

Endangered Properties Committee and Program Overview

- ▶ PDI Annual Meeting
- ▶ January 28, 2021



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Committee Objectives/Charter Overview



- **Identify Local Historic Properties, having significant architectural features and/or significance to Dayton's history and requiring stabilization to avoid deterioration beyond repair.**
- **Identify, create and secure funding sources to implement and execute a stabilization plan that ensures work is completed in a timely manner.**
- **Provide information related to stabilized properties to the PDI Marketing Team and/or a PDI Board sanctioned realtor who will be responsible for developing reuse strategies and finding appropriate developers/owners.**

Committee Objectives/Charter Overview - Tasks



- Select from the Nomination submissions up to ten (10) candidate properties or up to 30K sq. ft. (when commercial structures are included) per year for stabilization.
- As a property is stabilized, it can be removed from the stabilization list and a new candidate can be added to the list.
- The full PDI Board will assess the nominations and/or Committee recommendations and approve final selections
- Work with appropriate legal resources to identify and resolve all ownership issues, Right to be on property, etc. For each property.
- Solicit and Work with appropriate Trades/ Developers to identify stabilization requirements and estimates.
- Identify and acquire funding resources and in-kind services such as building trades or restoration specialist. This may further include decisions on any equity interest.
- Oversight, management and execution of the stabilization plan, including the possibility of securing additional control through a lien or other equity interest in the property.
- Turnover of the property to the PDI Marketing Team and/or PDI selected realtor.

Potential Stabilization Solutions— Will Vary for Each Property



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- **Legal, title, tax, lien issues identified and resolved** (dependent on individual circumstances, funding and partners, e.g., Montgomery County Land Bank,
- **Stabilization requirements identified and documented**
- **Stabilization contractors, developers, owners, partners solicited and screened**
- **RFQ's developed and released**
- **Contractor, developer, owner, partner selection completed**
- **Funding issues resolved**
- **Execution of Stabilization Plan completed**
- **Turn-over to Marketing Team, Realtor, or Owner**
- **Review and evaluation of the team's efforts and the processes**

Committee Members



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Fred Holley Chair, Retired NCR Director IT Global Procurement; Chair, City of Dayton Landmarks Commission; President Dayton View Historic Association; VP, Salem Avenue Peace Corridor LLC; Treasurer, Gem City Market; PDI Trustee <https://www.linkedin.com/in/fred-holley-36594749/>

Dan Barton Principal, BrainWave historic tax credit and preservation consultants, Grafton Hill Neighborhood Development Corporation which successfully relocated two Grafton homes targeted for demolition; long-time resident Grafton Hill; renovated offices in historic Red Top Building in Huffman; PDI Trustee <http://www.historicaltaxcredits.com/index.php>

Dan Brown, attorney, environmental law, zoning, real estate, general business litigation; co-owner of the historic building at 5th and Ludlow where the firm's offices are located: PDI Trustee <https://www.brownlawdayton.com/>

Tim Bement, Principal, App Architecture, AIA, NCARB, LEED AP BD+C; resident of Dayton View Triangle <https://app-arch.com/team/timothy-j-bement/>

Michael Jacobs, attorney, private practice focusing on commercial and intellectual property transactions; former General Counsel of LexisNexis, Snap-on Business Systems, and SAI Global; lives in McPherson Town where he has renovated several historic homes: PDI Trustee https://udayton.edu/directory/law/jacobs_michael.php

David Lyttle Construction Specialist for the Dayton Minority Business Assistance Center; Board Chair of PowerNet of Dayton, Board Vice Chair of Gem City Hilltop Community and Housing Development Inc.; Board Chair of Prosperity Zone Development Association; Residential rental property owner and landlord for 12 years; Background in historic preservation; Grant and fundraising expertise <https://dayton.score.org/mentors/david-lyttle>

Kegan Sickels accounting and finance professional CareSource; Dayton View Triangle President where he has led efforts with the city get DVT listed on the National Register; web, social media, mapping, research, data analysis expert and Trustee for PDI <https://www.linkedin.com/in/kegansickels/>

Monica Snow retired marketing and product development professional Lexis-Nexis, Reynolds & Reynolds, Wright State; lives in Oregon where she has renovated several homes; PDI President <https://www.linkedin.com/in/monica-snow-4662243/>

Paul Woodie retired OMB Director, Planning Director, and Assistant City Manager City of Dayton, strategic planning and community development consultant, President East End NDC, Board Member Clean Energy4All, Neon Movies, downtown resident; PDI Treasurer <https://www.linkedin.com/in/paul-woodie-4a56295/>

Jeff Wysong Dayton Restoration and Reclamation, Jeff has renovated several challenging historic homes in many of Dayton's Historic Districts; Also built the Dublin Pub addition <https://www.antiquesvillage.net/dayton-reclamation-restoration>

Realtors with historic property sales experience will be brought in as needed.



Property Nomination/Selection Criteria

- **Property must be at least 50 years old**
- **Exhibit at least one of the following characteristics of exceptional significance:**
 - Be associated with individuals, groups, events, or trends that have made a significant contribution to Dayton's history
 - Retains distinctive features of a type, period or method of construction and/or represents exceptional work of an architect(s) or craftsman, or possess high architectural or artistic significance
 - Retains its historic integrity as exhibited by its location, setting, design, materials, workmanship or association

Donation and Nomination Process



- Tax deductible contributions to the PDI Endangered Properties Fund can be made, in PDI's name, to the Dayton Foundation who will administer the fund on behalf of PDI.
- Endangered Property Nomination applications can be completed on-line at PDI's webpage:
<http://www.preservationdayton.com/angered.html>