

**Montgomery County Land Reutilization Corporation (MCLRC)**  
**May Board Meeting**  
August 21, 2018

**Attendees:** Carolyn Rice, Treasurer (Chair of the Board)  
Doug Harnish, Principle, Market Metrics (Vice Chair of the Board)  
Sheila Crane, Realtor/Community Dev. Specialist, HER Realtors (Board Member)  
Todd Kinskey, Director of Plan. & Comm. Dev., City of Dayton (Board Member)  
John Theobald, Commission Aide to Debbie Lieberman (Commission Representative)  
Mark Willis, Commission Aide to Judy Dodge (Commission Representative)  
Mike Grauwelman, MCLRC (Executive Director)  
David Williamson, MCLRC (General Counsel)  
Judy Zimmerman, Dir. of Finance, Treasurer's Office (Treasurer)  
Angela Lilly, Montgomery County Treasurer's Office (Secretary)  
Sam Braun, Finance Manager, Montgomery County Auditor's Office  
Susan Considine, MCLRC (Program Manager)  
Susie Crabill, MCLRC (Program Manager)  
Karen Kenwell, MCLRC (Controller)  
Greg Gaines, Director of Planning, City of West Carrollton  
Jack Kuntz, Director of Development, City of Clayton

**Absent:**

**(Copies To):** Scott Paulson, Trustee, Washington Township (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**

Doug Harnish moved to approve the May 29, 2018 Board meeting minutes. The motion was seconded by Sheila Crane and approved unanimously by voice vote.

**New Business – Item No. 1: City of West Carrollton Plan Presentation**

Greg Gaines from the City of West Carrollton presented the West Central Avenue Strategic Plan. A copy of the presentation is available with the Executive Director.

**New Business – Item No. 2: City of Clayton Plan Presentation**

Jack Kuntz from the City of Clayton presented a Comprehensive Land Use plan. A copy of the presentation is available with the Executive Director.

**New Business – Item No. 3: Deed in Lieu Request 23 N. Hedges Street**

The owner of 23 N. Hedges Street would like to deed the property to the Land bank in lieu of taxes. There is approximately \$12,000 in delinquent taxes, with the property being valued at \$13,650.

The owner provided an end user who would like to renovate the property, as well as paid the cost of the title work, which defers the costs for the Land Bank. The end user has submitted an application for the property to the Land Bank. John Theobald moved to approve the Deed in Lieu request for 23 N. Hedges Street. The motion was seconded by Doug Harnish and approved unanimously by voice vote. *See attached agenda items memo for more details*

#### **New Business – Item No. 4: Deed in Lieu 252-54 Torrence Street**

The owner of 252-254 Torrence Street would like to donate the property to the Land Bank as a deed in lieu of taxes. This property will be placed in the NIP program for demolition. This is a more cost effective measure than processing the property through the foreclosure program. John Theobald moved to approve the Deed in Lieu request for 252-254 Torrence Street. The motion was seconded by Doug Harnish and approved unanimously by voice vote. *See attached agenda items memo for more details*

#### **Other Business – Executive Session**

Doug Harnish moved to adjourn to Executive Session to discuss the purchase or sale of property. The motion was seconded by Mark Willis. Carolyn Rice took roll call of those Board members in favor of entering Executive Session.

Roll Call:

John Theobald, aye  
Doug Harnish, aye  
Mark Willis, aye  
Sheila Crane, aye  
Carolyn Rice, aye  
Todd Kinskey, aye

John Theobald moved to exit Executive Session. The motion was seconded by Doug Harnish. Carolyn Rice took roll call of those Board members in favor of exiting Executive Session.

Roll Call:

John Theobald, aye  
Doug Harnish, aye  
Mark Willis, aye  
Sheila Crane, aye  
Carolyn Rice, aye  
Todd Kinskey, aye

#### **Other Business – Financials**

Sam Braun reported upon completion of settlement, approximately \$700,000 in DTAC funds will be transferred to the Land Bank.

The Board reviewed the MCLRC program expenditures and revenues, including a NIP reimbursement and expenditures summary. The August cash balance is approximately \$4.3 million.

