

Montgomery County Land Reutilization Corporation (MCLRC)
June Board Meeting
VIA Zoom Video Conference
June 16, 2020

Attendees: Carolyn Rice, Montgomery County Commissioner (Chair of the Board)
Doug Harnish, Principle, Market Metrics (Vice 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)
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

Absent: Sharon Lowry, Trustee, Washington Township (Board Member)
(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 April 21, 2020 Board meeting minutes. The motion was seconded by Sheila Crane and approved unanimously by voice vote. Doug Harnish abstained from the vote.

New Business – Item No. 1: Thriving Neighborhood Historic Neighborhood Pilot

The Huffman Historic District has been identified as the third pilot for the Thriving Neighborhood program. Huffman is not an official neighborhood in Dayton but is identified as a historic district with clear boundary lines. The health index (indicator of stress) shows Huffman as a tipping point area. The program would build upon existing investments, increase values and increase the market momentum in the area. The scope of work will involve addressing the demolition or preservation of blighted properties and potential reuse of vacant lots for new construction. There are roughly 400 units in the neighborhood with a mixture of home sizes and styles, which allows in-fill to be a mixture as well. New market rate housing may be viable in this neighborhood. The City of Dayton, Preservation Dayton, MVRPC and neighborhood leadership are engaged in the area. The request to the Board is to amend the 2020 budget to commit \$250,000 to the Huffman neighborhood. Russ Joseph moved to approve the Thriving Neighborhood Historic Neighborhood Pilot program. The motion was seconded by Doug Harnish 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. After first half tax settlement, the Land Bank's share of the DTAC distribution is \$1,118,481.29.

Other Business – COVID Impacts

The issues arising from COVID relate mostly to acquiring inventory due to the foreclosure process being shuttered. Until the foreclosure process resumes, the Land Bank will potentially run out of inventory in its DIY program. Sales haven't been realized due to the delay in the programs and community outreach has stopped during this time.

Other Business – Programs: Demo 2.0

The program has been altered to allow communities to condemn or determine a property as a nuisance. This will allow for demolition without the community having to acquire a property through the foreclosure process. Demolition costs will be placed on a property as a lien and negotiated based on future interest or use.

Other Business – Strategic Planning Session

A contract with the Greater Ohio Policy Center has been executed. The Executive Committee and three community members will be participating in an initial interview session. The strategic planning session will set the direction and budget for 2021.

Other Business – State Supreme Court Ruling

The Ohio Supreme Court case was a victory on behalf of land banks on jurisdictional grounds but did not reach the constitutional issue. Going forward into federal court, the hope is that the same reasoning will be that it is not binding based on the same grounds under federal law.

Other Business – Forms

The Conflict of Interest Policy statements still need to be signed and the originals mailed or delivered to Angela Lilly.

Announcement

The next Board meeting is scheduled for Tuesday, July 21, 2020.

Call to Adjourn

There being no further business, Russ Joseph moved to adjourn the meeting. The motion was seconded by Doug Harnish and approved unanimously by voice vote.

I hereby certify that the minutes related to the Board of Directors' monthly meeting June 17, 2020 set forth above are the minutes approved by the Board of Directors at their meeting of July 21, 2020.

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



Board Meeting Agenda

Montgomery County Land Reutilization Corporation

June 16, 2020 3:30 pm

MEETING VIA ZOOM VIDEO CONFERANCE

Call to Order: Carolyn Rice, Chair

Roll Call:

Approval of Minutes: April 21, 2020 (Attached)

Old Business:

New Business:

- **Item No1. Thriving Neighborhood Historic Neighborhood Pilot (Attachment)**
 - Presentation and Discussion
 - Motion to Approve

Other Business:

- **Financials**
- **COVID Impacts**
 - **Programs: Demo 2.0**
- **Strategic Planning Session**
- **State Supreme Court Ruling**
- **Forms**

Next Meeting: July 21, 2020 @ 3:30 pm

Adjourn

To: MCLRC Board of Directors
From: Mike Grauwelman Executive Director
Subject: June Agenda
Date: June 12, 2020



New Business

Item No. 1 – Thriving Neighborhood Historic Neighborhood Pilot

Action Requested: Approval to Include Huffman Neighborhood as a Thriving Neighborhood and amending the Budget to include \$250,000 for Land Bank activities.

The Thriving Neighborhood Initiative (TNI) has shown considerable positive outcome and been received with enthusiasm, but is still in its infancy with little history. We now have two pilots with one in Dayton's Pine View, and the second in Castlewood in Harrison Township. We have had an interest in identifying a third pilot for the program in a historic neighborhood. This interest was to introduce some variety of housing sizes / types, and markets into the program to test its ability to perform under various circumstances. The Huffman neighborhood was identified in 2019 as a potential candidate for the program after a tour of the neighborhood, and discussions with Preservation Dayton, neighborhood leadership, and city of Dayton officials. Additional investigation went into data gathering and communication with the stakeholders and development community to determine what the goal might be and what a plan for the neighborhood would entail. The preliminary goal developed is to "Enhance Huffman's position as a historic district and to do so by repositioning its blighted properties for redevelopment". This goal was developed internally based upon interaction with the neighborhood leadership, but does not reflect a vetted goal that would go beyond the Land Bank's capacity and mission. It did however allow staff to evaluate what was generally desired and its feasibility. The finding of this initial evaluation is that the neighborhood has potential to achieve the goal. There is considerable local leadership, commitment, and investment occurring without significant outside support. The neighborhoods challenges appear to be one of creating critical mass and market momentum, which a TNI could provide. The neighborhood meets TNI selection criteria including:

- Defined Geographic Boundaries
- Neighborhood Support Structure
- Manageable Scale
- Local Investment
- Future Land Use Plans
- Neighborhood Amenities / Assets
- Market Strength
- Condition of Existing Inventory
- Community Input / Direction

The neighborhood is stronger than existing TNI neighborhoods in terms of valuation changes, tax delinquency, foreclosure and vacancy and ownership rates used to characterize neighborhood stress. This should provide an interesting test for the program, and how it may need to adjust to neighborhoods and market conditions.

The recommendation is to proceed with an agreement with Dayton and amend the 2020 budget to allocate \$250,000 to the Huffman neighborhood.

Other Items:

- Financials
- COVID Impacts
- Programs: Demo 2.0
- Strategic Planning Session
- State Supreme Court Ruling
- **Forms: Please do not forget to get your forms into Angela.**