

Montgomery County Land Reutilization Corporation (MCLRC)
Board Meeting
September 19, 2023

Attendees: Sheila Crane, Realtor/Community Dev. Specialist (Vice-Chair of the Board)
Judy Dodge, Montgomery County Commissioner (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)
Kery Gray, Commission Aide to Carolyn Rice (Commission Representative)
Cathy Nash, Chief Deputy, Treasurer (Treasurer Representative)
Mike Grauwelman, MCLRC (Executive Director)
David Williamson, MCLRC (General Counsel)
Angela Lilly, Montgomery County Treasurer's Office (Secretary)
Lori Minnich, Economic Development Specialist, City of Riverside

Absent: Carolyn Rice, Montgomery County Commissioner (Chair of the Board)
(Copies To) John McManus, Montgomery County Treasurer (Board Member)
Sharon Lowry, Trustee, Washington Township (Board Member)
Darren Andrews, Montgomery County Treasurer's Office (Treasurer)

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

Todd Kinskey moved to approve the July 18, 2023, Board meeting minutes. The motion was seconded by Brian Sharp and approved unanimously by voice vote.

Planning Grant Presentation – City of Riverside, Lori Minnich, Economic Development Specialist

Lori Minnich, Economic Development Specialist for the City of Riverside, provided an overview of the results from the planning grant the City of Riverside received in 2021. The grant provided for developing a Land Use Plan and was an update to their Comprehensive Plan from 2005. A copy of the presentation is available with the Executive Director.

Other Business – Discussion ODOD Grant Programs

The Demolition and Site Revitalization Grant, which totals \$150M, will be distributed in two installments of \$75M each for the second round, with Land Banks being the sole applicants of these funds. The Brownfield Grant totals \$350M, and the Land Banks will be the exclusive receivers of these funds for the second round. The Welcome Home Program, a housing renovation type of program, totals \$150M in its first round, with the Land Banks also being the receivers of the funds. The demolition and site revitalization program will be the first released, with a guideline presentation in October.

Challenges to the Land Bank for the program are capacity in staff, contractors, and financial/cash flow, skill-based challenges related to the renovation program, program structure, and uncertainty with ODOD guidelines. The Demolition and Site Revitalization program is first come, first serve, and the concern is if the communities are ready to put properties into the system. For properties to be in the system, they have to be identified, issued a nuisance abatement or have access provided by the owner, have documentation and photographs ready, and have a funding match available. There are concerns regarding existing funding concerning contractor capacity and \$2M in current projects that may not be ready before the submission date is issued. We are staging alternate projects as ODOD has indicated that we would be allowed to flip projects should the current projects not be ready. Policy-related issues we are working through: will we provide the 12.5% match like in the past for community projects? When do we submit under first come, first serve? Do we retain existing program policies? What does community prioritization for submission look like? The first \$1M is no match in the Brownfield program, and \$500K in the Demolition program. Who receives this? The Board was advised that after the ODOD guidelines are issued for these programs, it will be asked to act on these or other policy matters.

Other Business - Monthly Financials

The surplus in the personnel line will continue to grow until more staff are added to the payroll. The DIY Program income is higher than anticipated because of the market, even with investing more money in the properties before selling them. There have been no requests for reimbursement for the Planning Grant funds. Thriving Neighborhoods are a capacity issue; we must return to the Huffman area. The cash balance after financial commitments and obligations is approximately \$7.545 million.

Announcement

The next Board meeting is scheduled for Tuesday, October 17, 2023, at 3:30 p.m.

Call to Adjourn

There being no further business, Brian Sharp moved to adjourn the meeting. The motion was seconded by Kery Gray and approved unanimously by voice vote.

I hereby certify that the minutes related to the Board of Directors' monthly meeting September 19, 2023, set forth above, are the minutes approved by the Board of Directors at their meeting of November 21, 2023.

/s/ Angela Lilly

Angela Lilly, Secretary

Montgomery County Land Reutilization Corporation



Board Meeting Agenda

Montgomery County Land Reutilization Corporation

September 19, 2023 3:30 pm

Montgomery County Administration Building 11th Floor Conference Room

Call to Order: Chair Carolyn Rice

Roll Call:

Approval of Minutes: July 18, 2023 (Attached)

Planning Grant Presentation:

- City of Riverside, Lori Minnich, Economic Development Specialist

Old Business:

New Business:

Other Business:

- **Discussion ODOD Grant Programs**
 - Demolition and Site Revitalization
 - Brownfields
 - Welcome Home
- **Monthly Financials**

Adjourn

Next Meeting: October 17, 2023 @ 3:30 pm