.

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



Board Agenda

Montgomery County Land Reutilization Corporation

June 21, 2022 3:30 pm
Montgomery County Administration Building
11th Floor Conference Room

Call to Order: Vice Chair Sheila Crane

Roll Call:

Approval of Minutes: April 19, 2022 (Attached)

Old Business:

New Business:

- **Item No1. Deed In Lieu Of Taxes 3744 Pittsburg Ave.** (Attachment)
 - Presentation and Discussion
 - Motion to Approve

Other Business:

- Monthly Financials
- ODOD Site Revitalization Program
- Foreclosure Processes and Court Ruling

Next Meeting: July 19, 2022 @ 3:30 pm

Adjourn



To: MCLRC Board of Directors

From: Mike Grauwelman, Executive Director

Date: June 21, 2022

Subject: Agenda Items Memo

Item No. - Deed in Lieu Request – 3744 Pittsburg Ave, Harrison Township, Ohio

Action Requested: Approval to accept the subject property as a deed in lieu of taxes.

Steering Committee Recommendation:

Staff Recommendation: Approval

- **Request:** This request involves the use of a Land Bank authority commonly referred to as “deed in lieu of foreclosure”. This authority allows the Land Bank to receive a tax delinquent property from an owner and expunge any delinquent real estate taxes. This process does not remove liens on property. Therefore, title work is required and paid for by the owner. In most cases where an owner desires to donate property the title is highly encumbered making this a seldom used approach to reuse. The process is administrative and offers a quick non-judicial transfer and tax relief of properties the Land Bank would like to position for reuse.

If the deed in lieu is approved, the owner will donate the property to the Land Bank, and the Land Bank will transfer the property to County Corp. County Corp., under the direction of Steve Naas has assisted the owner by providing a title search and is guaranteeing the payment of a small credit card loan lien on the property. County Corp has engaged with Kettering Health Network and has plans to transfer the property to Kettering as part of their growing developments in Harrison Township. The intended end use is not specifically known at this point, but staff feels confident that positioning this piece of property in the hands of KHN is in the best interest of the community and has the support of Harrison Township. Coolidge Wall has confirmed that the issues noted within the title work and arrangements have been made with County Corp to clear them.

- **Property Description:** The subject property is a vacant lot on Pittsburg Avenue about a half a block from the intersection with Salem Avenue and adjacent to Kettering Health Network’s new community health center. It is a key piece of property that will help protect this new key community asset. According to the Auditor’s website, the lot is .2208 acres in size and has an assessed value of \$10,400. There are \$8,853.09 in delinquent taxes currently due and not a single payment on electronic record. The tax ID number is E20 17319 0001.
- **Recommendation:** Based upon the facts presented above Approval is recommended.