

"AN IMPLEMENT OF CHANGE"

THE MONTGOMERY COUNTY
LANDBANK & THE LASTAR
REDEVELOPMENT

"SOME BUILDINGS ARE NOT WHAT
THEY APPEAR"

The Agenda

- Introduction of Team
- Keramida to discuss history, environmental issues, demolition.
- Keith to discuss City of Dayton Prospective-How did building get to this state
- Mike G will discuss the Montgomery County Landbank and its role in tackling brownfields like LaStar. It goals and objectives.
- Micheal Heitz will give Garretts perspective and interest in LaStar.

The Team:

Michael Heitz

Garrett LLC

Keith Klein City of
Dayton

Matt Wagner

Keramida

Mike Grauwelman

Exec. Dir.

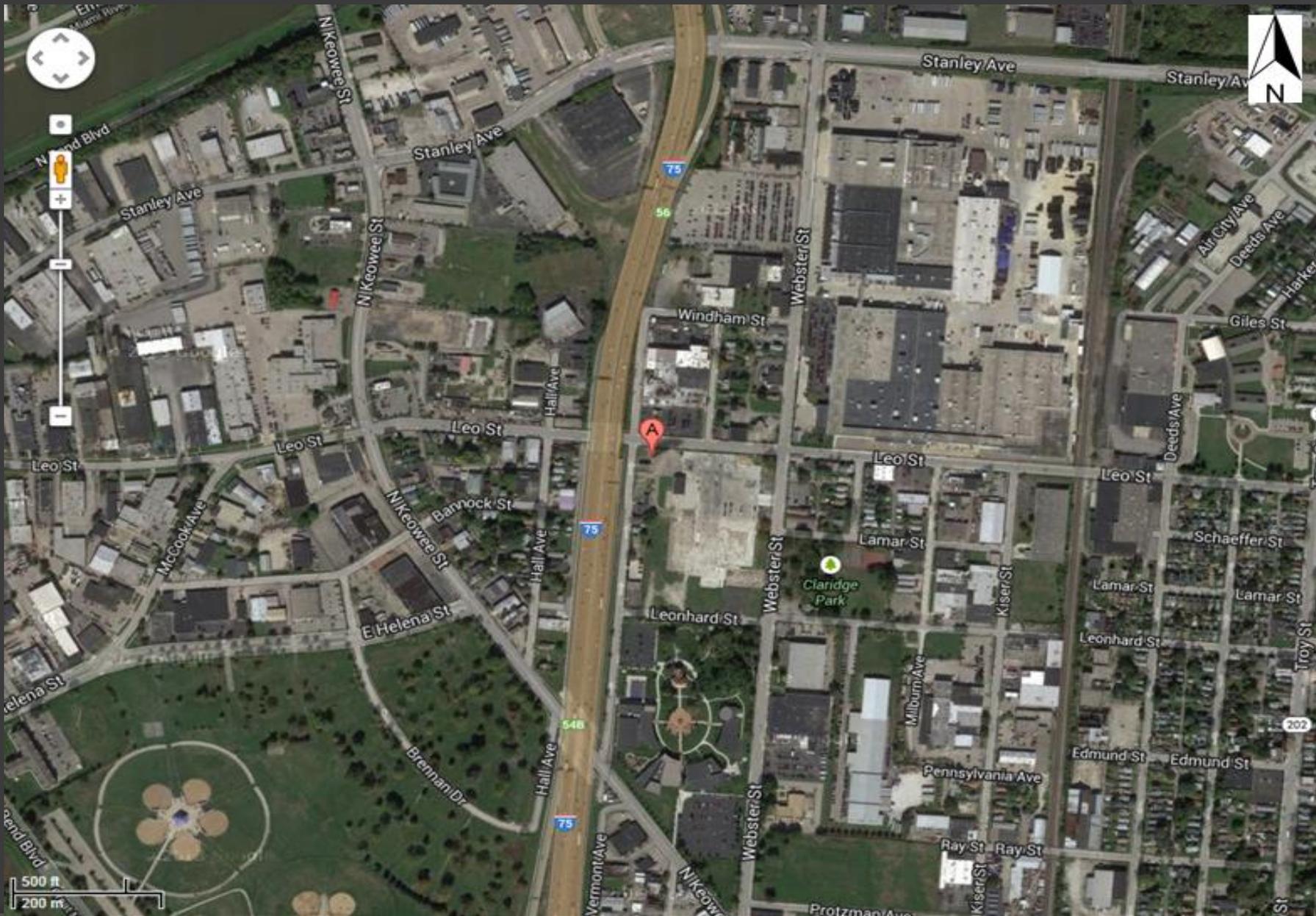
Montgomery County

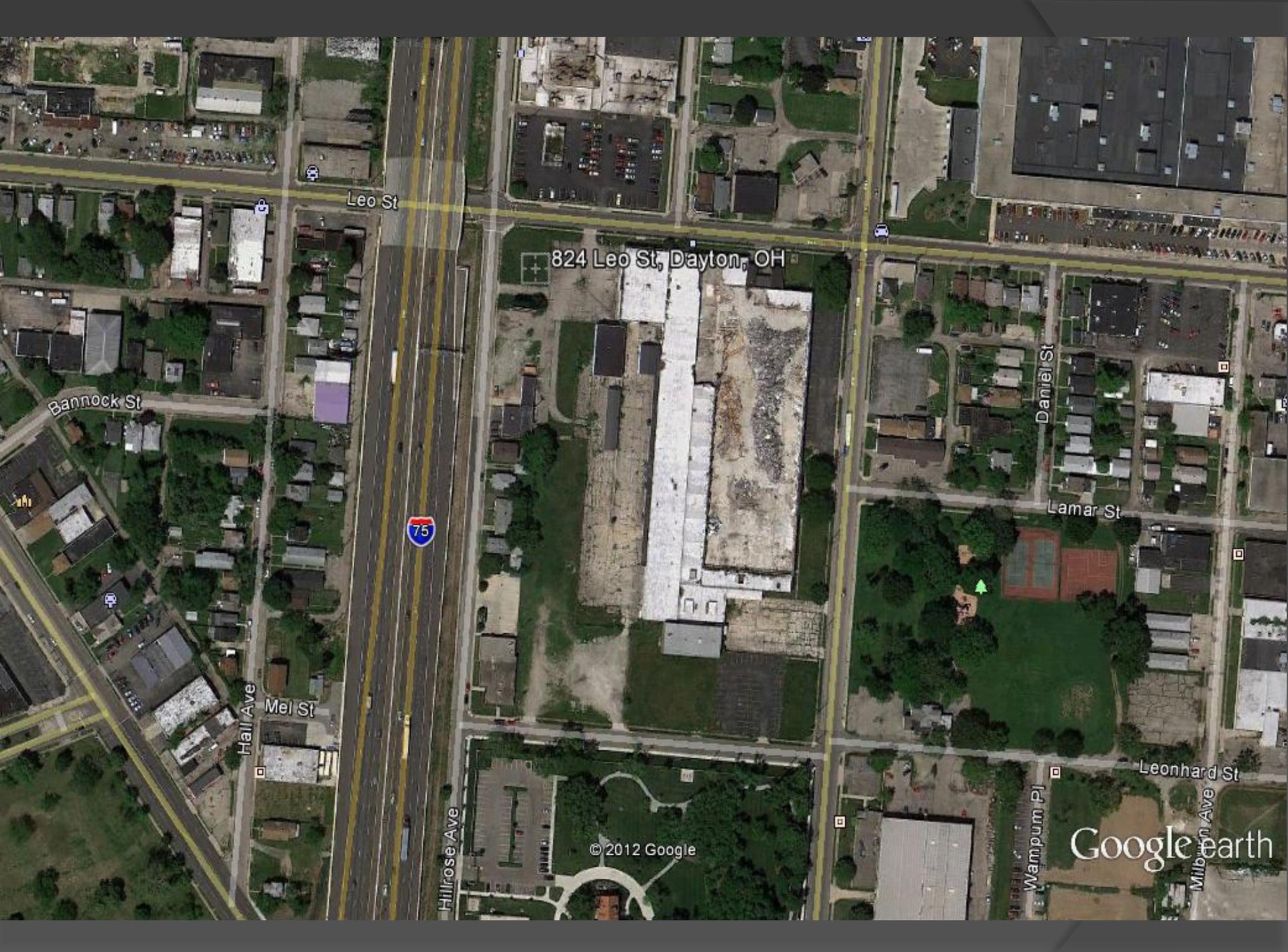
Landbank



◎ The LaStar Building







824 Leo St, Dayton, OH

Leo St

Bannock St



Hillrose Ave

Mel St

Daniel St

Lamar St

Leonhard St

Wampum Pl

Milburn Ave

© 2012 Google

Google earth

Leo Street going east from 1-75



LaStar



Demolition death in Dayton...

Police investigate after demolition worker is killed by falling roof beam.



Demolition death in Dayton...

Police investigate after demolition worker is killed by falling roof beam.

