

Montgomery County Land Reutilization Corporation (MCLRC)
Annual Board Meeting
VIA Zoom Video Conference
April 21, 2020

Attendees: Carolyn Rice, Montgomery County Commissioner (Chair of the Board)
Russ Joseph, Treasurer (Board Member)
Sheila Crane, Realtor/Community Dev. Specialist, HER Realtors (Board Member)
Todd Kinskey, Director of Plan. & Comm. Dev., City of Dayton (Board Member)
Judy Dodge, Montgomery County Commissioner (Board Member)
Sharon Lowry, Trustee, Washington Township (Board Member)
David Williamson, MCLRC (General Counsel)
Mike Grauwelman, MCLRC (Executive Director)
Darren Andrews, Dir. of Finance, Treasurer's Office (Treasurer)
Angela Lilly, Montgomery County Treasurer's Office (Secretary)
Paul Bradley, Assistant Treasurer, Montgomery County Treasurer's Office
Zach Zugelder, Executive Assistant, Montgomery County Treasurer's Office
Karen Kenwell, MCLRC (Controller)
Susan Considine, MCLRC (Program Manager)
Susie Crabill, MCLRC (Program Manager)

Absent: Doug Harnish, Principle, Market Metrics (Vice Chair of the Board)
(Copies To)

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

Russ Joseph moved to approve the February 18, 2020 Board meeting minutes. The motion was seconded by Judy Dodge and approved unanimously by voice vote. Carolyn Rice abstained from the vote.

New Business – Item No. 1: Appointment of Directors

Doug Harnish, Sheila Crane, Todd Kinskey, and Sharon Lowry are appointed members of the Board. The term for three of the appointed members expires this year. The Township appointment was made earlier this year due to a resignation. The three members have indicated a willingness to continue serving on the Board. It was noted that Doug Harnish anticipates stepping down from the Board at the end of the year. Russ Joseph moved to re-appoint Doug Harnish, Sheila Crane, and Todd Kinskey to the MCLRC Board. The motion was seconded by Sheila Crane and approved unanimously by voice vote. *See attached Board memo for more details.*

New Business – Item No. 2: Election of Chair and Vice Chair

Carolyn Rice, Chair, and Doug Harnish, Vice-Chair, have indicated their willingness to continue in these roles for another year. Russ Joseph moved to elect Carolyn Rice as Chair and Doug Harnish as

Vice-Chair of the Board. The motion was seconded by Sharon Lowry and approved unanimously by voice vote. *See attached Board memo for more details.*

New Business – Item No. 3: Committee Appointments

The Steering Committee has historically been comprised of the Chair of the Board, Vice Chair of the Board and one appointed member from the Board. Russ Joseph has indicated a willingness to continue as the appointed member of the Steering Committee. Judy Dodge moved to appoint Russ Joseph and the Chair and Vice Chair to the Steering Committee. The motion was seconded by Russ Joseph and approved unanimously by voice vote. *See attached Board memo for more details.*

Item No. 4 – Annual Progress Report

Mike Grauwelman provided the 2019 Annual Progress Report to the Board. Sharon Lowry moved to accept the Annual Progress Report. The motion was seconded by Judy Dodge and approved unanimously by voice vote. *See attached Annual Progress Report for more details.*

Item No. 5 – Budget Amendment Legal Line Item

There are currently three different legal challenges filed against the Board of Revision (BOR) process in Ohio. One case has been heard by the Ohio Supreme Court and two cases have been filed in federal courts in Cuyahoga and Montgomery counties. As they have a vested interest in the BOR process, the Land Bank Association has decided to help offset the costs of these cases and has asked for voluntary contributions from all of the Ohio land banks for the legal support fund. Mike Grauwelman asked for a \$20,000 increase in the budget's legal line item so that the MCLRC can provide an initial contribution of \$10,000, which is on level with the contributions by some of the larger Land Banks and allow an additional \$10,000 for further assistance if needed. David Williamson, Counsel, gave an overview of the three cases that have been filed and noted that the MCLRC may be a party to the Montgomery County case in the future. This amendment allows the Executive Director to contribute the \$10,000 balance without requiring the Board to meet for approval. Russ Joseph moved to approve the increase in the legal line item by \$20,000, with an initial contribution of \$10,000 to the Ohio Land Bank Association. The motion was seconded by Todd Kinskey and approved unanimously by voice vote. *See attached Board memo for more details.*

Other Business – Financials

The Board reviewed the MCLRC program expenditures and revenues, including a NIP reimbursement and expenditures summary. The cash balance after 2020 financial commitments and obligations is approximately \$3.9 million. Sheila Crane moved to approve the financials. The motion was seconded by Sharon Lowry and approved unanimously by voice vote.

