

A special meeting of the Board of Directors of The Miami Conservancy District (MCD) was held in compliance with the Sunshine Law and MCD Bylaws. The meeting information was posted on MCD's website. Miami Valley news media and individuals requesting such notification were informed of this meeting by electronic mail dated April 4, 2025. The meeting was held at MCD headquarters located at 38 East Monument Avenue, Dayton, Ohio.

SPECIAL MEETING

The special meeting was called to order at 1:36 p.m. by Mark G. Rentschler, President, and Michael H. van Haaren, member, present. Beth G. Whelley, Vice President, was unable to attend the special board meeting.

Members of the staff in attendance at the special meeting: MaryLynn Lodor, General Manager/Board Secretary.

Legal counsel in attendance at the special meeting: Lee A. Slone, McMahon DeGulis LLP.

Guests in attendance at the special meeting: None

EXECUTIVE SESSION

The Board of Directors adjourned to Executive Session, on motion by Mr. Rentschler and seconded by Mr. van Haaren, for the purposes of considering purchase of property for public purposes as allowed by Ohio Revised Code Section 121.22(G)(2). Upon roll call, the vote was as follows: Mr. Rentschler, aye, and Mr. van Haaren, aye. Executive Session began at 1:45 p.m.

Staff members present at the Executive Session: MaryLynn Lodor, General Manager/Board Secretary.

Legal Counsel present at the Executive Session: Lee A. Slone, McMahon DeGulis LLP.

A motion to exit the Executive Session was made and moved by Mr. van Haaren and seconded by Mr. Rentschler. The motion passed.

The meeting returned to open session at 2:27 p.m.

M 2025-6758

The Board of Directors, on motion by Mr. Rentschler and seconded by Mr. van Haaren, adopted the following resolution:

**RESOLUTION
TO NEGOTIATE AND EXECUTE AN AGREEMENT WITH UNITED STORAGE 360, LLC
FOR MCD TO ACQUIRE FEE OWNERSHIP OF
DAYTON – 1301 KEOWEE STREET**

WHEREAS, the former McCook bowling alley which was built in the 1940's is located immediately adjacent to the MCD Bannock maintenance facility. The bowling alley has sat empty, and the building has been in disrepair for many years.

WHEREAS, in 2016, MCD contacted the owner to negotiate acquiring the back lot (parcel 109) to use for additional parking and storage. The owner was willing to have the lot split and sell the back lot to MCD. He later informed us he was not able to provide a clear title because of the large amount of back taxes that were owed on the property.

WHEREAS, the property was sold to the current owner, United Storage Partners LLC (who later became United Storage 360, LLC), in 2023. The current owner has made payments for the back taxes. United Storage Partners was working with the Montgomery County Land Bank for assistance in demolishing the building.

WHEREAS, MCD contacted the owner to make an offer to acquire the entire property consisting of three parcels. The offer of \$125,000 was accepted and a Real Estate Purchase Agreement was signed by both parties with an Effective Date of April 3, 2025. The offer is contingent upon the MCD's satisfaction, in the MCD's sole discretion, with all aspects of the property.

WHEREAS, MCD's plan for the property is to allow MCD to: build a bigger storage facility so all trucks and equipment can stay undercover when not in use; construct a climate-controlled records center so MCD can stop leasing, costing MCD annually approximately \$21,200; store equipment indoors to keep bulk material on hand that is needed to complete projects such as screened soil, rip rap, gravel, sand, and jersey barriers.

WHEREAS, the benefits include protection from weather; extended equipment lifespan; enhanced security; lower maintenance costs; and improved operational efficiency.

WHEREAS, MCD currently owns: 1.58 acres. 1301 Keowee is immediately adjacent to the east of the current Dayton Service Facility; and would total 3.75 acres. The City of Dayton and Land Bank have offered assistance to MCD to purchase the property and hold it for MCD.

WHEREAS, MCD will work with the Montgomery County Land Bank on the demolition of the building and will be responsible for 25% of the cost after the demolition is completed. The Land Bank would coordinate the work and the Land Bank's grant from Ohio Department of Development will cover the remaining 75% of the cost.

THEREFORE, be it resolved that the Board of Directors (1) ratify the General Manager's offer of purchase and the terms and conditions of the Real Estate Purchase Agreement, and (2) authorize the General Manager to continue to negotiate and, if conditions meet the General Manager's approval, including that the Land Bank has affirmed the eligibility of MCD and this property for the ODOT demolition grant, complete the Real Estate Purchase Agreement with United Storage 360, LLC, owner of Montgomery County Parcel R72 05706 0022/25/109, for MCD to acquire fee ownership of the property.

FUTURE BOARD MEETINGS

During their December 18, 2024, meeting, the Board members set the following dates for the remaining 2025 regular meetings of the Board of Directors of The Miami Conservancy District:

Wednesday, June 25, 2025

Wednesday, September 16, 2025

Wednesday, December 17, 2025

In addition, the Board members set the following date for a special meeting of the Board of Directors of The Miami Conservancy District:

Thursday, May 22, 2025

ADJOURN

There being no further business, the meeting was adjourned on motion by Mr. van Haaren and seconded by Mr. Rentschler at 2:30 p.m.

ATTEST:



MaryLynn Lodor
General Manager/Board Secretary

APPROVED:



Mark G. Rentschler
President