One man was killed while dismantling a large vacant industrial building in the 1500 block of Webster Street in Dayton on Monday afternoon.

A four-man crew was working inside the building shortly after 2 p.m. when a steel roof support beam fell on the man, killing him instantly, Dayton Police Sgt. Chris Weber said. The men were using an acetylene torch to cut the beam when it gave way, he added.

The building has no roof and police are investigating whether the crew had permission to be in the building. It appears the crew was hired as a subcontractor, Weber said, although the exact details are not clear.

Citation issued against demolition company after death at Dayton industrial site

By [Kelli Wynn](#)

Staff Writer

DAYTON — The Occupational Safety and Health Administration has issued a citation against a South Bloomingville company following the March death of a man who was killed while dismantling a vacant industrial building on Webster Street.

Police at the scene believed that the group Hughes was in was hired as subcontractors.

The OSHA citation against Stevens categorized the alleged seven violations as serious and the proposed penalty totaled approximately \$25,800.

Some of the alleged violations mentioned in the citation include:

- The employer had not established a safety and health program which addressed safety training, worksite inspection responsibilities and procedures to be followed to ensure all employees would be provided a safe and healthful workplace.”

The employer had not ensured that employees engaged in demolition construction activities were trained in the hazards associated with building demolition.

- The employer did not ensure that the propane gas and oxygen cylinders were secured while in use.
- An engineering survey was not performed by a competent person to determine the conditions of the framing floors and walls and the possibility of unplanned collapse of any portion of the structure prior to permitting employees to start demolition.
- “The remaining structural steel columns supporting a horizontal steel beam became overstressed and collapsed after one of the three supporting member columns was cut during demolition, which caused unexpected structural collapse and fall of the structure that struck the employee performing the torch cutting.”

