

Montgomery County Land Reutilization Corporation (MCLRC)
February Board Meeting
February 18, 2020

Attendees: 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)
Kery Gray, Commission Aide to Carolyn Rice (Commission Representative)
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
Cory Frolik, Reporter, Dayton Daily News

Absent:

(Copies To) Sharon Lowry, 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

Sheila Crane moved to approve the December 17, 2019 Board meeting minutes. The motion was seconded by Todd Kinskey and approved unanimously by voice vote.

Item No. 1 – 2019 Accomplishments

Mike Grauwelman provided a review of the 2019 accomplishments as outlined below:

Strategic Objectives

Stretch Objective – identified a pilot program to fill gaps in neighborhood needs. Committed to develop a framework to address objectives in the Huffman Neighborhood.

Primary Objectives

- Develop milestone and neighborhood schedule (in process) - framework established with MVRPC.
- Developed neighborhood improvements menu – tree removal, pressure washing, etc.

- Identified new financial and organizational resources for the Thriving Neighborhood Program – Vectren grant, Union Savings Bank down payment assistance, Day Air Credit Union loan programs, and City of Dayton tax abatement program.
- Identified potential Thriving Neighborhood candidates – Castlewood: Harrison Township, Huffman, Carillon: Dayton, Siebert: Miamisburg.
- Engaged data software.

Stretch Objective – identified a disadvantaged population group for partner opportunities - drug dependency workforce training with existing partner.

Business Objectives - Financial

- Generated program income to offset expenses: losses less than budget.
- Managed operations to budget – positive variance over \$90K, \$66K in interest income, State Audit award, completed records retention policy.
- Managed program financial risk – (0) TFAP to demo, (1) DIY acquisition to demo.

Business Objectives – Marketing

- Increased market and brand awareness – community presentations, HBA Parade of Homes.

Program Objectives

- Evaluated programs effectiveness – (17) DIY contracts awarded, (22) TFAP properties acquired, (1) Land Banking agreement, (0) Planning grants, (0) Community loans, (3) Commercial Redevelopment reactive deals, (1) Commercial Acquisition property identified, Pine View homes (2) renovated and (10) demolished under NIP, and \$150,000 estimated investment balance remaining in Pine View.
- Implemented NIP – invoiced 100% plus of the original funding and received additional \$1,412,500 in funding.#

Russ Joseph moved to approve the 2019 Accomplishments. The motion was seconded by Sheila Crane and approved unanimously by voice vote. *See attached 2019 Accomplishments draft for more details.*

Item No. 2 – Demolition Program 2.0

The Board reviewed the Demolition 2.0 Program Guidelines. The program was designed using the NIP guidelines as a framework; however, it gives more administrative assistance to smaller communities than was provided by the NIP program. The program requires a 1:1 match and is divided into two community size based groups. Allocation will be based on need and the number of vacant/abandoned properties identified in the 2010 Census. An administrative fee will not be charged and there will be no maintenance costs as acquired properties will be transferred directly back to the communities. Those communities that may have only one property that needs demolished would be granted the funds to do so. The program was designed to be further broken down by residential and commercial properties; however, Russ Joseph recommended the program be as flexible as possible by allowing the communities to decide how they would like to allocate the funds be it residential or commercial. The Board agreed on this change in the program outline.

Sheila Crane moved to approve the Demolition Program 2.0 as modified. The motion was seconded by Russ Joseph and approved unanimously by voice vote. *See attached program guidelines 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 is approximately \$8.56 million.

Other Business – Executive Session

Todd Kinskey moved to adjourn to Executive Session to discuss the sale of property. Russ Joseph seconded the motion. Doug Harnish took roll call of those Board members in favor of entering Executive Session.

Roll Call:

Judy Dodge, aye
Kery Gray, aye
Russ Joseph, aye
Todd Kinskey, aye
Sheila Crane, aye
Doug Harnish, aye

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

Roll Call:

Judy Dodge, aye
Kery Gray, aye
Russ Joseph, aye
Todd Kinskey, aye
Sheila Crane, aye
Doug Harnish, aye

Announcement

The next Board meeting is scheduled for Tuesday, March 17, 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 February 18, 2020 set forth above are the minutes approved by the Board of Directors at their meeting of April 21, 2020.