Other Business – Jobs Ohio Sites Program

Mike Grauwelman updated the Board regarding the availability of funding from the Jobs Ohio Sites Program. The program is looking for sites that are thirty acres or more and already has a developer involved in the transaction. In order to receive funding, the program requires a property to be acquired and a speculative building on the site before knowing if funding will be provided. The program will only look at shovel ready properties that consist of large tracks of land. These requirements are not in line with the types of properties the Land Bank is looking to improve with their programs.

Other Business – Roundtable Virus Outbreak Implications

The Board had a roundtable discussion regarding actions their respective offices are taking to handle the virus outbreak.

Other Business – Conflict of Interest Policy Statement Affirmation

The Conflict of Interest Policy statements need to be signed and the originals mailed or delivered to Angela Lilly. The OEC filings required to be submitted by the Elected Officials may be provided after they are submitted by the extended deadline of July 15, 2020.

Other Business – Executive Session

Carolyn Rice took roll call of those Board members in favor of entering Executive Session to discuss litigation and personnel.

Roll Call:

Russ Joseph, aye
Sharon Lowry, aye
Sheila Crane, aye
Judy Dodge, aye
Todd Kinskey, aye
Carolyn Rice, aye

Sharon Lowry moved to exit Executive Session and Carolyn Rice took roll call of those Board members in favor of exiting Executive Session.

Roll Call:

Russ Joseph, aye
Sharon Lowry, aye
Sheila Crane, aye
Judy Dodge, aye
Todd Kinskey, aye
Carolyn Rice, aye

Russ Joseph moved to approve compensation to the MCLRC Executive Director a lump sum payment. The motion was seconded by Sharon Lowry and approved unanimously by voice vote.

Announcement

The next Board meeting is scheduled for Tuesday, May 19, 2020.

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 April 21, 2020 set forth above are the minutes approved by the Board of Directors at their meeting of June 16, 2020.

/s/ Angela Lilly
Angela Lilly, Secretary
Montgomery County Land Reutilization Corporation



Board Meeting Agenda

Montgomery County Land Reutilization Corporation

April 21, 2020 3:30 pm

VIA Zoom Video Conference

Call to Order: Chair Carolyn Rice

Roll Call:

Approval of Minutes: February 18, 2020 (Attached)

Old Business:

New Business:

Item No. 1 –Appointment of Directors (Attachment)

- Presentation and Discussion
- Motion to Approve

Item No. 2 - Election of Chair and Vice Chair (Attachment)

- Presentation and Discussion
- Motion to Approve

Item No. 3 – Committee Appointment (Attachment)

- Presentation and Discussion
- Motion to Approve

Item No. 4 – Annual Progress Report (Attachment)

- Presentation and Discussion
- Motion to Accept

Item No. 5 – Budget Amendment Legal Line Item (Attachment)

- Presentation and Discussion
- Motion to Approve

Other Business:

- Financials (Attachment)
- Jobs Ohio Sites Program
- Roundtable Virus Outbreak Implications
- Conflict of Interest Policy Statement Affirmation

Adjourn to Executive Session to Discuss Potential Litigation and Personnel

Adjourn

Next Meeting: May 19, 2020 @ 3:30 pm

To: MCLRC Board of Directors
From: Mike Grauwelman Executive Director
Subject: April Agenda
Date: April 13, 2020



New Business

Item No. 1 – Board Appointments

Action Requested: Appointment / Re-appointment of “Appointed Directors” to the Board of Directors.

Recommendation: Appointment / Re-appointment of those interested in continuing as “Appointed Directors” to a two year term.

