

Montgomery County Land Reutilization Corporation (MCLRC)
November Board Meeting
November 15, 2022

Attendees: Carolyn Rice, Montgomery County Commissioner (Chair of the Board)
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)
Brian Sharp, Realtor/Director of Market Dev., Berkshire Hathaway (Board Member)
Kery Gray, Commission Aide to Carolyn Rice (Commission Representative)
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)

Absent:
(Copies To)

Call to Order

Carolyn Rice, 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 September 20, 2022, Board meeting minutes. The motion was seconded by Sheila Crane and approved unanimously by voice vote.

Other Business – Executive Session

Sharon Lowry moved to enter Executive Session to discuss litigation and personnel. The motion was seconded by Sheila Crane. Carolyn Rice took a roll call of those Board members in favor of entering Executive Session.

Roll Call:

Brian Sharp, aye
John McManus, aye
Sheila Crane, aye
Judy Dodge, aye
Todd Kinskey, aye
Sharon Lowry, aye
Carolyn Rice, aye

Todd Kinskey moved to exit Executive Session. Sheila Crane seconded the motion. Carolyn Rice took a roll call of those Board members in favor of leaving Executive Session.

Roll Call:

Brian Sharp, aye

John McManus, aye

Sheila Crane, aye

Judy Dodge, aye

Todd Kinskey, aye

Sharon Lowry, aye

Carolyn Rice, aye

Todd Kinskey moved to approve a 4% increase in pay retroactive to January 1, 2022, for Mike Grauwelman, Executive Director of the Land Bank. The motion was seconded by Brian Sharp and approved unanimously by voice vote.

New Business – Item No. 1: 2023 Objectives

The Board reviewed the 2023 Objectives. New acquisition policies need to be established as the current tools of the Board of Revision, Sheriff's sales, and discounted tax liens purchases all have issues that are still being resolved. A new acquisition approach would be using ORC 3767.41. In the Brownfield area, we are developing a client brownfield support structure. An advisory committee has been established and will network within the community for awareness building. The program will provide communities roadmaps to remediate brownfield properties. Notifying communities of the USEPA Assessment grant of \$500,000 that was received for Phase I & II assessments. Implementation of the ODOD grant, which includes obtaining and completing 2022 awards and positioning ourselves for money that may become available in 2023. Brian Sharp moved to approve the 2023 Objectives. The motion was seconded by Sharon Lowry and approved unanimously by voice vote. *See attached 2023 Objectives and Metrics for more details.*

New Business – Item No. 2: 2023 Budget

The Board reviewed the 2023 Operating and Program budgets. Two lines that have changed significantly in the operating budget are personnel and advertising. The personnel line item will see an increase in cost as the organization moved to eight full-time positions that include increased health insurance costs. The advertising line item was increased to prepare for the 2023 Ohio Land Bank conference that will be held in Dayton. On average, the organization's revenue runs \$1.6 million each year. The Board needs to be cognizant of the sustainability of the organization as expenses begin to match income. Under program budgets, expenses in the DIY program are increasing to improve properties due to their condition upon acquisition. From the \$500K Brownfield-USEPA award, \$150,000 is projected to be expended in 2023, with \$50,000 contributed by the land bank to support the program. No funds in the ARPA fund as the program is still in development. For the purpose of the budget, we are assuming we will receive the full ODOD ask amount and expend the full amount. Judy Dodge moved to approve the 2023 Budget. The motion was seconded by Kery Gray and approved unanimously by voice vote. *See attached 2023 Program Budgets for more details.*

New Business – Item No. 3: Deed in Lieu 46 Rockwood Avenue

The City of Dayton has asked the Land Bank to acquire the lot located at 46 Rockwood Avenue as it is in one of the ARPA focus areas. There are \$27,026.33 in delinquent taxes currently due. The owner is willing to donate the parcels to the Land Bank as a deed in lieu of taxes. Todd Kinskey moved to approve the Deed in Lieu Request for 46 Rockwood Avenue. The motion was seconded by Kery Gray and approved unanimously by voice vote. *See attached agenda item memo for more details.*