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



Board Meeting Agenda

Montgomery County Land Reutilization Corporation

February 18, 2019 3:30 pm

Montgomery County Treasurer's Office

Call to Order: Doug Harnish, Vice Chair

Roll Call:

Approval of Minutes: December 17, 2019 (Attached)

Old Business:

New Business:

- **Item No1. 2019 Accomplishments (Attachment)**
 - Presentation and Discussion
 - Motion to Accept

- **Item No. 2. Demolition Program 2.0 (Attachment)**
 - Presentation and Discussion
 - Motion to Approve

Other Business:

Next Meeting: March 17, 2019 @ 3:30 pm

Adjourn

2019 ACCOMPLISHMENTS

Board Draft

February 14, 2020

Introduction: The objectives and metrics for 2019 were adopted by the Board in late 2018. They were intended to provide direction and a means to measure the results of the organization's progress, and were based upon its mission and the strategic operating construct. The objectives / metrics and **resulting accomplishments** are provided along with color coded assessment as provided below. I am pleased to share these accomplishment's with you, and believe that you will find that the organization has performed exceedingly well in 2019. I look forward to presenting these to you.

Color Codes:

- Black= Objective and Metric
- Green= Stretch Objective
- Blue= Accomplishment
- Red= Incomplete Metric

2019 Focus Statement: The organization's focuses in 2019 included making resource and program adjustments to account for changes in the operating environment, and continuing to build upon the Thriving Neighborhood Initiative and data analysis efforts to better guide redevelopment efforts.

STRATEGIC OBJECTIVES

- **STRETCH OBJECTIVE: IDENTIFY A PILOT PROGRAM TO FILL GAPS IN NEIGHBORHOOD NEEDS**
 - EVALUATE OUR ABILITY TO IMPACT HISTORIC NEIGHBORHOODS / AREA
 - ✓ ONE NEW PILOT
 - THE ORGANIZATION MET WITH PRESERVATION DAYTON AND DAYTON IS YOURS, TOURED THE HUFFMAN NEIGHBORHOOD AND HAS DEVELOPED A BETTER UNDERSTANDING OF THE MARKET AND ISSUES.
 - COMMITTED TO DEVELOP A FRAMEWORK TO ADDRESS THE OBJECTIVES IDENTIFIED BY THE HUFFMAN NEIGHBORHOOD FOR THE CITY'S CONSIDERATION.

PRIMARY OBJECTIVES

- IMPROVE THRIVING NEIGHBORHOOD INITIATIVE
 - DEVELOP MILESTONE AND NEIGHBORHOOD (POST NIP) SCHEDULE

- ✓ **INCOMPLETE**
- ✓ COMMUNITY PLANNING DEVELOPMENT FRAMEWORK ESTABLISHED W/MVRPC
 - THEME: THIS IS NOT COOKIE CUTTER. NEIGHBORHOODS / COMMUNITIES DIFFER AND REQUIRING VARIOUS LEVELS OF ATTENTION /SUPPORT.

- DEVELOP NEIGHBORHOOD IMPROVEMENTS MENU
 - ✓ COMPLETE
- IDENTIFY NEW FINANCIAL AND ORGANIZATIONAL RESOURCE: 2
 - ✓ VECTREN- \$50,000 GRANT RENOVATION
 - ✓ UNION SAVINGS BANK – \$5,000 DOWN PAYMENT ASSISTANCE
 - ✓ DAY AIR CREDIT UNION- COMMUNITY DEVELOPMENT FINANCIAL INSTITUTION
 - Revitalization: Renovation loan to purchase and make improvements to a distressed property. 100% financing based on after repair appraised value.
 - First Time Buyers: no money down home loan for first time buyers
 - VA look-a-like: VA type home loan without the funding fee.
 - Partnerships: financing projects like Thriving Neighborhoods / renovation. Finance 100% of the purchase price based on your construction costs versus a traditional appraisal.
 - CITY OF DAYTON TAX ABATEMENT PROGRAM
- Identify Potential Thriving Neighborhood Candidates:2
 - ✓ Castlewood: Harrison Township
 - ✓ Huffman, Carillon: Dayton
 - ✓ Siebert: Miamisburg
- Engage Data Software
 - ✓ Building Blocks Enhancements