As a part of the organization’s annual activities it is important to review the needs of the organization and the individuals involved in the organization including its Directors. The MCLRC has under its Code of Regulations (Article II, Members, Authority of Members) “ex officio” and “appointed” directors that serve on the board. There are three ex officio and four appointed directors that complete the seven member board. The ex officio members are appointed / established by virtue of their elected office, and the rule governing land banks provided in the Ohio revised Code. They also serve as the Personnel Committee. These positions include the County Treasurer and two County Commissioners. The ORC goes on to require the participation of a township member (with a population greater than 10,000) and a representative of the largest municipal corporation. The term of the ex officio directors is indefinite, while the appointed members serve for two year terms. The term for the four appointed directors expires this year. In order to standardize these appointments, the MCLRC has made these appointments at its annual meeting. However due to a resignation, the Township appointment was made earlier this year. The remaining three members will need to be reappointed. Below is the list of members and their member status ex officio or appointed.

Ex officio Members:

- Carolyn Rice, County Commissioner.....Chair
- Judy Dodge, County Commissioner..... Member
- Russ Joseph, County Treasurer Member

Current Appointed Members:

- Todd Kinskey, DaytonMember
- Sheila Crane, HER RealtorsMember
- Sharon Lowry, Washington Township Trustee.....Member
- Doug Harnish, President Market Metrics.....Vice Chair

The existing “appointed” directors were approached to determine if they were able and willing to continue to serve on the Board. All the members (Kinskey, Crane and Harnish) were reached and are willing to continue to serve. Doug Harnish has indicated that his term will be shortened to the end of the year at which time he will be stepping down to enjoy retirement.

From the perspective of the Executive Director the diverse backgrounds and viewpoints of the Board have been helpful to the effort, and I see no reason to make any changes (be they limited) to its composition moving forward.

ITEM NO. 2 – ELECTION OF OFFICERS (CHAIR, VICE CHAIR)

Action Requested: Election of a Board for a Chair and Vice Chair

Section 3.3 of the Code of Regulations provides that the positions of Chair and Vice- Chair are to be elected at the annual meeting (See insert below).

At each Annual Meeting following the adoption of this Code of Regulations, the Board of Directors shall elect from its number a new Chairperson and new Vice-Chairperson, provided that there shall be no prohibition on electing a member of the Board of Directors to successive terms as Chairperson or Vice-Chairperson. The term of the Chairperson and Vice-Chairperson shall run from the date of election of each as Chairperson or Vice-Chairperson to the next succeeding Annual Meeting.

The current chair and vice chair provide for both an elected official and a private sector representative from the Board. This approach provides some diversity in leadership and an approach that I believe best serves the organization. Both Carolyn Rice (Chair) and Doug Harnish (Vice Chair) have indicated a willingness to continue in these roles. If a change is made in these positions, I would recommend continuing to include a public and private sector representative as this best serves the organizations interests.

Item No. 3 – Committee Appointments

Action Requested: Appointment of members to the Steering Committee

As a part of the organization’s annual meeting activities a review the organization’s committee structure and appointments needs is undertaken. From a management standpoint there is no compelling reason to alter the current committee structure. It is sufficient to vet issues and obtain feedback and has served the organization well. The existing Steering committee is comprised of the Chair and Vice Chair by policy, and one additional member. The current additional member is Russ Joseph, County Treasurer. Russ was asked if he had an interest in continuing his position on the committee, and he does.

Current Steering Committee Members:

- Carolyn Rice, Montgomery County Commissioner
- Doug Harnish, President Market Metrics
- Russ Joseph, Montgomery County Treasurer

Item No. 4 – Annual Progress Report

Action Requested: Review and Acceptance of the Report

The Code of Regulations provides that there be an annual meeting of the Board of Directors at which the Board shall release an annual report. The financial report has been completed by staff and submitted to the State of Ohio for their audit, which is scheduled for completion by the State Auditor in May. The stakeholder accomplishments report (Progress Report) is provided as an attachment, and is comprised of the annual accomplishments in report form previously reviewed with the Board. Your review and acceptance of the Progress Report is requested.

Item No. 5 – Budget Amendment

As you are aware 3 separate legal challenges have been filed with the courts impacting Land Bank operations and the expedited foreclosure process that are of great concern. These include a State of Ohio case that has been heard by the Ohio Supreme Court, and two cases filed in federal courts against Montgomery and Cuyahoga counties. The state case involves an argument that the expedited foreclosure process does not provide due process to owners. The case has been heard by the court and an opinion is pending (anticipated in June). The federal cases involve an argument of a taking by the government without compensation, and are making their way through two separate federal courts. At this time the judge in the Cuyahoga case appears to be interested in expediting the case by requiring several procedures to be conducted in parallel, while the Montgomery county case is being undertaken in a linear fashion. There is no know timeframe for these cases to reach a conclusion, or if the outcome of one will impact the other.