New Business – Item No. 4: Deed in Lieu 2506 Wagner Ford Road

Harrison Township has asked the Land Bank to acquire the property located at 2506 Wagner Ford Road so they can control the future use and the demolition of the existing structure that sustained damage in the 2019 tornado. There are currently delinquent taxes of \$221.36 and the owner is willing to donate the property to the Land Bank as a deed in lieu of taxes. Todd Kinskey moved to approve the Deed in Lieu Request for 2506 Wagner Ford Road. The motion was seconded by Kery Gray and approved unanimously by voice vote. *See attached agenda item memo for more details.*

Monthly Financials

There is no significant variance in this month's financials. There was a reduction in the office supplies cost. The legal and consulting line item increased as funds were allocated for outside resources needed for unforeseen expertise. With the approval of the 4% increase, there will be an overage in the personnel line item at the end of November. The TFAP expenditures have increased due to a refresh of previously conducted title work coming through the tax foreclose process. The DIY program properties continue to require more work and money to be spent to improve properties. The Planning Grant program awarded two grants this year. The Land Banking program has revenue due to the repayment of funds from the City of West Carrollton from Phase I environmental work. ODOD program expenditures are from work that has been begun in anticipation of the state award. The Brownfield Grant program accounts for legal and consulting services to the communities for guidance with brownfield properties. Miscellaneous investment is interest income from the Star Ohio Investment account. The cash balance after financial commitments and obligations is approximately \$8.7 million.

ODOD Site Revitalization Program Award

The Governor announced a partial award of ODOD funds to approximately thirty counties. The larger counties, other than Cuyahoga, were not named in the awards. ODOD is asking for additional information that was not part of the original request before announcing more awards.

Announcement

The next Board meeting is scheduled for Tuesday, December 20, 2022, at 3:30 p.m.

Call to Adjourn

There being no further business, Todd Kinskey moved to adjourn the meeting. Brian Sharp seconded the motion.

I hereby certify that the minutes related to the Board of Directors' monthly meeting November 15, 2022, set forth above, are the minutes approved by the Board of Directors at their meeting of December 20, 2022.

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



Board Agenda

Montgomery County Land Reutilization Corporation

November 15, 2022 3:30 pm
Montgomery County Administration Building
11th Floor Conference Room

Call to Order: Carolyn Rice, Chair

Roll Call:

Approval of Minutes: September 20, 2022 (Attached)

Old Business:

New Business:

- **Item No 1. 2023 Objectives** (Attachment)
 - Presentation and Discussion
 - Motion to Approve

- **Item No 2. 2023 Budget** (Attachment)
 - Presentation and Discussion
 - Motion to Approve

- **Item No 3. Deed in Lieu 46 Rockwood Ave.** (Attachment)
 - Presentation and Discussion
 - Motion to Approve

- **Item No 4. Deed in Lieu 2506 Wagner Ford Road** (Attachment)
 - Presentation and Discussion
 - Motion to Approve

Other Business:

- Monthly Financials
- ODOD Site Revitalization Program Announcement

Adjourn To Executive Session to Discuss Litigation and Personnel

Next Meeting: December 20, 2022 @ 3:30 pm

Adjourn

2022 OBJECTIVES AND METRICS

November 12, 2021

Introduction: Each year the organization adopts a set of objectives and metrics intended to direct its efforts and provide a means to measure results. They are based upon the organization's mission, vision, goals, values, and priorities; mission strategies and tactics; business model; human and financial resources; and the operating environment. The following is a review of these items followed by the recommended 2022 objectives.

Mission: To reposition distressed real estate to support Montgomery County's communities in building quality of life and vibrant neighborhoods, one property at a time.

Vision: Montgomery County's communities are comprised entirely of thriving neighborhoods with sustainable real estate markets that enhance residents' quality of life.

Values:

- **Public Service:** We offer our unique expertise and authorities to assist all communities use real estate to serve their residents' goals.
- **Financial Responsibility:** We strive to maximize our resources by investing strategically in projects that address communities' goals.
- **Collaboration:** We seek out public agencies, nonprofits, and private entities to leverage our collective expertise and resources.
- **Quality of Life:** We work to create neighborhoods where residents want to live and can thrive.
- **Equity:** We promote equity allocating resources according to need, feasibility, and community benefit.