▪ **STRETCH OBJECTIVE: PROVIDE GREATER PROGRAM SUPPORT TO 1 DISADVANTAGED POPULATION GROUP.**

- ✓ IDENTIFY GROUP AND PARTNERING OPPORTUNITIES
 - DRUG DEPENDENCY WORKFORCE TRAINING
 - REENTRY PROGRAM

Business Objectives

- **FINANCIAL**
 - **GENERATE PROGRAM INCOME TO OFFSET EXPENSES: LOSSES LESS THAN BUDGET**
 - ✓ INCOME PROGRAMS: BUDGET \$17K / ACTUAL \$17K (TFAP, BANKING)
 - ✓ NEUTRAL PROGRAMS: BUDGET \$21K / (\$5K) ACTUAL (COMMERCIAL)
 - ✓ INVESTMENTS: BUDGET (\$8,700) / ACTUAL \$47K (DIY)
 - **MANAGE OPERATIONS TO BUDGET (NOVEMBER 2019)**
 - ✓ OPERATING EXPENSES: POSITIVE VARIANCE \$90,400 / 9%

- ✓ \$66,000 INTEREST INCOME
- ✓ STATE AUDIT AWARD
- ✓ RECORDS RETENTION AND FOIA POLICIES

- **MANAGE PROGRAM FINANCIAL RISK**

- ✓ MANAGE PROGRAM RISK TO BUDGET
 - TFAP NO MORE THAN 2 TRANSFER FAILURES (DEMOLITIONS)
 - ACTUAL 0
 - DIY NO MORE THAN 3 ACQUISITIONS TO DEMO
 - ACTUAL 1
 - DRONE PROGRAM

- **MARKETING**

- **INCREASE MARKET AND BRAND AWARENESS**

- ✓ IMPLEMENT THE COMMUNICATION PLAN
 - 14 PRESENTATIONS AUDIENCE ~260
 - COMMUNITY BRIEFING 45 CD PROFESSIONALS
 - PROGRESS REPORT & REVISED BROCHURE
 - QUARTERLY BULLETIN
 - FACEBOOK FRIENDS ~160 TO 230
 - FAST / FUN FACTS MORE FREQUENT CONTENT
 - HBA PARADE OF HOMES
 - PINE VIEW DEMO EVENT CANCELLED

PROGRAM OBJECTIVES

- **EVALUATE PROGRAMS EFFECTIVENESS**

- MEASURE QUANTITATIVE AND QUALITATIVE EFFECTIVENESS
 - ✓ DIY: 20 PROPERTY CONTRACTS AWARDED
 - CONTRACTS AWARDED 17 (SUSPENDED TITLE INSURANCE & WEBSITE ISSUES)
 - TRANSFERRED 19
 - FORECLOSURE SUBMISSIONS 28
 - 16 DID NOT PROCEED TO FORECLOSURE
 - NET REVENUE \$46,900
 - **TRENDS**
 - INCREASED LB INVESTMENT - IMPROVE CONDITIONED
 - PERCENTAGE OF OWNER OCCUPIED FLAT
 - FINANCE AND OWNER CAPABILITY IMPEDIMENTS
 - ✓ TFAP:30 PROPERTIES TRANSFERRED
 - 22 PROPERTIES (ISSUES: TITLE INSURANCE, WEB SITE, FORECLOSURE POLICY)
 - ENHANCED PROGRAM GUIDELINES (HOME OWNERSHIP CENTER)
 - NET REVENUES: \$16,800
 - ✓ LAND BANKING: MAINTAIN CURRENT AGREEMENTS / 0 NEW AGREEMENTS
 - 1 NEW AGREEMENT WITH 17 PROPERTIES
 - NET REVENUES: \$300
 - FEE SCHEDULE