The purpose of this is to make you aware of the manner in which these cases are being defended by the counties, and the role the Land Banks are playing in their defense. Although the suites are filed against the counties, the Ohio Land Bank Association found it in its best interest to provide support to local Prosecutor Offices. As a result supporting counsel was retained by the Cuyahoga County Land Bank under the guidance of the Executive Director of the Cuyahoga County Land Bank, and Chair of the Association. He is also an attorney and author of much of the Land Bank enabling legislation and follow on amendments. It has been his opinion that county prosecuting offices would not have the specialized expertise to defend the cases without support. This is what led to the Association’s involvement. Financial support has first been provided by the Cuyahoga County Land Bank and then by the Association each contributing approximately half the cost. The Association is newly formed and has depleted its resources in support of the

effort and has asked for voluntary contributions from membership. Although only two counties are named in the suites the members see this as a Land Bank issue, and not county specific. As such even those that do not impacted by the suites have contributed. The purpose of the budget amendment is to increase our legal and consulting line item to support the effort. The current authority of the Executive Director in increasing expenditures is as follows:

To make expenditures and incur obligations for operating line items not contained in the Budget up to a maximum amount of \$10,000 per item.

David Williamson, Counsel will provide an update on the cases.

Other Items:

- Financials - (See Separate Attachment)
- Jobs Ohio Sites Program – Keowee street property
- Roundtable Virus Outbreak Discussion
- Conflict of Interest Policy Statement Affirmation Reminder: Sign and return USPS or May meeting. Note: elected officials to provide OEC disclosure forms.



Lawmakers Work to Get Economic Aid Flowing

The federal government is scrambling to deliver economic help to the American economy under difficult circumstances. A key step is getting the Small Business Administration's (SBA) Paycheck Protection Program (PPP) up and running. SBA posted its [interim final rule](#) to govern the program last Thursday. There have been [some glitches](#), but the SBA began granting loans last Friday, and banks are continuing to work this week to process additional loan applications. Information on the SBA's loan programs and application information is located [here](#).

The new rule increases the interest rate on loans from 0.5% to 1%, which should encourage banks to take part in the program. PPP is a key part of the "Phase III" recovery bill [that NAIOP supported](#). It will offer \$349 billion in forgivable loans so small businesses that are being harmed by the coronavirus pandemic can pay employees and cover rent.

NAIOP is also working to shape the ways in which future aid might be delivered in a "Phase IV" relief bill. The association joined other real estate groups in signing a [letter](#) last week that urges the creation of a federal COVID-19 recovery fund that provides tailored federal assistance to affected business and individuals in a streamlined manner, while also ensuring transparency and oversight. The fund would be modeled after the September 11 Victims Compensation Fund legislation, and it would compensate employees for wages they lost while unable to work because of COVID-19. It would also support the recovery of businesses through solvency assistance, among other important relief initiatives.

Elsewhere, House Speaker Nancy Pelosi last week unveiled a [new committee on coronavirus](#). She said it will allow lawmakers to oversee all aspects of the federal response, especially spending. Under the terms of the \$2.2 trillion "Phase III" bill, the federal government will start making deposits of up to \$1,200 per person into



taxpayer accounts later this month. Individuals who don't have direct deposit will wait longer for their checks, [the Associated Press reported](#).