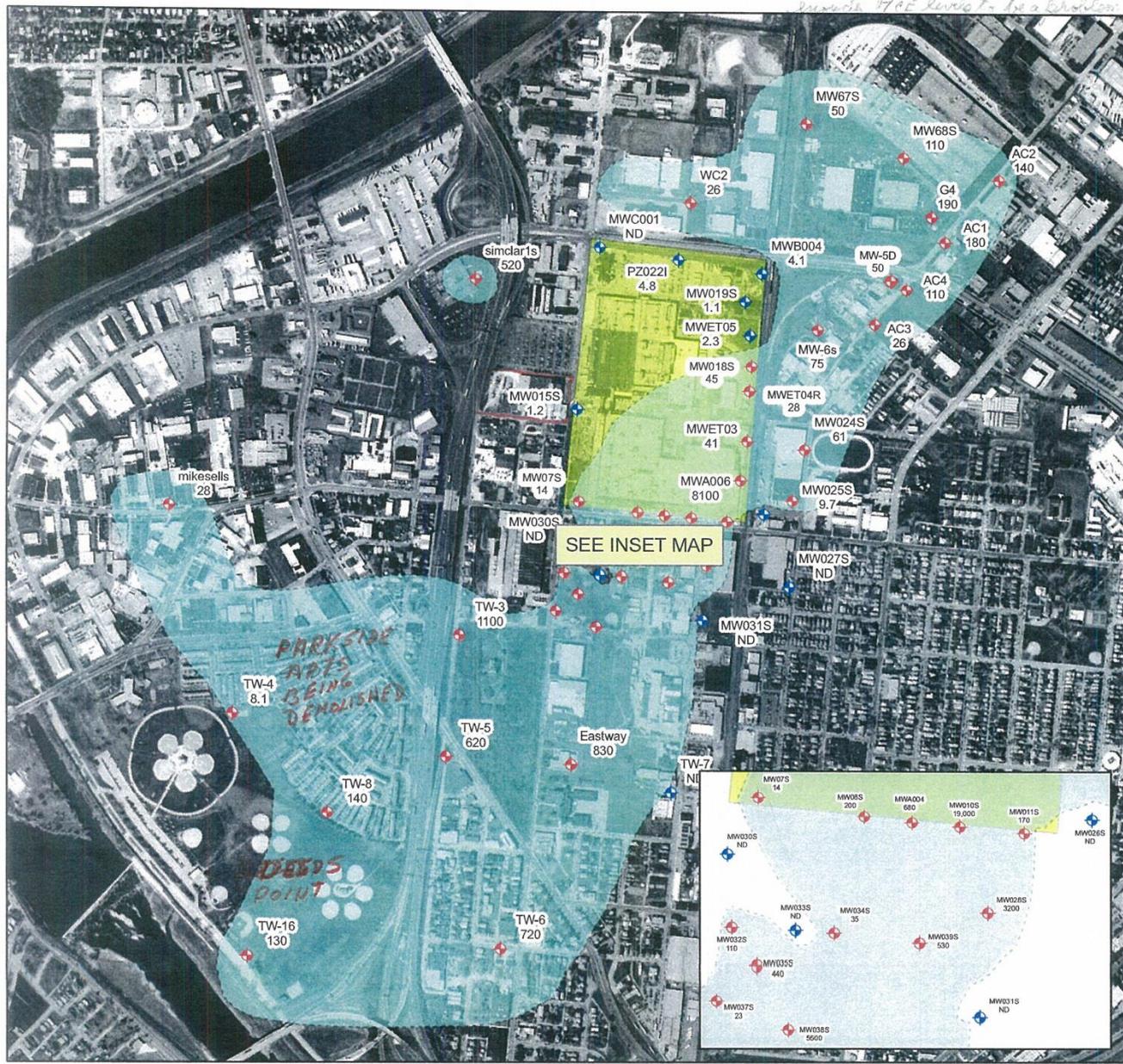
The Next Door Neighbor Superfund Site



Behr Plant



The plume has now expanded to well field but is not high enough TCE levels to be a problem.



Legend

- ◆ TCE above 5 ug/L (SPARTS PER BILLION)
- ◆ TCE below 5 ug/L
- 2007 TCE Plume
- Behr Facility



- Notes
- TCE Trichloroethylene
 - PCE Tetrachloroethylene
 - AC3 Monitoring well ID
 - 26 TCE concentrations (in ug/L)
 - ug/L Micrograms per liter
 - ND Not detected
 - NA Not available

United States Environmental Protection Agency

DRAFT

2007 TCE CONCENTRATIONS

BEHR VOC PLUME SITE

DAYTON,
MONTGOMERY COUNTY,
OHIO



skellylam | projects...