- ✓ PLANNING GRANT: 3 NEW GRANTS
 - 0 GRANTS
 - LB PLANNING: FIVE RIVERS RIVERFRONT, TORNADO RECOVERY, VERILY, TNI NEIGHBORHOODS
 - ✓ COMMUNITY LOANS: 1 NEW LOANS
 - 0 LOANS
 - ✓ COMMERCIAL REDEVELOPMENT APPLICATIONS: 2 PROJECTS
 - 3 REACTIVE DEALS COMPLETED
 - 1 FORECLOSURE PENDING 20 W. 5TH, TAX LIEN PURCHASE
 - VERILY 17 FORECLOSURES SUBMITTED
 - EPA BROWNFIELDS GRANT APPLICATION (DUNS No., SAM REGISTRATION)
 - CRP \$5,000 NET LOSS
 - ✓ COMMERCIAL ACQUISITION PROGRAM: 1 PROPERTY
 - > 80 COMMERCIAL PROPERTIES RESEARCHED.
 - 1 PROPERTY IDENTIFIED AND PROPOSED TO JOBS OHIO AND DAYTON
 - AGGREGATION NOT SEEN AS VIABLE APPROACH BY CITY
 - ✓ PINE VIEW PILOT PROJECT:
 - RENOVATE 2 HOMES
 - 1 SOLD @ \$65,220 / \$69 PSF
 - 1 OFFER @ \$84,000 / \$83 PSF / APPRAISED @ \$73
 - TOTAL REHAB INVESTMENTS: \$277,600
 - ESTIMATED INVESTMENT BALANCE: \$150,000
 - DEMOLITION SUMMARY:
 - 10 PROPERTIES DEMOLISHED UNDER NIP (~\$170,000)
 - EXPANSION AREA: 5 PROPERTIES SUBMITTED FOR FORECLOSURE
 - CITY \$250K INVESTMENT PENDING
- **IMPLEMENT NIP**
 - MEET NIP 2019 MILESTONES
 - ✓ INVOICING MILESTONE: INVOICED 100% PLUS OF THE ORIGINAL FUNDING
 - ✓ RECEIVED ADDITIONAL \$1,412,500 IN FUNDING
 - ✓ 294 PROPERTIES DEMOLISHED & REIMBURSED
 - ✓ SIDE LOT TRANSFERS 55
 - RECAPTURE PROGRAM UNALLOWABLE COSTS
 - ✓ UP TO DATE



To: MCLRC Board of Directors
From: Mike Grauwelman, Executive Director
Subject: February Agenda
Date: February 14, 2020

New Business

ITEM No. 1 – 2019 Accomplishments

Action Requested: Acceptance of the 2019 Accomplishments

Steering Committee Recommendation: Acceptance of accomplishments

Attached please find a copy of the 2019 accomplishments. A review of these will be provided during the meeting.

ITEM No. 2 – DEMOLITION PROGRAM 2.0

*Action Requested: Approval of the Program **in substantially the form provided.***

Steering Committee Recommendation: Approval

Below you will find a draft of guidelines for a demolition grant program (Demolition Program 2.0) intended to continue the effort and momentum generated under the Moving Ohio Forward and Neighborhood Initiative Programs. The funds for the program would be provided by current Land Bank reserves, require a local match, and would be available for two consecutive years totaling \$3M. (Note that the actual expenditure of funds will run for several years as the acquisition and demolition activities schedules do not support a calendar year completion of work.) The program was designed with the following objectives in mind.

- Require the Land Bank to be a strategic partner in determining where funds are utilized.
- Require a level of planning and strategy appropriate to the funds available.
- Ensure financial liabilities are shared.
- Recognize and provide additional assistance to smaller communities challenged by process.
- Maintain control over the contracting and financial accounting process.
- Provide equity in resource distribution based upon need supported by data.