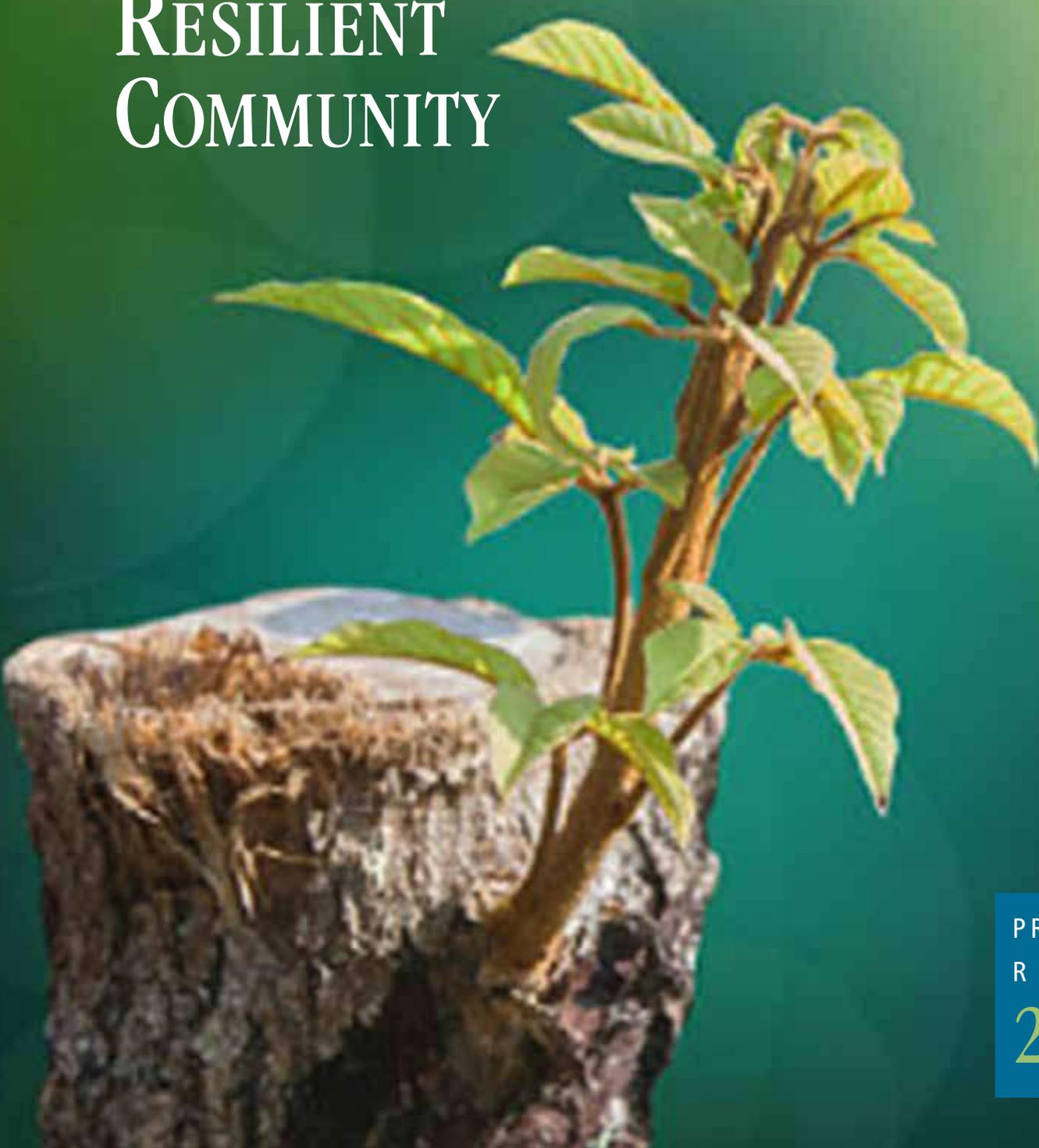
Meanwhile, President Donald Trump [stated that a "Phase IV" bill](#) should focus [on infrastructure](#) and could invest as much as \$2 trillion. Democrats have indicated infrastructure, aid to state and local governments, and a reinstatement of the state and local tax (SALT) deduction are potential items on their agenda. Congress is scheduled to return to Washington, D.C. on April 20



LAND BANK

Montgomery County
Land Reutilization
Corporation

INVESTING IN A
**RESILIENT
COMMUNITY**



PROGRESS
REPORT
2019



A Message from
the Montgomery County
Land Bank Board

Montgomery County Land Bank
PROGRESS REPORT

2019

BOARD OF TRUSTEES

Carolyn Rice

Montgomery County
Commissioner

Judy Dodge

Montgomery County
Commissioner

Joseph M. Russell

Montgomery County
Treasurer

Scott Paulson

Washington Township Trustee

Sheila Crane

Realtor and Community
Development Specialist

Doug Harnish

Founder & CEO,
Market Metric\$, LLC

Todd Kinskey

Director, City of Dayton
Planning and Community
Development

When histories are written, 2019 will go down as a year that tested Miami Valley citizens and institutions. But far from shrinking from the challenges, the community showed the world its true character as smart, compassionate, generous, hard-working, fair-minded and practical.

