

# 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](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/endangered.html>