For comparison purposes the program would have the following differences from NIP.

- Community Match 1:1
- Funding allocation:
 - First: divided into two community size based groups
 - Further divided commercial and residential properties
- Participation Process:
 - Financial
 - Cost cap based on allocation. No per unit cap on cost

- Commercial properties are allocated a portion of the funds
 - Target Area Selection
 - Ultimate Approval Authority of areas / properties Land Bank
 - Planning and Strategic Identification
 - Higher degree of responsibility placed on larger communities
 - Smaller communities likely to have singular high value targets
- Communities < 10K population, Land Bank to complete the affidavits, photos etc.
- Communities must provide per property deposit towards match
- Acquisition costs for community owned property not reimbursed
- No Land Bank administrative fees
- No ongoing maintenance
- Immediate disposition of lots

Outstanding Issues:

- Dayton Kettering field support agreements
- Community Agreements
- Program Sustainability
- Competing Priorities for Fund Use

A review of the program framework will be provided at the meeting. Please note that as was the case in prior Board program approvals, it is being made with the understanding that administrative changes can and will be made to accommodate issues and concerns not contemplated during the drafting of the guidelines. The Executive Director is authorized to make these changes as are necessary to support the objectives of the program.

Demolition 2.0 Program Guidelines

January 2020

PURPOSE

The goal of the Demo 2.0 Program is to assist communities with blight, stabilize property values and prevent future foreclosures in strategically defined target areas. The program is designed to offer equitable distribution of limited funding to all communities of Montgomery County who can demonstrate a strategic need or have a strategic plan.

FUNDING

The Montgomery County Land Bank has committed \$1,500,000 a year in demolition funding for 2020 and 2021. The Participant will match 1:1 the funding from the Land Bank for all eligible expenses related to the acquisition, environmental surveys and remediation, demolition, restoration and other agreed upon costs.

PARTICIPATION

To be eligible to participate, Communities must have a Memorandum of Understanding and a Demolition Program Agreement in place with the Land Bank. The deadline to complete execute these agreements is _____.

FUNDING CATEGORIES

The Communities have been divided into two separate funding categories based on the most current population data. The two categories include communities with populations less than 10,000 population and those greater than 10,000. A total of 15% of the funding will be allocated for communities with less than 10,000 populations, and 85% will be allocated for communities with more than 10,000 populations. The allocation is based upon vacancy rates provided in the 2010 census.

The funding will further be divided by market with 20% to commercial projects and 80% toward residential projects. The Land Bank reserves the right to adjust these allocations at its sole discretion.

COMMUNITIES WITH POPULATION LESS THAN 10,000

The 2020 Land Bank allocation for communities less than **10,000 population** is \$225,000 for the 16 communities that meet the population criteria.

(Verona, Phillipsburg, Farmersville, New Lebanon, Carlisle, Germantown, Brookville, Perry Twp., Jackson Twp., Moraine, Union, Jefferson Twp., Butler Twp., German Twp., Clay Twp., Oakwood) The allocation by market type would be as follows:

- \$45,000 for commercial demo (\$90,000 with 1:1 community match)

- \$180,000 residential (\$360,000 with 1:1 community match) 32 houses @ \$15K

All eligible participants will receive funding for a minimum of \$15,000 for residential demolitions.

COMMUNITIES WITH POPULATIONS GREATER THAN 10,000

The 2020 Land Bank allocation for communities greater than **10,000 population** is \$1,275,000 for the 14 communities that meet the population criteria. These include: West Carrollton, Clayton, Englewood, Vandalia, Miamisburg, Harrison Twp., Centerville, Trotwood, Riverside, Huber Heights, Miami Twp., Kettering, Washington Twp., and Dayton.

