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|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|------------------|
| 10) Are there any structures/encroachments on the proposed parcel?
There is an existing fence on the subject parcel. | <u>Yes</u> | No |
| 11) Are there any environmental concerns/issues with the land?
Any Documentation? Explain _____ | Yes | <u>No</u> |
| 12) Will the proposed conveyance conflict with established regional and or community planning activities? | Yes | <u>No</u> |
| 13) Does the local entity support and have the capability to oversee and/or manage the proposed conveyance? | <u>Yes</u> | No |
| 14) Is applicant an adjoining property owner? | <u>Yes</u> | No |
| 15) Is there a potential title or sale issue associated with this land?
If Yes, Explain: There is commercial fence encroaching on this property. MCD will transfer this property to Troy Lumber Co. Troy Lumber Co. will transfer another similar parcel to MCD for access to flood control. | <u>Yes</u> | No |
| 16) Does applicant have a lease, license, or easement? | Yes | <u>No</u> |
| 17) Is the canal land part of a potential trail/greenway? | Yes | <u>No</u> |
| 18) Are there any structures/encroachments on the land? | Yes | <u>No</u> |
| 19) Have local public officials been notified of possible conveyance?
MCD – Richard Doran, Property Administrator | <u>Yes</u> | No |
| 20) Is property a potential liability to state due to environmental hazard, nuisance or others? Explain _____ | Yes | <u>No</u> |
| 23) Were pictures taken of property | Yes | <u>No</u> |

CANAL LANDS REAL ESTATE STAFF RECOMMENDATION:

MCD Board met and approved the request by Troy Lumber. Department staff discussed the request and deemed that the land exchange will benefit both Troy Lumber and the MCD. Staff recommended subject canal land be transferred MCD allowing MCD to exchange for another adjacent parcel while continuing to retain a permanent easement for flood control.

PROPERTY ADMINISTRATION

Property Exchange - Troy Lumber Company

In exchange for the use of approximately 0.01 acres of land, the Miami Conservancy District authorized (Land Use Permit No. 2062) Hobart Brothers to erect a fence and maintain private use of approximately 0.02 acres of property (Part MCD Parcel No. 1676 and Part MCD Parcel No. 1508 – M&E Canal) owned or controlled by the District. Both parcels of land are located on Outlot No. 67, City of Troy, Miami County, Ohio and more specifically southwest of the levee immediately downstream of the District's Maintenance Facility.

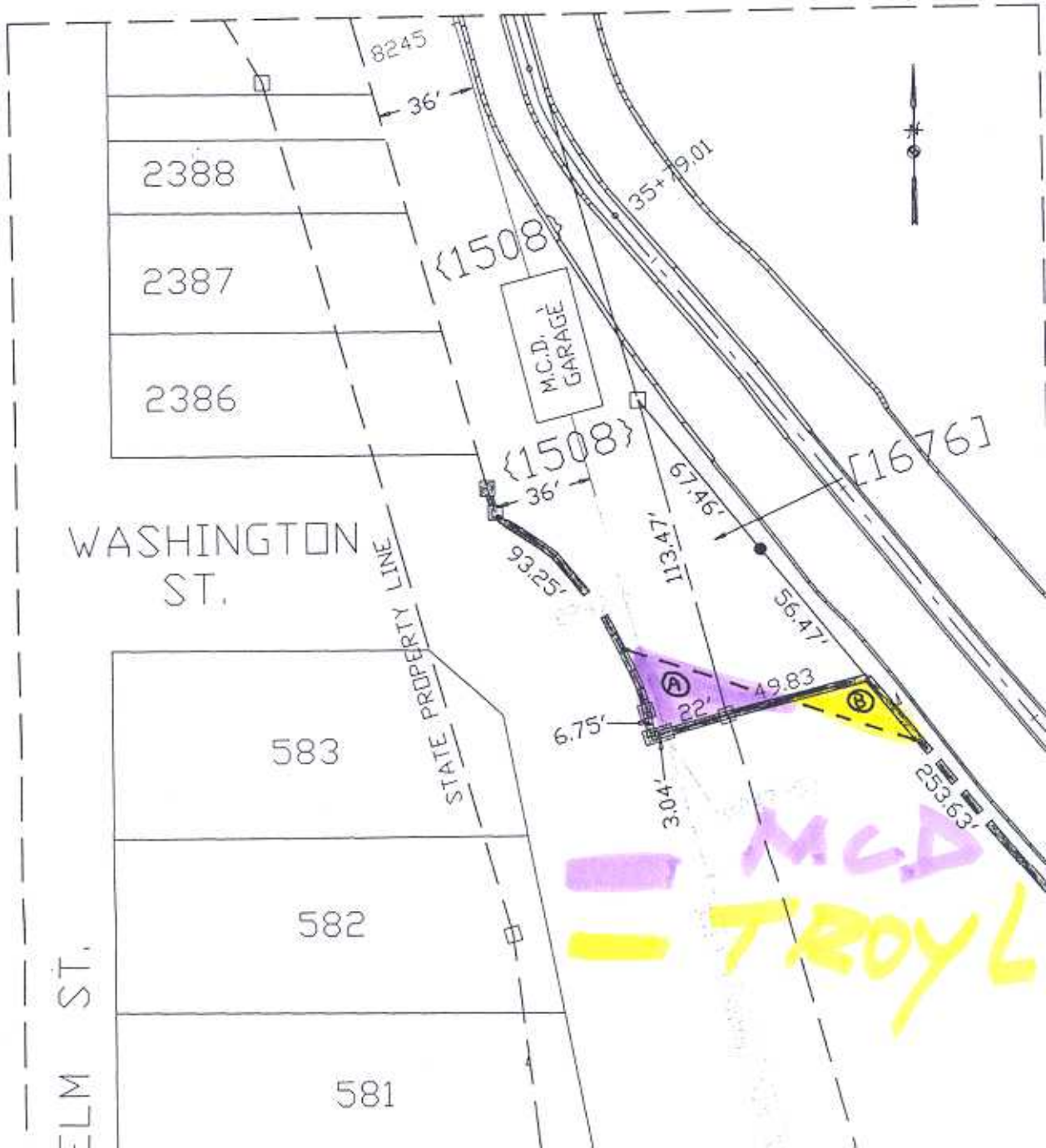
In February of this year we were notified that Hobart Brothers was transferring ownership of the 0.01 acres (Part Outlot 67) to the Troy Lumber Company. As our permits are not transferable we contacted the Troy Lumber Company regarding continued use of the 0.02 acres. The Troy Lumber Company expressed a desire to continue use of the property as described within Land Use Permit No. 2062. However, in preference to re-issuance of the permit, the owner of the Troy Lumber Company has requested we consider an exchange of property. He has agreed to cover all survey and transfer expenses. Because a portion of this land is former M & E Canal land, the State of Ohio Department of Natural Resources will need to authorize the transfer. Should the transfer be approved MCD will prepare the deeds.

The property currently owned or controlled by The Miami Conservancy District is indicated as area "A" on the attached drawing. The property currently owned by Troy Lumber Company is shown as area "B".

Approximate 100% Tax Value based on adjacent property: \$1.20 per square foot

RECOMMENDATION

That the Board approve the transfer, subject to authorization from the Ohio Department of Natural Resources (ODNR), of approximately 0.02 acres to the Troy Lumber Company in exchange for the Troy Lumber Company agreeing to transfer approximately 0.01 acres to The Miami Conservancy District.



M.C.D.
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