The Key to a Successful Land Bank: Collaboration!

Jim Rokakis
Ohio County Land Bank Conference
September 13, 2017
LUCAS COUNTY LAND REUTILIZATION CORPORATION

PROJECT: NORTH TOLEDO PARK

COLLABORATORS: TOLEDO ARE METROPARKS
CITY OF TOLEDO
TOLEDO PUBLIC SCHOOLS
Toledo Area Metroparks will steward and maintain the property and create a new metro park with a nearly $500,000 grant from the National Park Service (Outdoor Recreation Legacy Partnership Grant).

- Metroparks directly purchased some of the parcels at Sheriff's sale, as some were already in the judicial tax foreclosure pipeline.
Lucas County Land Bank will obtain site control over all other parcels, through a combination of direct transfer through expedited tax foreclosure (the majority of parcels), judicial tax foreclosure / forfeited land, and acquisition through City of Toledo's land bank.

- The majority of the project has already transferred to the Metroparks (50 acres).
City of Toledo will work to vacate paper streets so all parcels can be combined, and has provided title to some properties.

Toledo Public Schools and Metroparks will partner on programming for nearby Chase STEMM Academy.
TRUMBULL COUNTY LAND
REUTILIZATION CORPORATION

PROJECT: ADOPT A HOME PROGRAM

COLLABORATORS: LOCAL BUSINESSES AND INDIVIDUALS
TRUMBULL 100
Businesses and individuals contributed 100K to renovate homes in historic Warren neighborhood

- Homes were rehabilitated in Warren’s Historic Garden District
- Renovation costs often exceed sale price
- Three high quality renovations thus far
- When homes are sold the proceeds are poured into the next house
ADOPT-A-HOME IMPACT

Trumbull Neighborhood Partnership

The Adopt-A-Home program, created by contributions from local businesses and individuals including Bill Casey of Warren Paint and Glass, Diane Bauer, Trumbull 100, and others, was created in 2016 by TNP to use private money to renovate houses to a high standard and then sell them to owner-occupants at market rate in a distressed target area. The sale proceeds are returned to the fund and used towards the next home ownership opportunity.

All properties are located in Warren’s Historic Garden District, one block from downtown Warren and two blocks from the library, amphitheater and Perkins Park. The area was chosen because of its high potential, and the program has successfully spurred home ownership by owner occupants. Unlike standard land bank renovations, the Adopt-A-Home Program does not require sale costs to exceed renovation costs, an “eyes wide open” approach that utilizes the donations of community leaders to propel a neighborhood with tremendous upside but a weak market. Purchasers must occupy the property for a minimum of 3 years.

The program accompanies an aggressive demolition and land use effort in the area, in addition to creating 3 high quality housing renovations and subsequent homeowners, it has also helped support nearly $100,000 in private investment into the long vacant Warren Tile Building directly adjacent to the Adopt-a-Home property at 139 Scott.

453 Vine

Cost
27,557
Sales
22,391

504 Washington

Cost
29,955
Sales
27,500

139 Scott

Cost
55,995
Sales
38,126

Total Cost
$109,282

Total Sales
$88,018

Program Balance
$42,736

If you would like to donate to Adopt-a-Home please make a check out to the Trumbull County Community Foundation’s “Home Ownership Fund” c/o Nancy Jastelli Mangena, 7 Welsbach St, Suite 300, Warren, OH 44481

#BuildingABetterWarren
MAHONING COUNTY LAND REUTILIZATION CORPORATION

PROJECT: CHILL CAN FACTORY AND PRODUCTION SITE

COLLABORATORS: JOSEPH COMPANY INTERNATIONAL
CITY OF YOUNGSTOWN
YOUNGSTOWN STATE UNIVERSITY
• JOSEPH Company is a west coast company founded by a Youngstown native

• Owner Mitchell Joseph has perfected a self-chilling can that will cool contents of can in 40 seconds

• Land bank helped acquire 85 parcels on a 21 acre site

• Construction underway-hiring to begin this year

• 256 jobs will be created

• 6 buildings will be on site—one completed and two are under construction
SUMMIT COUNTY LAND REUTILIZATION CORPORATION

PROJECT: CRACK DOWN ON AKRON’S MOST NOTORIOUS LAND LORD AND TAX SCOFLAW

COLLABORATORS: CITY OF AKRON BUILDING DEPT.
LEGAL AID
TENANT ORGANIZATIONS
NON-PROFIT HOUSING GROUPS
• LANDLORD OWNS OVER 100 PROPERTIES IN SUMMIT COUNTY—MOST IN AKRON

• OWES ALMOST $1 MILLION IN DELINQUENT PROPERTY TAXES

• LANDBANK COOPERATING WITH CITY TO FORECLOSE ON 74 OF THOSE PROPERTIES, INCLUDING 50 RESIDENTIAL OF WHICH 42 ARE OCCUPIED