The Land Bank is proud to take a role in addressing the issues of distressed real estate that face Montgomery County. We're action-oriented problem solvers who care deeply about the future of this community. To that end, we continued in 2019 to work with local governments, residents, neighborhoods businesses and nonprofits to develop and implement the collaborative, coordinated solutions you'll read about in this report.

In this community, being reduced by our trials is not an option. The community has chosen resilience instead. And the Land Bank chooses it, too.

**"I can be changed
by what happens
to me. But I refuse
to be reduced by it."**

Maya Angelou, Poet

OUR MISSION:

To facilitate the transition of blighted, foreclosed and abandoned properties into viable, marketable properties by working collaboratively with public and private entities in a financially responsible, transparent manner with a long-term goal of returning these properties to the tax roll.

Within minutes after tornadoes ripped through the Miami Valley on the night of Memorial Day 2019, the community rallied to launch a full-scale response. Local governments, nonprofits, faith-based groups, businesses, institutions and volunteer citizens joined in the effort. Right away, there were victims to feed, clothe, house – and comfort. There was debris to clear, homes to secure, infrastructure to repair and funds to raise. In the long term, there remain lives to rebuild and neighborhoods and businesses to restore.

Armed with a coordinated plan that involves a network of service providers, a realistic view of the challenges and a bias toward action, our community made strides in 2019. No stranger to disasters, the Miami Valley knows about bouncing back.



When social science studies resilience

Social scientists have discovered that people who have overcome trauma and gone on to achieve success display common characteristics. In their book, *Supersurvivors: The Surprising Link between Suffering and Success*, psychologists David B. Feldman, Ph.D., and Lee Daniel Kravetz define that quality as “grounded hope.” The concept comprises three key attributes: a realistic view of the situation and its challenges, confidence in one’s own abilities and a willingness to try new things.

So defined, grounded hope fueled the Montgomery County Treasurer’s Office actions to establish the Land Bank in the wake of the 2008 foreclosure crisis. And it continues to drive our actions today. Using data to reflect today’s realities, the organization has implemented practical programs that address distressed residential and commercial properties and their impacts.

We are pleased to report, for example, that in 2019, the Thriving Neighborhoods Initiative pilot program in Dayton’s Pine View neighborhood brought the hoped-for results with the sale of renovated houses well above existing market rate. Buoyed by this momentum, we anticipate expanding the program to priority neighborhoods in our partner communities.

The Land Bank has seen the implementation of the Neighborhood Initiative Program outperform stated targets, thus qualifying Montgomery County for additional funding in 2019. With funds awarded since the program’s inception totaling more than \$20 million, the Land Bank has demolished 1,168 abandoned and dilapidated structures over five years.

Going forward, we’ll strive to push the boundaries of resilience in our work to restore vibrancy and health to our community’s challenged neighborhoods and commercial areas – to bounce back from the crises they have endured. This report highlights our progress toward that goal in 2019.

PROGRAMS: TOOLS FOR COMMUNITY RESILIENCE

Whether responding to a man-made crisis or a natural disaster, a community that approaches problems with a realistic view of the challenges, an attitude of confidence and action-oriented strategies – the components of grounded hope – is positioned to bounce back from adversity.

In Montgomery County, Land Bank programs are strategically designed as tools to propel grounded hope into action and ultimately, results.

Thriving Neighborhoods Initiative

2019 Highlight: In Dayton's Pine View neighborhood, where the Thriving Neighborhoods Initiative is being piloted, one of two Land Bank-renovated homes was sold for \$65,000 – more than 60 percent above median sales value in the area. The other home, listed at \$84,000, is under contract. The first such sale was made in 2018.

- This Land Bank initiative aims to increase property values, encourage improvements by homeowners, increase market confidence and enhance quality of life.
- The Pine View neighborhood was chosen for the pilot program because home values there were not rebounding from the housing crisis. Home values were substantially less than the same construction type and year in other communities.



