

Montgomery County Land Reutilization Corporation (MCLRC)

Board Meeting

August 16, 2016

Attendees: Carolyn Rice, Treasurer (Chair of the Board)
Doug Harnish, Principle, Market Metrics (Vice Chair of the Board)
Scott Paulson, Trustee, Washington Township (Board Member)
Judy Dodge, Montgomery County Commissioner (Board Member)
Sheila Crane, Realtor/Community Dev. Specialist, HER Realtors (Board Member)
Mike Grauwelman, MCLRC (Executive Director)
Judy Zimmerman, Director of Finance, Treasurer's Office (Treasurer)
David Williamson, MCLRC (General Counsel)
Angela Lilly, Montgomery County Treasurer's Office (Secretary)
Sam Braun, Finance Manager, Montgomery County Auditor's Office

Absent (Copies To): Debbie Lieberman, Montgomery County Commissioner (Board Member)
Nan Whaley, Mayor, City of Dayton (Board Member)

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

Scott Paulson moved to approve the June 21, 2016 Board meeting minutes. The motion was seconded by Sheila Crane and approved unanimously by voice vote.

Treasurer's Report

Mike Grauwelman provided an update on the MCLRC's financial statements. The variances in the budget have not changed substantially over the last few months. The hiring of the second individual did not occur until this month, as opposed to February when the funds were pulled forward. On the consulting line item, an additional \$25.6K cost was added for the IRS Private Ruling request. The Board reviewed the MCLRC program expenditures and revenues, including a NIP reimbursement and expenditures summary. Doug Harnish moved to accept the financial statements. The motion was seconded by Judy Dodge and approved unanimously by voice vote.

Sam Braun, Finance Manager for the Montgomery County Auditor's Office, reported the preliminary numbers for the Land Bank's share of the DTAC for 2nd half tax collection will be approximately \$700,000.

Other Business – Neighborhood Initiative Program

Mike Grauwelman provided an update on the NIP program. The Land Bank has 677 units in the acquisition process. To date, environmental surveys have been awarded for 281 properties, remediation contracts have been awarded for 223 properties, and demolition contracts awarded for 284 properties. The original goal was to have 278 properties completed by the end of June, and at the current rate, 350 properties will have been completed for round one.

The Land Bank was awarded \$8.2 million in the current round of the NIP Program. There will be nine communities participating in round two. Dayton, Trotwood, Jefferson Township, and Harrison Township participated in round one and will continue into round two. The five new communities joining the program include: Kettering, Miami Township, West Carrollton, Riverside, and Clayton. This funding will allow for the demolition of approximately 550 additional properties. A second award will be distributed in October from funds not utilized by other land banks. A workshop will be held Thursday, August 18, 2016 for the new participants to review the program requirements. The City of Kettering has agreed to provide operational support for the second round of NIP to augment the work the City of Dayton has provided for the NIP program thus far.

Other Business – Land Bank Program Review

Mike Grauwelman provided a review of the Land Bank's programs. The Tax Foreclosure Acquisition program had a target goal of 26 applications; 59 applications have been received to date. The work completed by Code Dayton in creating the GoGetProperties.com website has made it easier for applicants to identify available properties. The DIY Program had a target of 20 applications; 8 properties have been transferred. The Planning Grant Program had a target of 4 awards; 4 grants have been provided. The Community Loan Program had a target of 4 loans; 2 loans have been provided. The Land Banking program had a target of 50 properties; 2 units are currently in the program. The Commercial Redevelopment Program had a target of 2 projects; 1 project is currently under agreement. In creating the Commercial Redevelopment Program, issues have been uncovered that will need to be reviewed in order to establish policy guidance. These issues involve competing community objectives and which have priority, and determining when and how funds should be distributed. Efforts have been made to structure deals that benefit the community as equally as any lien holders to reposition properties.

Other Business – Discussion 2017 Budget and Objectives

The Board reviewed the 2016 objectives. Though the objectives are on track to be met, a deeper depth is desired. The direction for 2017 will be to continue in the same direction as 2016 and build on what is currently in place. As well, refine expectations as they relate to the NIP Program. Modestly increase the personnel capacity in order to do more work next year and finally, plan for a post-NIP land bank, which is set to end in 2020.

Announcement

The next board meeting is scheduled for Tuesday, September 20, 2016.

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 August 16, 2016 set forth above are the minutes approved by the Board of Directors at their meeting of September 22, 2016.

/s/ Angela Lilly

Angela Lilly, Secretary

Montgomery County Land Reutilization Corporation



Board Meeting Agenda

Montgomery County Land Reutilization Corporation

August 16, 2016 3:30 pm

Montgomery County Treasurer's Office

Call to Order: Carolyn Rice, Chair

Roll Call:

Approval of Minutes: June 21, 2016 (Attachment)

Financials:

Old Business:

New Business:

Other Business:

- **NIP**
- **Land Bank Program Review**
- **Discussion 2017 Budget and Objectives**

Next Meeting: September 20, 2016

Adjourn