Priorities:

- Build momentum as part of a strategy and a larger, long-term plan.
- Have broad financial and community support.
- Can utilize our expertise, unique powers, or resources to leverage additional support.
- Are in foreclosure impacted areas or tipping point neighborhoods.
- Present complex real estate challenges that can be resolved with Land Bank technical assistance.
- Generate tax revenues and preserve community wealth through reuse.
- Deliver creative solutions to real estate issues through collaboration with other entities.
- Provide positive benefits that outweigh the resource and opportunity costs.
- Represents a real estate opportunity that the Land Bank can materially impact.

Goals:

- Maintain communications with Montgomery County’s communities to ensure they are aware of Land Bank offerings.
- Stabilize neighborhoods by reducing blight and returning properties to the tax roll.
- Work with communities and partners in developing comprehensive neighborhood revitalization plans and sustainable residential markets.
- Collaborate with communities and partners supporting their redevelopment efforts.
- Leverage our unique expertise and powers to reposition tax-delinquent commercial and industrial properties to create opportunities for reuse.
- Support the redevelopment of contaminated properties that otherwise may not be possible.
- Enable reuse of all properties by providing technical assistance on complex real estate issues.
- Serve the entire county by balancing the needs of urban, suburban, and rural communities.
- Ensure that the Land Bank remains financially viable.

Mission Strategies and Tactics: The organization works to support Montgomery County communities and citizen’s development (community and economic) aspirations, preserve community wealth, and improve the quality of life. Land Bank programs and projects accomplish this by:

- Leveraging the organizations unique authorities under the ORC
- Encouraging and conducting strategic planning.
 - Aligning its programs and projects with community goals and objectives.
 - Aligning community organizations and resources
 - Coordinating activities with other organizations
- Acquiring and repositioning distressed tax delinquent properties
- Returning balance to market supply and demand.
 - Demolishing blighted properties.
- Eliminating barriers (financial, title) that prevent a property’s reuse.
 - Repositioning and conveying distressed properties.
- Generating tax revenues thru reuse by new ownership
- Investing in Target Neighborhoods
 - Returning consumer / market confidence
- Seeking creative solutions to real estate issues
- Assembling and banking properties for redevelopment

Business Goal Strategies and Tactics: The organization’s business goal is to operate efficiently and in a sustainable manner, while delivering the greatest impact to the community*. The organization uses the following strategies and tactics to support the goal:

1. Operate programs that are sustainable.
 - a. Charging fee for service to offset expenses.
2. Leverage resources to encourage private investment.

- a. Invest in target areas that the market could support.
- 3. Acquire or leverage other forms of public investment.
 - a. Requiring match from communities.
- 4. Maintain a range of real estate capability outsourcing specialized areas, while maintaining core competencies. Core Competencies Include: Real estate, Community / Economic development, Program and project management, Grant administration, Facility Management, Finance.
 - a. Provide incentives for communities to develop plans and strategies for their neighborhoods / properties through planning grant.
 - b. Provide tools for local communities to address challenged properties through the loan program, land banking, TFAP, commercial redevelopment.
 - c. Leverage local involvement to obtain community input in the development of neighborhood plans.
 - d. Identify and embed specialized competencies such as: legal, environmental, brokerage, appraisal, etc.

* Community benefits include increased tax collections, removing blight, reducing crime, facilitating investment and community pride, establishing market confidence, etc.

Human and Financial Resources: The organization is staffed by 7.6 full time equivalent members and augmented by contracted resources to perform its mission. 2022 will see the departure of one employee that is currently part-time. The budget will include this position as a full-time employee in anticipation of new funding opportunities or an increase in the DIY program. Financial resources from a portion of delinquent tax collections each year support operations. These funds have been consistent over the past six years but declining. Additional resources come from service fees and state and federal programs. These resources are short term, unpredictable, and unable to support long term programming.

Operating Environment: The challenges that the organization currently faces in advancing its mission include suspended tax foreclosure process, COVID, available reuse inventory, financial risk, and project control / support. There are also significant opportunities that are making themselves available to the organization in 2022. These include funding from the American Rescue Plan Act, Ohio Brownfields, and Demolition programs. These objectives challenges and opportunities are further articulated below.

Suspended Tax Foreclosure Process: The Board of Revision process established under the Ohio Revised Code has been challenged in both the state and federal courts. These challenges have raised concerns locally and a suspension of this foreclosure process occurred in 2021. After a 120-day suspension of activities the county has made modifications to its approach to tax foreclosure. The process has not yet been formalized but the proposed changes to the process will impact Land Bank human resources and its programming.

