

CCAO Summer Symposium

Carolyn Rice- Montgomery County Commissioner

THANK YOU... FOR THE OPPORTUNITY TO SHARE OUR STORY



Mission Statement

To reposition distressed real estate to support Montgomery County's communities in building quality of life and vibrant neighborhoods, one property at a time.



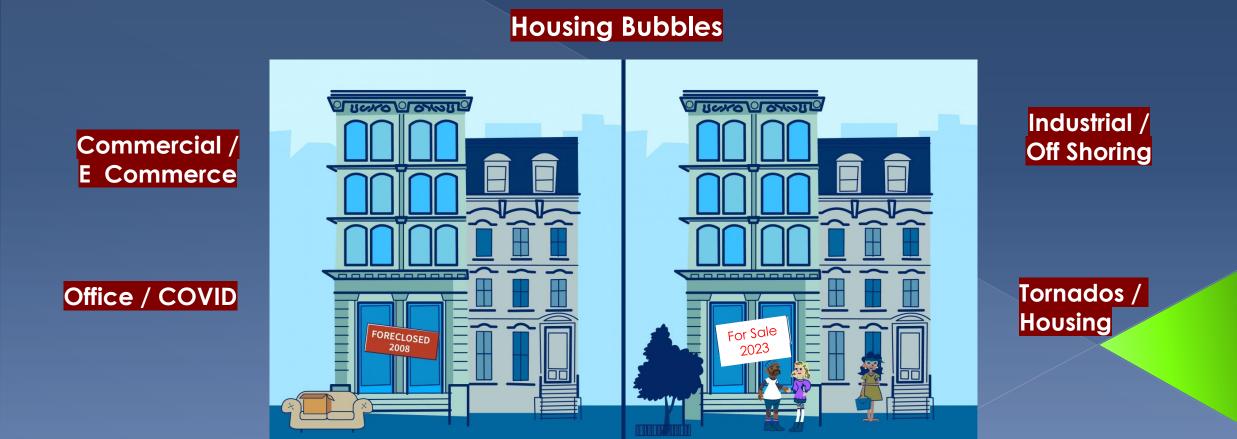
Vision Statement

Montgomery County's communities are comprised entirely of thriving neighborhoods with sustainable real estate markets that enhance residents' quality of life.

My Role

- County Treasurer (2007-2018) / County Commissioner (2019)
 - > Champion for Land Banking (2007- current)
 - > Executive Director (2011-2013)
 - > Board Chair (2011-current)
- Conservative Approach in beginning
- Built relationships, partnerships, trust, track record
- Opportunities, funding, outcomes more than expected

MCLRC Direction..... Amidst a Dynamic Real Estate Environment



MCLRC Direction.....Raising the Bar

Policy Framework
Toolbox
Programming
Planning
Strategic Investment



Direction.....Policy Framework

Balancing Competing Community Objectives Maximizing Taxes Collection vs. Enabling Redevelopment

- > Expedited Foreclosures
 - Strategic Development Areas
 - Program Requirements
- > Discounted Tax Lien Sales
 - Value Assessment
- > Prioritized Foreclosures
 - Strategic Properties

PROPERTY: 20 W. Fifth St. PPN: R72 00506 0007 AUDITORS DATA	DATE	12/3/2018						
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"Writing off (uncollectable) receivables in anticipation of future returns."

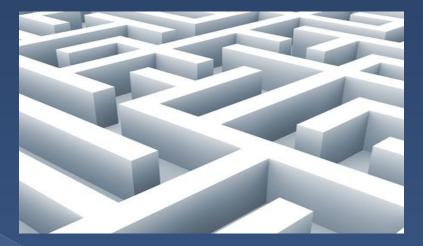
Direction... Toolbox Authorities

Acquisition

> Tax Lien Purchases: Expanded Use

Implementation

- > Nuisance Abatement: Increased Use
 - Public Entities (Townships ORC 505.86 and 3767.41), Cities Home Rule
 - Land Bank or Private entities acquiring a judgment (ORC 3767 Primary Use Residential) finding a property to be a public nuisance may apply to abate the same.... in partnership with a public entity.



