

**Montgomery County Land Reutilization Corporation (MCLRC)**  
**Board Meeting**  
February 21, 2023

**Attendees:** Carolyn Rice, Montgomery County Commissioner (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)  
Brian Sharp, Realtor/Director of Market Dev., Berkshire Hathaway (Board Member)  
Mike Grauwelman, MCLRC (Executive Director)  
David Williamson, MCLRC (General Counsel)  
Angela Lilly, Montgomery County Treasurer's Office (Secretary)  
Paul Bradley, MCLRC (Operations Manager)  
Susie Crabill, MCLRC (Program Manager)

**Absent:** Sheila Crane, Realtor/Community Dev. Specialist, Corcoran GL (Vice-Chair of the Board)  
**(Copies To)** Sharon Lowry, Trustee, Washington Township (Board Member)  
Darren Andrews, Dir. of Finance, Treasurer's Office (Treasurer)

### **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 December 20, 2022, Board meeting minutes. The motion was seconded by Brian Sharp and approved unanimously by voice vote.

### **Other Business - ODOD Site Revitalization Program Presentation**

Susie Crabill provided an overview of the ODOD Site Revitalization program. The Land Bank received an award of \$11,077,599 from the Ohio Department of Development for demolitions. There are 266 properties that will be demolished, with 248 of those being residential properties and the remaining being small commercial/mixed-use properties. There are two interior demolitions scheduled for 34 N. Main Street and 40 S. Main Street that will keep the structures intact but remediate interior problems such as asbestos to prepare them for redevelopment. The original completion date was set for May 2023, but it has been extended to June 2024.

### **Other Business – Brownfields and DYI Programs Presentation**

Paul Bradley provided an overview of the Brownfield and DYI programs. Criteria evaluated to accept projects in the Brownfield program is access and ownership to do the work, as well as end use. The Land Bank received a USEPA Assessment Grant of \$500,000 and is working with the communities to ensure the best return on investment for these funds. This includes cleaning up industrial sites along the river corridor in partnership with Five Rivers Metroparks and working with Trotwood on several sites, including the old Sears building located next to the former Salem Mall.

Additionally, working with the church that acquired the old Dayton Tire facility to do a limited phase-2 assessment. In the DIY program, we are growing the contractor pool to oversee the whole effort to free up staff from having to follow-up with each individual trade. Our focus is to supplement our work with partner communities work and meet or exceed our annual property goal.

### **Other Business – Dayton ARPA Agreements**

An acquisition agreement has been approved and a renovation agreement is being developed to aid the City of Dayton with its housing and development efforts.

### **Other Business – OLBA Conference**

The Ohio Land Bank Association Conference is being held in Dayton this year. The brownfield work will be highlighted as a panel discussion and Paul Bradley will host a mobile tour. Susie Crabill will provide a Neighborhood Redevelopment tour and finally, a walking tour in downtown Dayton will highlight properties the Land Bank has played a role in either acquisition or redevelopment.

### **Monthly Financials**

Fees and dues will increase due to the \$10,000 contribution to the Ohio Land Bank for the 2023 conference. The personnel line item will change as a headhunter has been hired to help find a replacement for Karen Kenwell who was set to retire at the end of 2022. The DIY program hasn't seen income this year as the sale of property hasn't been recognized yet. There is revenue of \$9,200 in the Commercial program, which includes \$5,000 from a closing on a brownfield property. The Demolition program has had \$157K in expenses. The cash balance after financial commitments and obligations is approximately \$6.8 million.

### **Announcement**

The next Board meeting is scheduled for Tuesday, March 21, 2023, at 3:30 p.m.

### **Call to Adjourn**

There being no further business, the meeting was adjourned.

**I hereby certify that the minutes related to the Board of Directors' monthly meeting February 21, 2023, set forth above, are the minutes approved by the Board of Directors at their meeting of March 21, 2023.**

**/s/ Angela Lilly**

**Angela Lilly, Secretary**

**Montgomery County Land Reutilization Corporation**



# Board Agenda

## Montgomery County Land Reutilization Corporation

February 21, 2023 3:30 pm  
Montgomery County Administration Building  
11<sup>th</sup> Floor Conference Room

**Call to Order:** Carolyn Rice, Chair

**Roll Call:**

**Approval of Minutes:** December 20, 2022 (Attached)

**Old Business:**

**New Business:**

**Other Business:**

- Program Briefings
  - ODOD Site Revitalization Program – Susie Crabill, Program Manager
  - Brownfields and DIY – Paul Bradley, Operations Manager
  - Dayton ARPA Agreements
  - OLBA Conference
- Monthly Financials

**Next Meeting:** March 21, 2023 @ 3:30 pm

**Adjourn**