COVID: The COVID pandemic has and will continue to have an impact upon the real estate market, the full impacts of the virus on the economy are still playing themselves out. The sectors that are likely to be impacted are retail and office. The impact on retail simply being

the acceleration of online purchases and office because of remote office operations. Although both shifts in space use are likely to remain a part of our work and buy culture, the magnitude and term of these shifts is unclear. The industrial and multi-family markets continue to see growth, while the low interest rate environment will help homeowners in need of work outs. The significant increase in single family home prices was due to a shortage of supply and is expected to subside in 2022 as concerns over moving during the pandemic diminish.

Reuse Inventory: The available reusable foreclosure residential property inventory has dwindled in recent years. The inventory was generated by the foreclosure crisis, depression, and a weak market, which is now thirteen years distant. A vast majority of the housing crisis properties have aged and are now either in an accelerated state of disrepair or absorbed by the market. The demand for property during the COVID crisis has exacerbated available inventory. The most critical threat to inventory has been the discontinuance of the tax foreclosure process, which shut off the pipeline. The improved economy enabled the market (Owner's improved financial position, Banks willingness to foreclose, Investor confidence to purchase, and Consumer increased demand) to respond to viable properties as assets, when they might have been available during the crisis / depression period. Consequently, the Treasurer's Office has been able to increase collections leveraging sheriff's sales reducing available viable program inventory.

Although there remains a significant amount of vacant, abandoned, and tax delinquent inventory on the landscape it can broadly be characterized as: located in highly distressed neighborhoods with very weak markets; without a strategic purpose / plan; having historically suffered from disinvestment; and / or are functionally obsolete. These areas require a transformative plan to reestablish a place in the market. Unfortunately, transformative plans are both challenging financially and socially. The various federal programs intended to address the impact of COVID on the economy may create opportunities to attempt transformative redevelopment efforts.

The impact to the organization of these events has been increased field time reviewing properties that are not viable for reuse or represent substantial risk investments while BOR was operational, and a stop to field work and after BOR was halted. The result is TFAP, DIY will not produce the (income, number properties impacted) results as in the past, or allow initiatives such as Thriving Neighborhoods to gain momentum.

Financial Risk: The organization's operating activities depend upon arranging for transactions in which a property disposition is in place. Although we have established programs that are pro-active, it is increasingly difficult to find properties in which we are confident that disposition can be achieved without suffering economic loss. Our inability to access properties to determine their condition pre-foreclosure (structural, environmental) furthers this challenge. The 2022 budget anticipates a more aggressive approach to the acquisition of DIY properties to maintain inventory, and the organization has a clear path to acquire tax delinquent property.

Project Control / Support: The organization has positioned itself to support communities and not lead. This places overall project management responsibility (outcomes, schedule, etc.) with the community. Our experience has been that other organizations involvement adds complexity in completing projects as these organizations are often managing other activities seen as a higher priority. This basic alignment issue consistently challenges the Land Bank's productivity and implementation schedules.

The organization is highly dependent upon a variety of organizations to process foreclosures in support of its mission. These organizations have various roles, responsibilities, and priorities that challenge a predictable process. This is a reality of the complexity of the legal process, and the number of organizations that support it. Further there are instances in which the Land Bank objectives are directly competing with those of the support offices, or with the capacity of the foreclosure system. As is the case with the discontinuance of the BOR process in June, Dayton Lot Links program COVID related shutdowns which have generated a huge backlog of properties in the foreclosure process. The litigation concerning the Expedited Foreclosure process has also added uncertainty to a process. The Treasurer's Office responsibility to collect taxes and the Land Bank's use of foreclosure to reposition properties is an example of competing public interests. The Land Bank and Treasurer's Office have adopted a policy that serves both public interests. The budget and objectives assume that the organizations will continue to build on this policy foundation in 2022. The focus of these efforts will be in developing a process to offer discounted tax lien sales.

Opportunities: The opportunities that exist come in the form of financial support resulting from the American Rescue Plan Act, Ohio Brownfields and Demolition programs. These sources of funds could enable the organization to advance its initiatives but will require an expansion of human resources to manage these one-time funded efforts. Careful planning and commitments of reserves are anticipated to take advantage of these resources.