Commercial Redevelopment

Investment \$1.5-3M

Tax Lien Acquisition



Raising the Bar

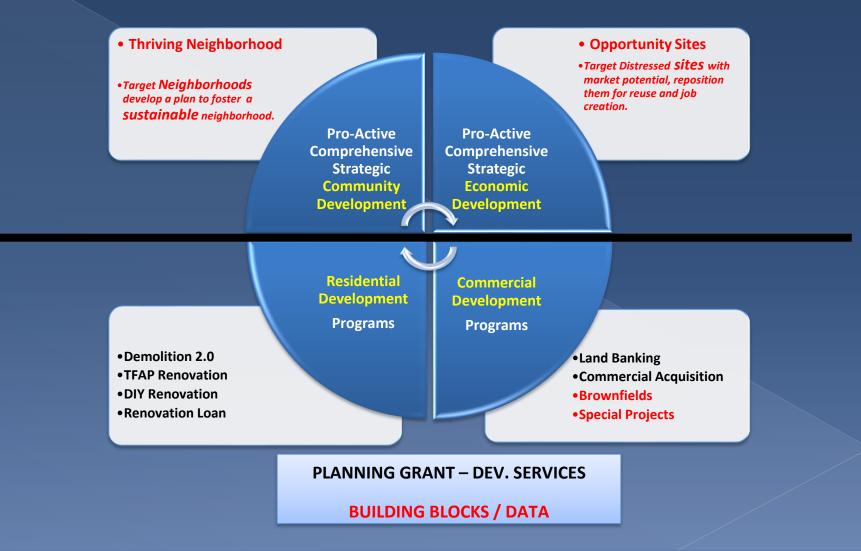
6520 Hoover Ave. Trotwood

BEFORE 4/2018

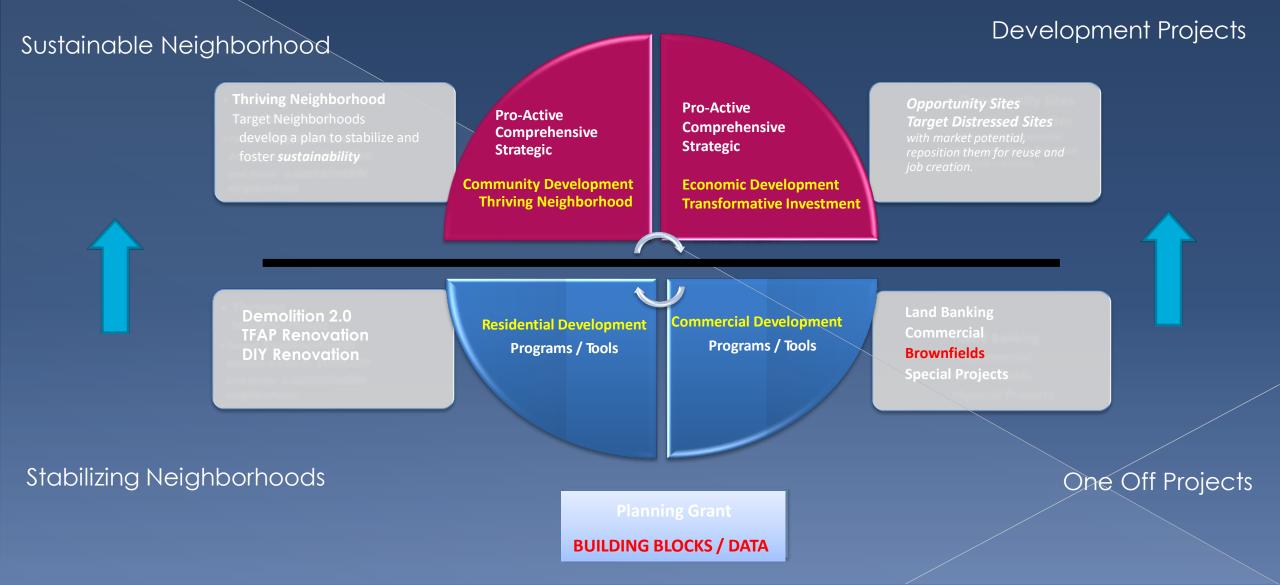




Direction.... Programming Community / Economic Development Role



Direction Programming



Direction.....Strategic Planning



IOTE: ACS data is subject to

PLANNING TEAM

Direction.....Strategic Planning Identifying the Possible





MVRPC



Investment \$5-15M

Projects

Market Acquisition





Direction...Invest Strategically Investments in Outcomes vs. Outputs Neighborhood Planning & Development > Thriving Neighborhoods: Sustainability Model Brownfields Leverage State Program \$350M Commercial Demolition
 > Leverage State Program \$150M Preservation Workforce Housing
 > ARPA: Reno. - New Construction

COMMERCIAL SERVICES

- Facilitate Transactions
- Property Assembly
- Environmental Assessments
- Treasurer's Office -Top 100

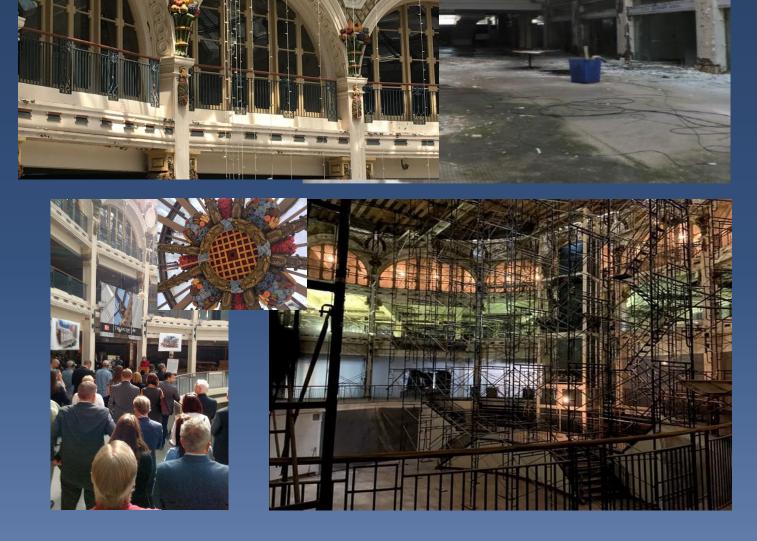




Redevelopment Commercial

Investment \$85-90M

Deed In Lieu Acquisition



"The only constant is change..."

Covid

- Anticipate bumps in the road
- Pace your land bank, learn and grow
- Retirement and succession planning
- Smart expansion
- Output is a constructed of the second sec

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