• LANDBANK MAY BUY OCCUPIED AT SHERIFF SALE
• MET WITH ALL TENANTS IN A SERIES OF PUBLIC MEETINGS (SEE PUBLIC INFO FLIER)

• HOPE TO MAKE TENANTS HOMEOWNERERS WHERE POSSIBLE, AND TO PARTNER WITH HOUSING GROUPS TO OWN PROPERTIES AND CONTINUE TO RENT TO EXISTING TENANTS

• EXTREMELY COMPLICATED—BUT LANDBANK IS LEADING THE WAY (SEE PROJECT WORKFLOW)
## Special Foreclosure Project Property Counts

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Counts are based on information current as of 04/24/17
Project Summary

1 Owner, 75 Properties (75/150+)
$2.3 million Fair Market Value
$756,298 Certified Tax Delinquent Value

Proposed Solution(s)

Mass tax foreclosure on 75 properties (see property counts)

Potential Issues

Occupied properties
Commercial properties
Volume
Coordination with tax foreclosure offices (Prosecutor, Sheriff, Clerk of Courts, BOR, Fiscal, etc.)

Proposed Solution(s)

1. Tenants-to-homeowners
2. Nonprofit housing partners
3. SCLB Lease/Lease-to-Own
4. Qualified end-users

Current Status & Next Steps

1. Field Verifications
2. Preliminary Judicial Reports
3. Tax Foreclosure Document Preparation
4. Tax foreclosure filings
5. Hearings/Redemption
6. Adjudications & Judgements/Alternative Right of Redemption (ARR) Period/Transfers
7. Inspections/Disposition/Hold
SUMMIT COUNTY LAND BANK

If you are unable to attend one of the public information meetings, it is important that you call us to schedule an individual appointment to discuss options that may be available to you.

To schedule an individual appointment, please contact:

Cheryl Billingsley
(330) 926-2508
cbillingsley@summitlandbank.org

If you have questions about your rights or responsibilities, please contact:

Community Legal Aid HelpLine
(800) 998-9454

HelpLine Hours
Mondays 9am to 12pm
Tuesdays 1pm to 4pm
Wednesdays 9am to 12pm
Thursdays 1pm to 4pm

Community Legal Aid Application
www.communitylegalaid.org/apply

PUBLIC INFORMATION MEETINGS

Please join us at one of the following public information meetings to learn more about the options that may be available to you:

Wednesday, July 19, 2017, 10 am
Akron-Summit County Public Library
Odom Boulevard Branch
600 Odom Blvd., Akron, OH 44307

Wednesday, July 19, 2017, 2:30 pm
The Exchange House
760 Elma St., Akron, OH 44310

Wednesday, July 19, 2017, 6 pm
Akron Summit County Public Library
Goodyear Branch
60 Goodyear Blvd., Akron, OH 44305

Wednesday, July 26, 2017, 10 am
East Akron Neighborhood Development Corporation (EANDC)
550 S. Arlington St., Akron, OH 44306

Wednesday, July 26, 2017, 6 pm
County of Summit Triangle Building
1180 S. Main St.
2nd Floor, Room 249
Akron, OH 12345

To RSVP, please call Cheryl Billingsley at (330) 926-2506 or email cbillingsley@summitlandbank.org
CUYAHOGA COUNTY LAND REUTILIZATION CORPORATION

PROJECT: AMAZON FULFILLMENT CENTER

COLLABORATORS: CITY OF WARRENSVIEILL HEIGHTS VILLAGE OF NORTH RANDALL PRIVATE DEVELOPER
• Randall park mall—once America’s largest—closed for several years

• Mall seriously tax delinquent and in disrepair

• Land bank worked with City of Warrenville Heights and the Village of North Randall to redevelop site

• Developer acquired a portion of mall by working with multiple property owners. Acquired several but at least two owners refused to cooperate
• Developer had identified Amazon as potential user and approached land bank for help

• Land bank foreclosed and took possession of multiple parcels

• Amazon worked with developer on land configuration for a 2,000 job Amazon fulfillment center

• Deal announced two weeks ago
BUTLER COUNTY LAND REUTILIZATION CORPORATION

PROJECT: MIAMI UNIVERSITY STUDY ON THE IMPACT OF THE LAND BANK

COLLABORATORS: MIAMI UNIVERSITY
HAMILTION COUNTY LAND REUTILIZATION CORPORATION

PROJECT: SAVING THE HISTORIC WEST END

COLLABORATORS: CITY OF CINCINNATI
• City is providing $500k to stabilize 6 adjoining rowhouses in the West End.

• Due to their historic nature, these properties cannot be demolished and absent intervention will continue to deteriorate.

• Stabilization funding comes from the City’s “Strategic Enforcement and Economic Development” (SEED) program created to encourage neighborhood stabilization and reinvestment through receivership and blight abatement.

• Project is in early stages and it remains to be seen how successful it will be.