

**Montgomery County Land Reutilization Corporation (MCLRC)**  
**June Board Meeting**  
June 18, 2019

**Attendees:** Doug Harnish, Principle, Market Metrics (Vice Chair of the Board)  
Judy Dodge, Montgomery County Commissioner (Board Member)  
Russ Joseph, Treasurer (Board Member)  
Todd Kinskey, Director of Plan. & Comm. Dev., City of Dayton (Board Member)  
Mike Grauwelman, MCLRC (Executive Director)  
David Williamson, MCLRC (General Counsel)  
Angela Lilly, Montgomery County Treasurer's Office (Secretary)  
Karen Kenwell, MCLRC (Controller)  
Lilianna Biswas, Intern, Montgomery County Treasurer's Office  
Duncan Lindsay, Intern, Montgomery County Treasurer's Office

**Absent:** Carolyn Rice, Montgomery County Commissioner (Chair of the Board)  
**(Copies To)** Sheila Crane, Realtor/Community Dev. Specialist, HER Realtors (Board Member)  
Scott Paulson, Trustee, Washington Township (Board Member)

**Call to Order**

Doug Harnish, 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**

Russ Joseph moved to approve the April 16, 2019 Board meeting minutes. The motion was seconded by Judy Dodge and approved unanimously by voice vote.

**Other Business – Executive Session**

Russ Joseph moved to adjourn to Executive Session to consider the appointment of a public office as provided under section 121.22G1 of the Ohio Revised Code. Judy Dodge seconded the motion. Doug Harnish took roll call of those Board members in favor of entering Executive Session.

Roll Call:  
Russ Joseph, aye  
Judy Dodge, aye  
Todd Kinskey, aye  
Doug Harnish, aye

Russ Joseph moved to exit Executive Session. Todd Kinskey seconded the motion. Doug Harnish took roll call of those Board members in favor of exiting Executive Session.

Roll Call:  
Russ Joseph, aye

Judy Dodge, aye  
Todd Kinskey, aye  
Doug Harnish, aye

### **Other Business – Memorial Day Tornadoes**

The Board reviewed various roles the Land Bank might play to support the County/City in their rebuilding efforts after the Memorial Day tornadoes. Project management, renovation, demolition, and blight removal were among the items suggested. Russ Joseph shared that the Auditor's Office is providing damaged and destroyed property forms that will allow property owners to request a revaluation of their property. As well, the ORC allows the BOR to delay the payment on second half taxes up to one year for any property that has been damaged/destroyed by more than 25% of its value.

### **Other Business – Strategic Planning**

Mike Grauwelman outlined where the organization is currently as it relates to strategic planning:

- Residential Development – Demolition/TFAP/Renovation Loan
- Commercial Development – Land Banking/Commercial/Tax Lien Purchase/Special Projects
- Community Development – Thriving Neighborhood
- Economic Development – Opportunity Zones

To take on a larger role in economic development, in conjunction with the local communities, our role could be to assemble properties that are not so easy to acquire in order to get the properties shovel ready. Many of the census tracts in the opportunity zones do not have these types of sites available.

### **Other Business – Program Update**

Thriving Neighborhoods – two additional homes have been acquired in the Pineview Neighborhood and bids have been sent out for renovation. The operating geography of the work area has been expanded to include Mallory Park and Lake Side Drive. The second Thriving Neighborhood that is being considered is Castle Wood and is located in Harrison Township.

NIP – additional funds totaling \$412,000 have been reserved to take down approximately 33 more properties. These will come from the 100 properties that were oversubscribed in the initial rounds of NIP.

There has been a drop in requests for TFAP properties due to availability of inventory and competing agency needs. As well, changes have been made to the program to require first time homebuyers to take a home ownership class unless they can show proof of financial stability. As well, properties will be transferred on a revisionary deed so if the new owner is not in compliance with the program requirements, the property will be transferred back to the land bank.

### **Other Business – Financials**

The Board reviewed the MCLRC program expenditures and revenues, including a NIP reimbursement and expenditures summary. The May cash balance is approximately \$5.9 million.

### **Announcement**

The next board meeting is scheduled for Tuesday, July 16, 2019

### **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 June 18, 2019 set forth above are the minutes approved by the Board of Directors at their meeting of September 3, 2019.

/s/ Angela Lilly

Angela Lilly, Secretary  
Montgomery County Land Reutilization  
Corporation



## **Board Meeting Agenda**

**Montgomery County Land Reutilization Corporation**

**June 18, 2019 3:45 pm**

**Montgomery County Treasurer's Office**

**Call to Order:** Vice Chair, Doug Harnish

**Roll Call:**

**Approval of Minutes:** April 16, 2019 (Attached)

**Old Business:**

**New Business:**

**Other Business:**

- Memorial Day Tornados
- Strategic Planning
- Program Update
- Financials
- Board Appointment

**Next Meeting:** July 16, 2019 @ 3:30 pm

**Adjourn**