The allocation by market type would be as follows:

- \$255,000 for commercial demo (\$510,000 with 1:1 community match)
- \$1,020,000 residential (\$2,040,000 with 1:1 community match) 128 houses @ \$15K
-

ADDITIONAL FUNDING DETAILS

- Reallocation of funding between population, size, groups, markets and eligible participants may occur and is at the sole discretion of the Land Bank.
- A \$5,000 per property deposit is required to be submitted to the Land Bank as a part of the community match when the property is submitted to the program.
- The balance of the Community's match shall be paid to the Land Bank following the completion of the demolition. This amount will be invoiced by the Land Bank with balance due within 30 days.
- Community Matching funds may not include:
 - funding that includes requirements that inhibit the efficient operation of this program.
 - Other Land Bank funds being used to support the community.
 - All matching funds must be identified in the application, approved by the Land Bank, and committed by the community as provided in the Demolition Agreement.

ACQUISITION OF ELIGIBLE PROPERTIES

COMMUNITIES WITH POPULATIONS <10,000

Communities with populations less than 10,000 people may not possess a comprehensive strategic program, or have the need for a target area plan. In these instances the submission of individual vacant and blighted properties plaguing (nuisance, building, zoning, and etc. violations) their community will be considered. MCLRC will approve or disapprove the properties based upon community impact.

Eligible properties in these communities will be considered for the demolition program if the property is:

- owned by the community, and a license agreement is executed prior to demolition

- eligible for tax foreclosure by the County Treasurer
- eligible for donation to the Land Bank
- eligible for transfer of deed in lieu of foreclosure
- available for tax lien purchase and foreclosure

COMMUNITIES WITH POPULATIONS >10,000

Establishing Target Areas

Communities must submit a plan and the underlying strategy for how the demolition funding will be utilized to further stabilization objectives. Geographic boundaries must be defined for potential target areas and a detailed explanation of why this area is a priority. Examples of target area criteria that are of interest to the Land Bank include:

- Connects to or is a part of a larger community plan.
- Connects to or is a part of defined target area for blight removal, neighborhood stabilization or redevelopment projects that involve the Land Bank and / or its partners.
- Determined to present a threat to human health, safety, environment, and / or presents nuisance to the community.
- Located in an area that involves subject to new public and / or private
- Part of an economic development project resulting in new jobs and investment.

Upon the submission of the application, the Land Bank will identify which target area(s) will be the focus of the demolition program. This decision shall be based on how the submitted strategy connects and compliments other Land Bank programs and other revitalization activities. These target areas may include but are not limited to tipping point neighborhoods, thoroughfare revitalization strategies or in conjunction with Thriving Neighborhoods Initiative program.

An estimate of the number of eligible demolition properties in each target area must accompany the plan. These properties must be pre-qualified by the community by determining that they meet the standards of vacant and abandoned, and tax delinquency under the Ohio revised Code.

Eligible properties in approved target areas will be considered for the demolition program if the property is:

- owned by the community, and a license agreement is executed prior to demolition
- eligible for tax foreclosure by the County Treasurer
- eligible for donation to the Land Bank
- eligible for transfer of deed in lieu of foreclosure
- available for tax lien purchase and foreclosure

Blighted properties are ineligible for the demolition program if properties or target areas are:

- are residential and known to have environmental contaminates other than asbestos and lead

- on the National Register of Historic Places
- within a historic district and local approval has not been provided
- Otherwise encumbered in a matter of regulation or law which inhibits the efficient operation of the program

PROPERTY ACQUISITION PROCESS

After target area properties are identified for the Demo 2.0 program, the appropriate method of acquisition will be determined.

TAX FORECLOSURE METHOD OF PROPERTY ACQUISITION: Tax delinquent, vacant and abandoned properties can be acquired by the Land Bank through the Treasurer's tax expedited or judicial foreclosure process.