- The Land Bank has employed a strategy layering services available from a variety of community partners to address the physical, social and financial concerns prevalent in the neighborhood.

- The Vectren Foundation awarded a \$50,000 grant for energy-efficiency improvements in the two newly renovated homes, resulting in less consumption and greater affordability.

- Lending institutions introduced programs to provide financial assistance toward home purchase and improvement projects.

- The Land Bank demolished eight abandoned houses on Gettysburg Avenue in an effort to spruce up the appearance of this gateway into the Pine View neighborhood. Five additional troubled properties throughout the area were also removed – with more to come.

- Rebuilding Together Dayton announced it will be featuring Pine View as one of its 2020 Rebuilding Day neighborhoods.

- CityWide Development Corporation has been working with the Pineview Neighborhood Association on a community plan. Neighbors have targeted Lakeside lake and various lots on Gettysburg Avenue for cleanup.

- The positive momentum experienced in Pine View served as a springboard for piloting additional neighborhoods to gain important experience to develop formal program criteria.

- The Board of Township Trustees approved Harrison Township's Castlewood neighborhood as an additional pilot project for 2020.



Other Neighborhood Efforts

- To advance progress in Dayton's Carillon neighbor, 17 vacant, abandoned properties were submitted for foreclosure. This effort among the neighborhood, City Wide Development and Verily Health Care is intended to address some critical issues of blight and abandonment that threaten neighborhood health.

- The Land Bank and MVRPC are assisting the city of Miamisburg in furthering its Miamisburg CARES program, which is similar to Thriving Neighborhoods. It may become a Thriving Neighborhood project once planning work is completed.



Neighborhood Initiative Program

2019 Highlight: The Land Bank received more than \$1.4 million in additional funding from the state's Neighborhood Initiative Program and demolished 294 abandoned and dilapidated houses.

- From the program's inception in 2014 through 2019, the Land Bank secured funds totaling \$20,077,582. With these funds, our nine partner communities demolished 1,168 targeted properties in 37 neighborhoods.
- Additional awards became available to the Land Bank year after year because of the ability to meet program milestones, and the availability of unspent funds from other program participants.
- The Land Bank positioned itself to qualify for these funds by acquiring additional properties in anticipation of the resources becoming available. By completing, in advance, the year-long foreclosure process to meet a challenging requirement that the properties be demolished within 90 days of the award announcement.



Do-It-Yourself Renovation

2019 Highlight: The Land Bank transferred 19 properties to new owners upon their completion of improvements. The rehabbed properties represent significant private investment and corresponding increase in tax valuation. At the same time, the equity associated with the property is being preserved for the community.

- The DIY Renovation Program aims to stabilize property values by providing opportunities for citizens and investors to buy and renovate distressed homes that have been acquired by the Land Bank that would otherwise remained vacant and abandoned.
- When the rehab is completed to Land Bank standards, the buyer receives the deed and may sell, lease or occupy the property.



Tax Foreclosure Acquisition Program

2019 Highlight: The Land Bank transferred 30 properties to new owners in 2019. These properties included distressed homes acquired by the Land Bank that would otherwise remain vacant and abandoned, as well as vacant lots.

- Through this program, citizens and investors can purchase a tax-delinquent residential property to rehab and reuse for a residence, side lot, home expansion or new construction.



- To ensure the program's effectiveness, the Land Bank tightened the rules requiring stricter vetting of participants, buyer completion of the Home Ownership Center of Greater Dayton's Home Buyer's Success Training and a six-month limit for finishing the rehab work.

Commercial Redevelopment

2019 Highlight: The Land Bank completed three commercial redevelopment deals.

- Four commercial properties were acquired and transferred to support community and private redevelopment efforts.
- The Land Bank purchased a tax lien and initiated foreclosure of an abandoned, tax delinquent, and highly distressed downtown commercial property to support an adjoining property's redevelopment.
- It is gratifying to see the Dayton Arcade project coming to fruition. The Land Bank's early role involved acquiring the property under a deed in lieu of taxes provision. In so doing, the Land Bank was able to eliminate a sizeable tax liability that would have rendered the \$90 million redevelopment unviable. The iconic building will soon open as an Innovation Hub with commercial and residential spaces.