Beauty



The Beast









Beauty













13933 ALL NEW
39'x60' BAY
Exit 59 Left
Go Miller-Right









Environmental Issues



IDENTIFIED AREA LEGEND

- IA-1** Potential Asbestos Contaminated Materials
- IA-2** Potential Chemical Impacts: Wood flooring appears stained with potential polychlorinated biphenyls (PCBs) containing oil. The power sources historically have potential for PCBs.
- IA-3** Potential Chemical Impacts: Area contains multiple mixing tanks and hoppers where chemical and paint mixing has occurred.
- IA-4** Potential Chemical Impacts: Drums are not labeled with unknown contents.
- IA-5** Potential Chemical Impacts: Manways are present in the main building indicating the presence of possible underground storage tanks (USTs) and/or vaults. IA-5 also includes the presence of an above ground storage tank (AST) in the boiler room as noted. Also, documentation was provided indicating the removal of 2 USTs from the area depicted on the map in the southwest area of the site.
- IA-6** Potential Chemical Impacts: Paint and chemical storage is documented to have occurred in the 2 existing outbuildings and in the outbuilding that was previously demolished.
- IA-7** Potential Chemical Impacts: On-site groundwater monitoring issues and potential off-site impacts documented in past and current monitoring data.

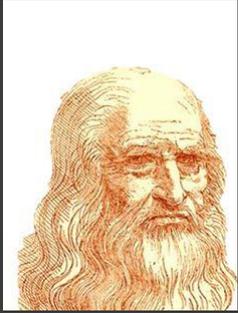
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About remediation

- A total of 35 tons of non-hazardous TPH-impacted soil was removed and disposed of off-Site at a properly licensed landfill.
- An additional 20.24 tons of non-hazardous PAH-impacted soil was removed from the area where the MCA exceedence was identified and disposed at the same landfill.
- A total of 5,600 cubic yards of asbestos containing debris was removed and disposed at the landfill.
- A total of 50 tons of non-TSCA contaminated (1-50 mg/kg) PCB waste was disposed of at the Waste Management Stony Hollow RDF in Dayton, Ohio.





◎ The DaVinci Project

◎ What do we know to be true?

- ◎ 10,000 jobs/200 businesses.
- ◎ **\$900M annual sales.**
- ◎ Manufacturing leading job sector.
- ◎ Over \$400 M invested in last decade.
- ◎ Over \$15M in private home investment by new immigrants.
- ◎ Anchor institution assets: KROC, Kiser, Our Lady of Rosary and CMC.
- ◎ Population loss is half the city average likely due to *inward* migration by immigrants.
- ◎ Major Crime decrease of 88% over the last decade.
- ◎ Over 125,000 freeway travelers pass through the geography daily.
- ◎ Planned and funded infrastructure improvements, over \$30M, provide an opportunity to leverage additional dollars for larger neighborhood revitalization strategies.

Land Banking

Mike Grauwelman

Montgomery County /Dayton



What is a LandBank?



Residential Market Crash



Special Purpose Agent of Government

- ◎ O.R.C.
 - Port Authority
 - TID
 - CIC
 - CDA
 - Jobs Ohio



Land Bank Leadership

● Board of Directors

- County Treasurer
- Minimum two County Commissioners
- Largest municipal corporation, Dayton
- Larger township (population 10,000)
- Others selected by the Treasurer and the County Commissioners



Mission & Goal



Mission:

- ① Facilitate blighted properties back into the market.

Goal:

- ① Return all tax delinquent property to the tax roll (productive use).

Why is Real Estate Up Side Down?

- ⦿ Inventory Surplus
- ⦿ Changing Markets
- ⦿ Changing Market Requirements
 - Supply and Demand
 - World Economics
 - Technologies Impact
 - Ownership



What Real Estate?