- Communities > 10,000 population:
 - Community will demonstrate that properties are vacant, abandoned and eligible for tax foreclosure and completes affidavit stating such
 - Photo is taken of subject property
 - Affidavit and photos are submitted to Land Bank by _____
- Communities < 10,000 population
 - Land Bank will determine that properties are vacant, abandoned and eligible for tax foreclosure and completes affidavit stating such
 - Land Bank will take photo of subject property

Vacant and Abandoned properties are defined by Ohio Revised Code as when at least three of the following factors are true:

- Property that is without active utilities
- Doorways or windows are either open/broken or have been boarded close
- There is an accumulation of trash, litter, junk on the land
- Neither an owner nor a tenant appears to be residing in the property at the time of inspection
- Furnishings, window treatments and personal items are absent from the structure
- The property is the object of vandalism, loitering or criminal conduct or there has been physical destruction or deterioration of the property

DONATION OF PROPERTIES

Properties may be donated to the program by owners. Donors will pay a \$500 donation fee to determine if property has clean title. All donations are subject to title review.

DEED IN LIEU OF TAX FORECLOSURE

Tax delinquent properties that are offered for donation may be considered if clear title (other than the real estate tax delinquency) can be demonstrated. The delinquent taxes will be removed in exchange for the title to the property. The Owner pays \$500 donation fee to determine if property has clean title.

TAX LIEN PURCHASE

The use of tax lien purchase may be considered in select cases.

ELIGIBLE / INELIGIBLE COSTS

The following is a listing of the types of cost that may be encountered during the program that are eligible or otherwise ineligible for match. All other costs not identified below will be considered and determination made at the sole discretion of the Land Bank.

Acquisition Costs – costs to acquire the property included:

- Costs associated with the Land Bank initiated tax foreclosure
- Title research
 - If initial title research determines that a property is not eligible for acquisition, the cost for title work is not eligible and will be the responsibility of the community
 - In cases of a donation or deed in lieu, the donor is responsible for the \$500 title fee
- Recording fees
- Tax lien purchase excluding litigation costs

Pre-Demolition Costs

- Securing the property
- Clearance of preexisting debris, garbage, dumping, junk vehicles, etc.
- Environmental survey, assessment and remediation
- Third Party project management
- Bid advertising

Demolition Costs

- Deconstruction expenses
- Utility termination
- Removal of asbestos or other hazardous materials
- Demolition of buildings, including removal of all building materials from site
- Retirement of wells, removal of septic tanks and leach fields
- Capping of municipal supplied water lines and waste lines
- Demolition of buildings
- Clearing of structures (poles fences, walls, driveways, service walks, dead trees)
- Regulatory permit and inspection fees (excluding those of the applicant community)

Post Demolition Costs

- Site Restoration including: backfill of demo site, topsoil, grading and reseeding

Administrative Costs

- General management and oversight by Land Bank third party support contractors
- Insurance
- Maintenance, and securing the property during Land Bank ownership
- Deed preparation, transfer, and recording

DISPOSITION AND MAINTENANCE

Properties will be returned to the communities once all costs for the demolition and related activities have been submitted to and paid by MCLRC. Upon completion of restoration activities, the maintenance of the property will immediately become the responsibility of the community. The Land Bank will not perform any maintenance on these lots.

Program Calendar (Estimated dates)

February – March	Board Approval \$, Demo Agreement, Application, Support Contracts
March	Program Announcement
April	Meeting with communities
X weeks Program	Memorandum of Understandings executed and Demo 2.0 Agreement executed
June	Submission of Applications from the interested parties
1 week	Land Bank will announce funding allocation for each participating community
X weeks	Communities submit Target Areas and estimated number of demoes in each area
X weeks	Land Bank Approves / Disapproves Target Areas / Property List
TBD	Submit list of pre-qualified target properties
X weeks	Submit affidavits and photos of subject properties and deposits
1 week	Submission of affidavits to Treasurer’s Office
8-18 months	Ownership obtained by the Land Bank and processed into PPS
1-2 months	Demolition process begins with environmental surveys
X months	Demolition process concludes with level/graded and reseeded lot

X months	Land Bank pays all expenses associated with acquisition, environmental remediation, demolition and seeded.
Projected Period of Time	Land Bank invoices Participant community for their share of expenses.
With 60 Days of invoicing	Community submits payment to Land Bank

Participant Roles and Responsibilities

- Complete MOU and Demo 2.0 agreements
- Coordinate with Land Bank in identifying target areas and properties
- Submit application
- Submit affidavits and photos of qualified program properties (>10,000 population communities)
- Answer any questions that might arise concerning the property acquisition or demolition
- Provide match funding to the Land Bank at the required benchmarks
 - \$5,000 when properties are submitted to the Land Bank for acquisition
 - Matching balance when properties have completed the demolition process.