## **Other Business – Program Update**

NIP - Expenditures for the program thus far total \$11,691,730, with a November 2018 goal of \$13,400,000. Of the 700 properties submitted, 668 have been reimbursed by OHFA and 103 properties have transferred out of program into new ownership. Demolition contracts have been awarded on 973 properties.

DIY – Renovation and transfer has been completed on ten properties. Four properties have sales pending, thirteen are under contract for renovation, and six properties have been transferred to the NIP program. The net revenue on the program is \$40,500.

## **Announcement**

Thriving Neighborhood Initiative – The Pineview Neighborhood Reveal is September 8, 2018 from 12:00-2:00 p.m. This is a private event for the neighborhood to view the property before it is listed for sale.

The next board meeting is scheduled for Tuesday, September 18, 2018

## **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 21, 2018 set forth above are the minutes approved by the Board of Directors at their meeting of October 16, 2018.**

**/s/ Angela Lilly**

**Angela Lilly, Secretary  
Montgomery County Land Reutilization  
Corporation**



## **Board Meeting Agenda**

**Montgomery County Land Reutilization Corporation**

**August 21, 2018 3:30 pm**

**Montgomery County Treasurer's Office Conference Room**

**Call to Order:** Chair Carolyn Rice

**Roll Call:**

**Approval of Minutes:** May 29, 2018 (Attached)

**Old Business:**

**New Business:**

**Item No. 1 – City of West Carrollton Plan Presentation**

**Item No. 2 – City of Clayton Plan Presentation**

**Item No. 3 – Deed in Lieu Request 23 N. Hedges Street (Attachment)**

- Presentation and Discussion
- Motion to Approve

**Item No. 4 – Deed In Lieu 252-54 Torrence Street (Attachment)**

- Presentation and Discussion
- Motion to Approve

***Executive Session to Discuss the Purchase or Sale of Property***

**Other Business:**

- **Financials**
- **Program Update**

**Next Meeting:** September 18, 2018 @ 3:30 pm

**Adjourn**



**To: MCLRC Board of Directors**

**From: Mike Grauwelman, Executive Director**

**Date: August 17, 2018**

**Subject: Agenda Items Memo**

**Item No. 1 - Deed in Lieu Request 23 N. Hedges Street**

**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 the “deed in lieu of taxes”. 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 offering quick non-judicial transfer and tax relief for properties reuse.

If the deed in lieu is approved, the owner will donate the property to the Land Bank, and we would transfer it to separate (Identified) ownership. Title work indicates the property is now free from other liens and the City of Dayton supports this transaction.

- **Property Description:** The subject property is a single family unit located at 23 N. Hedges Street. According to the Auditors’ web site the structure is 630 square feet on .0611 acres, and in poor condition. The property is approximately \$12,600 tax delinquent, and assessed at \$13,650. It appears that no taxes have been paid since early 2011. The neighborhood is challenged.
- **Ownership:** After facing financial challenges in recent years including a bankruptcy, the current owner is no longer interested in the property. The owner approached the Land Bank to determine if it was a viable recipient of the property. Given our ownership and disposition policy requiring a disposition plan the offer was denied. He was then directed to find an interested responsible party. The owner has succeeded in finding such a party. Given the tax liability, condition of the property, value, and the challenges of the neighborhood, it is the opinion of staff that the transaction will not occur without relief from the tax liability.
- **Recommendation:** Based upon the fact presented above Approval is recommended.

## Item No. 2 - Deed in Lieu Request 252-54 Torrence Street

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

**Steering Committee Recommendation:** *Approval*

**Staff Recommendation:** *Approval*

- **Request:** The request is to accept a donation of property as a deed in lieu of taxes. The owner will convey title to the Land Bank, and it is our intention is to place it in the NIP demolition program. This approach will save time and resources normally devoted to foreclosure. Title work indicates the property is free from other liens and the City of Dayton supports the transaction.
- **Property Description:** The subject property is a two family unit located at 252-54 Torrence Street. According to the Auditors' web site the structure is 3,000 square feet on .0968 acres. The property is approximately \$6,800 tax delinquent, and assessed at \$25,000. It appears that no taxes have been paid since 2014. The neighborhood is challenged.
- **Recommendation:** Based upon the fact presented above Approval is recommended.