Operational Changes: The organization will need to become more aggressive and develop new tools to achieve its community vision. Loosely translated this means there will need for a greater tolerance for risk (properties / neighborhoods) not otherwise absorbed / accepted by the market. Below are examples of how this approach will change our activities.

For commercial pro-active properties we will see greater financial challenges to reposition properties, and there may not be a full understanding of risk including:

- Property's disposition timeframe - Holding Costs
- Environmental condition – Remediation Costs
- Repositioning costs – Demolition, Landscaping Costs
- Title Challenges – Legal Costs

For residential property, a more aggressive posture would include foreclosing on additional properties that do not qualify for expedited foreclosure as vacant and abandoned under the Ohio Revised Code but are tax delinquent. These may include:

- Landlord owned

- Undetermined to be abandoned (Appear vacant but Utility service on)
- Acquiring higher risk (potential demolition) properties
- Acquiring and investing in properties for DIY (The 2022 budget anticipates this approach to maintain needed inventory.)

For Thriving Neighborhoods, the implication is to be flexible in choosing neighborhoods to allow the program to develop, and for a variety of communities and markets to experience the program. The program will see increased rehab and acquisition costs (purchases may become a norm).

The organization’s human resource capacity available as NIP demolition activity ends (maintenance, reporting, and disposition activities will continue) are absorbed by the Demo 2.0 program.

The organization’s 2022 focus will be to make resource and program adjustments to account for changes in the operating (Funding, Foreclosure, COVID) and economic environment, and continuing existing initiatives incorporating additional tools and resources.

STRATEGIC OBJECTIVES

- **Develop Client Brownfield Support Structure**
 - ✓ Establish and Provide Technical Support
 - ✓ Provide Legal Support
 - ✓ Support Funding Applications
 - ✓ Support Project Implementation
- **Acquire Brownfield Funding:**
 - ✓ Apply for USEPA Brownfield Assessment Grant
 - If successful Establish Management System
 - ✓ Apply for OEPA Technical Assessment Grant(s) as Opportunity Arise
 - ✓ Apply for Ohio Brownfield Funds for Small Community Sites
 - ✓ Support Ohio Brownfields program applications
- **Support Ohio Demolition Program Applications**
 - ✓ Establish a Role based upon Ohio Guidelines
 - ✓ Apply for Grant Funds County Wide
 - Transition Demo 2.0 funding
 - ✓ Provide Support to Applicants (Legal, Management, Financial, Administrative)
- **Collaborate with Community Stabilization Redevelopment Efforts**

- ✓ Dayton American Rescue Plan Act
 - Dayton Housing Efforts
 - Harrison Township Housing Efforts
- ✓ Tornado Community Long Term Response
 - Participate in Long Term Recovery Organizing
 - Support Short- and Long-Term Needs and Roles
 - Recommend Actions and Resource /Budget Requirements
- ✓ Carillon Neighborhood
 - Support Neighborhood Plan Development
 - Research and Acquire Properties as Requested
 - Maintain Acquired Properties
 - Demolish and Disposition Properties as Requested
- ✓ Miamisburg CARES
 - Identify Land Bank Role(s)
- ✓ Five Rivers Metro Parks River Corridor
 - Support Plan Development
 - Support Plan Implementation
 - Research and Submit Plan Properties as requested
- ✓ County CDBG Community Implementation
 - Demolish 17 Properties (2 commercial, \$300K Total)

- **Increase Sustainable Efforts (Stretch Objective)**
 - ✓ Establish TNI Program Guidelines and Participation Requirements
 - Structure Project Planning and Implementation Control
 - Launch Program to Communities
- **Increase the Transfer of Tax Delinquent Properties to Responsible Owners**
 - ✓ Develop a Policy and Program to Support Discounted Tax Lien Sales

PROGRAM OBJECTIVES

REACTIVE PROGRAMS

- **TFAP**
 - ✓ ESTIMATED PROPERTIES TRANSFERRED 60
 - ✓ ESTIMATED NEW HOC CLIENTS 40
 - ✓ ESTIMATED PROPERTIES PROCESSED 68