Land Bank Roles and Responsibilities

- Manage the application process
- Approve Target areas and properties
- Acquire deposits
- Execute affidavits and provide photos of qualified program properties (<10,000 population communities)
- Submit the properties to the County Treasurer for tax foreclosure
- Manage Demolition Project
- Provide the partner communities with property submission and fiscal updates
- Pay all contractors and related expenses of the demolition project
- Provide 1:1 matching community funding for the demolition of structures.
- Invoice Participants

The Columbus Dispatch

Opinion

Editorial: Declining Ohio cities turn around with local will and state aid

Posted Jan 16, 2020 at 4:31 AM

Updated Jan 16, 2020 at 6:22 AM

This editorial represents the opinion of the Dispatch editorial board, which includes the publisher, editor, editorial page editor and editorial writers. Editorials, like opinion columns, represent a particular viewpoint and are not to be confused with news stories.

With a growing population, healthy economy and new-building boom, central Ohio has a lot to celebrate. But our region can't prosper indefinitely if the rest of the state continues to struggle. That's why the efforts of those working to rebuild and rejuvenate Ohio's "legacy cities" is important and worth supporting.

From Toledo to Youngstown to Portsmouth to Cincinnati and several points in between, people with energy and optimism are working to bring economic vitality and quality of life to cities that have been hit hard by the changes of the 21st century. State leaders should support and invest in these efforts for the benefit of the entire state.

Few towns in Ohio — or in any part of the U.S. — have suffered like Portsmouth. The decline of the local economy, fueled by globalization and all the forces that affected other

small towns, collided disastrously with the reckless opioid-marketing phenomenon of the 1990s.

By the time the Great Recession hit, Portsmouth had become a nationwide poster child for opiate addiction and civic decline.

A 2016 study by Greater Ohio Policy Center showed that, between 2000 and 2014, most Ohio cities with populations of 20,000 or more lost jobs, population and property value even as Columbus and the state overall improved on those measures.

A just-released update to that report has some good news: Even though many of those cities still haven't regained all the ground they lost since 2000, between 2014 and 2018 incomes have ticked back up, unemployment is declining and the population, while still shrinking, isn't falling as fast as before.

One of the report's authors, Alison Goebel, believes that the economic recovery, while important to those cities' health, can do only so much without local engagement.

If that is true, Portsmouth's prospects may be looking up. A New York Times [story](#) from last weekend found a core of civic leaders determined, despite ample discouragement, to make the world see their town as something other than Ground Zero of the opioid epidemic. They're touting local attractions, organizing spruce-up efforts, starting businesses and rebuilding a civic structure.

Perhaps most important, many have had their attitudes about addiction and addicts changed by their neighbors' realities, and they're helping others understand. For Portsmouth to thrive again, people brought low by addiction have to find their way to recovery and their neighbors have to be willing to give them the chance to build new lives.

Cities like Sandusky and Marion and Hamilton don't carry as great a burden as Portsmouth's, but they too have struggled with the loss of manufacturing jobs and population. That makes the progress shown in the Greater Ohio Policy Center's updated report especially encouraging.

Leadership and investments by the state are important; we agree with the center's suggestion that the Clean Ohio Revitalization Fund, which supports cleaning up and redeveloping polluted industrial and commercial properties, should have ongoing dedicated funding. The state also could help with design guidelines for streetscapes that are attractive and accommodate pedestrians, bikes and buses as well as cars.

But the strongest force Ohio's legacy cities have at their disposal is the will of their residents to make a turnaround happen. Neighbors organizing a flower-planting day or creating a new community event; business leaders choosing to live in town and encouraging their employees to do the same — these are the sparks that can rekindle confidence in a great old town.