- ◎ All Real Estate is vulnerable
 - Industrial
 - Commercial
 - Office
 - Residential



Land Bank Objectives

- Encourage Community Re-investment
- Stabilize Market
 - Remove Excess Inventory
 - Align Strategic Plans
 - Enable Public Private Investments



Land Bank Objectives

- ◎ Neighborhood Stabilization
 - Remove Blight
 - Stabilize Property Values
 - Restore Curb Appeal
 - Enhance Ownership Opportunities
 - Restore Neighborhood Pride



Land Bank Roles

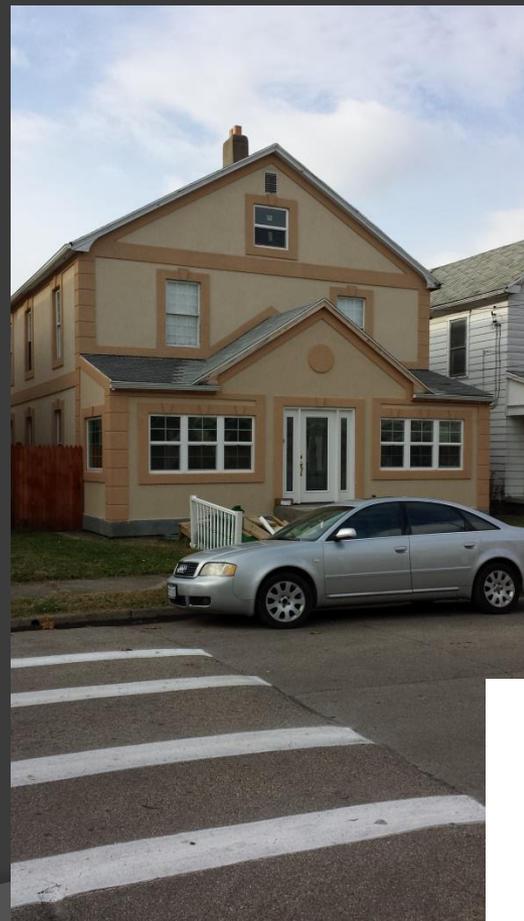
- ◉ Property Acquisition
 - Parcel Assembly
- ◉ Clear Real Estate Tax Burden \$\$\$\$\$
 - Tax Foreclosure Process(s)
 - Donation
- ◉ Does Not Remove
 - Federal Tax Liens
 - Assessments



Actions Acquire & Demo



Acquire & Renovate / Repurpose



Land Bank Roles

- ◎ Financial Resource
 - Regional Application Coordination
 - Grant Acquisition
 - Management and Administration

- ◎ Strategic Program Planning
 - Local Grant(s)
 - Programs



Landbank and LaStar

- ◉ Goals
 - Return Property to the Tax Role
- ◉ Objectives
 - Responsible Ownership
 - Financially Capable
 - Support Community Plan
- ◉ Brownfield Role
 - Remove Tax Burden

It is all about market economics.



Land Bank Role LaStar

- ◎ Property Acquisition
- ◎ Clear Real Estate Tax Burden
 - Tax Foreclosure Process



About Garrett LLC & Heitz

- ◉ Garrett LLC has been involved with environmental remediation and redevelopment since 2005. Their first project was a \$1.25M cleanup in Lexington, KY. This project enabled them to be the first company to take advantage of Kentucky's Voluntary Environmental Remediation Incentive tax credit.
- ◉ While Garrett LLC has cleaned up properties in Kentucky and Iowa, they are currently focusing their attention in the state of Ohio. Garrett LLC has worked together with Ohio communities such as Dayton, Cincinnati and Wellston to make those towns better and cleaner. They have worked on three Clean Ohio grants totaling over \$2M in remediation. Garrett LLC continues to stay busy as they are currently working on other remediation projects in Ohio.
- ◉ Garrett LLC was formed in 2002 by Mike and Cory Heitz. In 2009 Jordan Hurd joined her father and brother in this family business.

2014 LASTAR-The Development



2014 LASTAR



We saved the trees!



Even Behr changed!