- **LAND BANKING:**
 - ✓ ESTIMATE 0 NEW AGREEMENTS 0 NEW PROPERTIES
 - ✓ REVIEW PROJECT 9 AGREEMENT
- **COMMERCIAL**

- ✓ RESEARCH FEASIBILITY AND PROVIDE GUIDANCE ESTIMATED 5 REQUESTS
- **PLANNING GRANT**
 - ✓ ESTIMATED 2 NEW GRANTS AWARDED
- **COMMUNITY LOAN**
 - ✓ ESTIMATED 1 NEW LOAN APPROVED

PRO-ACTIVE PROGRAMS

- **Demolition 2.0**
 - ✓ Review all Property / Neighborhood Program Submissions for Approval
 - ✓ Demolish an Estimated 145 Nuisance or Community Owned Properties
- **NIP**
 - ✓ DISPOSITION 200 PROPERTIES
 - ✓ MAINTAIN 319 PROPERTIES
- **LAND BANKING:**
 - ✓ MAINTAIN 3 CURRENT AGREEMENTS AND 45 PROPERTIES
- **COMMERCIAL**
 - ✓ RESEARCH AND PROPOSE 1 NEW COMMERCIAL TAX LIEN PURCHASE
 - ✓ ACQUIRE AND BEGIN REPOSITIONING 1 PROPERTY
- **DIY**
 - ✓ AWARD 13 PROPERTY CONTRACTS
 - ✓ FORECLOSURES PROPERTIES SUBMITTED 10
 - ✓ TRANSFER 12 PROPERTIES
- **THRIVING NEIGHBORHOODS**
ALL NEIGHBORHOODS
 - ✓ 5 PROPERTIES DEMOLISHED
 - ✓ 1 RENOVATION

PINEVIEW

- ✓ EVALUATE NEIGHBORHOOD PLAN TO DETERMINE IF FURTHER ACTIONS NECESSARY

CASTLEWOOD

- ✓ IDENTIFIED AND SUBMIT QUALIFIED PROPERTIES FOR ACQUISITION
- ✓ START PLANNING PROCESS

HUFFMAN

- ✓ COMPLETE DEVELOPMENT PLAN
 - IDENTIFICATION OF TARGET AREA(S) DEMOLITION, STABILIZATION, INFILL SITES
 - IMPROVEMENT AND AMENITY AREAS
 - ESTABLISH BUDGET
- ✓ PROMOTE THE PLAN TO HOME BUILDERS' ASSOCIATION
 - DEVELOP MARKETING PACKAGE (ILLUSTRATIVE MAPS, INCENTIVES, DATA)
 - SOLICIT INFILL BUILDERS
- ✓ IMPLEMENTATION

- REHAB 7 PROPERTIES DIY
- DEMOLISH 2 PROPERTIES (BY CITY)

FINANCIAL AND ADMINISTRATIVE OBJECTIVES

- **FINANCIAL**
 - ✓ MANAGE OPERATIONAL EXPENSES TO BUDGET
 - ✓ OBTAIN MATCHING FUNDS 1 TO 1 FOR LB INVESTMENTS

- **ADMINISTRATIVE**
 - ✓ OBTAIN CLEAN 2021 AUDIT
 - ✓ COLLECT ALL DEMO 2.0 DEPOSITS AND OVERAGES

- **COMMUNICATIONS AND MARKETING**
 - ✓ IMPLEMENT THE COMMUNICATIONS PLAN
 - ✓ MAINTAIN WEB SITE
 - ✓ INCREASE (MAIL CHIMP FACEBOOK & BULLETIN) REACH BY 100