(Continued on page 6)



ENGAGEMENT: THE FOUNDATION OF A RESILIENT COMMUNITY

The profound work required to turn around Montgomery County's distressed neighborhoods and commercial areas takes a team approach.

Partnerships

During 2019, the Land Bank partnered with these organizations that are helping to generate a critical mass of effort – and a resilient response – to our area's most consequential property-related issues:



- **CityWide Development Corporation** continued to work with the Pineview Neighborhood Association to create a redevelopment plan and spearhead cleanup efforts.
- **Pineview Neighborhood Association** is collaborating with officials to plan the neighborhood's future.
- **MVRPC** has become the Land Bank's go-to source for baseline demographic data collection and mapping in Montgomery County neighborhoods and has provided support for the neighborhood planning process.



- **Vectren Foundation** awarded a \$50,000 grant for energy-efficiency improvements in the Land Bank-rehabbed houses in the Pine View neighborhood.
- **Day Air Credit Union** has developed financing programs for renovation loans and first-time home ownership in challenged neighborhoods.
- **Union Savings Bank** has launched a program to provide down-payment assistance in Thriving Neighborhoods areas.



- **City of Dayton** is expected to fulfill its commitment to demolish additional structures in the Pine View neighborhood as a match to the Land Bank's investment.
- **City of Miamisburg** is leading the organizing effort to develop a plan for their CARE designated neighborhood.
- **Harrison Township** is leading the organizing effort to develop a plan for their Thriving Neighborhoods-designated neighborhood.



- **A Community Briefing** to share information about the Thriving Neighborhoods Initiative was held at Sinclair College for an audience of 45 community development professionals.
- **4 Quarterly Newsletters** were published online to share Land Bank news and updates with various audiences.
- The Land Bank's **Social Media** presence was extended through a Facebook page, where posts are published weekly.
- The **Homebuilders' Fall Parade of Homes** provided an opportunity to showcase as affordable housing the two Land Bank rehabbed houses in the Pine View neighborhood.

Outreach

The Land Bank places a priority on engaging various audiences through a variety of channels. Educating the public, local leaders, partner jurisdictions, the press, stakeholders and potential customers about the Land Bank's mission, goals and programs is fundamental to gaining exposure and build understanding about our strategies. These are the vehicles employed in 2019:

- **15 Live Presentations** were made by staff to audiences totaling 260 people, including professional organizations, real estate groups, neighborhood organizations and public sector leaders.



(Continued from page 5)

Land Banking

2019 Highlight: The Land Bank accepted a vacant shopping center property in West Carrollton to hold while the city creates a redevelopment plan.

- The Land Banking Program allows Montgomery County cities, villages and townships to strategically "bank" residential, commercial and industrial properties with the Land Bank – tax-free – while the jurisdiction creates a redevelopment plan or financing strategy.



- As a land bank, we are able to acquire, maintain and dispose of a property – or an assemblage of properties – on behalf of a jurisdiction or nonprofit.
- The program is fee-based.

Tornado Relief

2019 Highlight: Although a member of the Miami Valley's Long-Term Recovery team, the Land Bank anticipates a limited role in the short term for the community's recovery following the Memorial Day 2019 tornadoes. That role, which likely will not be evident for several years, will be to help affected communities with repositioning properties and assisting in redevelopment planning.

- Unfortunately, the Land Bank's ability to respond to the disaster is influenced by the complex personal, technical and financial issues and decisions associated



with rebuilding and repair. Further, there are no designated resources available for the Land Bank to address these properties that should be removed.

- The community has and is taking action where it is able. Some neighborhoods have already rebuilt damaged structures while others await organized rebuilding efforts.

RESILIENCE A MARATHON, NOT A SPRINT

Long before social scientists coined terms such as "grounded hope," the people of the Miami Valley were well practiced in that principle. Adversity has taken many forms here – from floods and tornadoes to racial unrest and corporate flight. And while recovery never advances as rapidly as anyone would like, it does come incrementally, over time. Month by month, year by year, the region moves forward and improves in many ways.

The Land Bank is here to encourage, support and invest in our resilient community.

Rebuilding Vibrant Communities, One Property at a Time.



LAND BANK

Montgomery County Land Bank
130 W. 2nd St. #1425
Dayton, OH 45402
www.MCLandBank.com
(937) 531-6921



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