Summary Budget Totals

LAND BANK 2023 BUDGET

<u>Expense Category/Type</u>	<u>2023 Budget</u>	<u>Notes</u>	<u>2022 Budget</u>	<u>2021 Budget</u>	<u>2020 Budget</u>	<u>2019 Budget</u>	<u>2018</u>	<u>2017</u>	<u>2016</u>	<u>2015</u>
Total Personnel	883,691.57	8.0 Employees	817,451.92	717,880.93	720,211.98	712,274.64	657,575.31	661,044.71	640,700.41	384,250.00
Total Hosting	57,840.00	County Corp. includes office rent, IT services, Phone services, etc.	52,559.86	61,407.63	54,412.05	53,597.52	45,458.40	42,638.40	46,621.98	37,107.00
Total Consulting	77,000.00	Legal services, Accounting/Audit, Data/Market analysis study/Grant writing/Facilitation	86,000.00	114,000.00	91,000.00	78,500.00	118,000.00	102,000.00	110,980.00	97,550.00
Total Advertising/Events	31,565.00	Events/Advertising/Media/Marketing/Copywriting - Additions costs anticipated for hosting LB Conference	13,700.00	13,000.00	15,850.00	15,070.00	15,070.00	34,200.00	16,000.00	-
Total Travel and Meals	11,480.00	Local Travel, Conferences, Events - Local Land Bank Conference, Land bank National conference or other based on subject / area of expertise	16,913.50	12,953.00	12,746.00	16,616.00	16,009.00	13,828.00	14,400.00	10,725.00
Equipment and Capital	7,700.00	Includes Furniture, Computers	6,300.00	5,400.00	8,600.00	13,900.00	5,400.00	11,000.00	26,000.00	39,585.00
Website	6,300.00	Web site update	6,300.00	30,000.00	18,000.00	6,000.00	6,000.00	6,000.00	15,000.00	15,000.00
Real Estate / Web software	37,720.00	Property Management software annual subscription, Tolemi Annual subscription plus other miscellaneous software	37,600.00	37,300.00	38,300.00	37,400.00	11,400.00	19,010.00	40,000.00	-
Total Supplies	14,540.00	Includes office supplies, postage, computer software and hardware (minor purchases), cell phones and tablets	13,760.00	15,260.00	14,860.00	13,760.00	12,800.00	11,560.00	12,010.00	8,948.00
Total Education and Training	5,550.00	Includes conference fees for Ohio Land Bank conference and National Conferences plus one local training courses for each employee	6,100.00	5,100.00	4,500.00	6,350.00	6,350.00	5,050.00	5,000.00	7,908.00
Total Fees and Dues	37,561.80	Memberships, Employer Liability insurances (increased coverages) Additional resource for applicant background checks	30,203.00	28,010.00	17,930.00	17,445.00	7,413.00	5,888.00	5,418.00	3,551.00
Total Operating	1,170,948.37		1,086,888.28	1,040,311.56	996,410.03	970,913.16	901,475.71	912,219.11	932,130.39	604,624.00
Change from previous year	84,060.09		46,576.72	43,901.53	25,496.87	69,437.45	(10,743.40)	(19,911.28)	327,506.39	
	-		-							
	8%		4%	4%	3%	8%	-1%	-2%	54%	



To: Mike Grauwelman, Executive Director

From: Susie Crabill, Program Manager

Date: November 10, 2022

Subject: Agenda Items Memo

Item No. - Deed in Lieu Request – 46 Rockwood Avenue, Dayton

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

Steering Committee Recommendation: *Approval*

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 was required and paid for by the owner. Coolidge Wall has confirmed that, besides delinquent taxes, there are no encumbrances on the title.

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 the City of Dayton. Since this property is in the Five Oaks neighborhood, which is one of the neighborhoods included in the ARPA focus areas, this lot could be used for infill housing or could be transferred to a neighboring property owner for side lot expansion. Staff feels confident that positioning this piece of property in the hands of the City of Dayton is in the best interest of the community.

Property Description: The subject property has the parcel number R72 06607 0023 and is a vacant lot. According to the Auditor’s website, the parcel has an assessed value of \$4,900. There are \$27,026.33 in delinquent taxes currently due.

Recommendation: Based upon the facts presented above. Approval is recommended.



To: Mike Grauwelman, Executive Director

From: Susie Crabill, Program Manager

Date: November 10, 2022

Subject: Agenda Items Memo

Item No. - Deed in Lieu Request – 2506 Wagner Ford Road, Harrison Township

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

Steering Committee Recommendation: Approval

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 was obtained. 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 the Harrison Township. While the intended end use is not specifically known at this point, staff feels confident that positioning this piece of property in the hands of the Township is in the best interest of the community. M&M title has confirmed that there are no issues with the title work.

Property Description: The subject property is Parcel Number E21 17303 0129. It currently has a structure on it that sustained damage in the 2019 tornado. Harrison Township has requested the Land Bank’s assistance in acquiring the property so they can control the future use and the demolition of the existing structure. According to the Auditor’s website, the parcel has an assessed value of \$10,840. There are \$221.36 in delinquent taxes currently due.

- **Recommendation:** Based upon the facts presented above. Approval is recommended.