



Shawn Carvin, Executive Director
Ohio Land Bank Association

Ohio Land Bank Association

- 501(c)6 nonprofit organization
- Created in 2018 by a number of county land banks, seeking to create a unified voice for land banks across the State.
- Dedicated to providing technical assistance, lobbying, advocacy and general support to its member land banks

Mission: Supporting the work of and advocating on behalf of all county land reutilization corporations, commonly known as land banks, across Ohio.



History of Land Banking in Ohio

- First authorized in 2008 for Cuyahoga County only
- Cuyahoga County Land Reutilization Corporation opened its doors in 2009
- Law amended in 2010 for counties with populations of at least 60,000
- Population requirement eliminated in September 2015, allowing all counties form land banks

**69 County
Land Banks**

Ohio County Land Banks Updated 2024



LEGEND

Land Bank Established (69)

County Boundary

What is a County Land Bank?

- Created by government, but **not** government.
- Private, non-profit corporation
- Special, community improvement corporation (R.C. 1724)
- Quasi-governmental (R.C. 5722)
- A nimble organization that combines:
 - The private sector efficiency of a nonprofit **with**
 - The public purpose, responsibility and funding of a governmental organization.



Statutory Purpose

- Facilitating the reutilization of vacant, abandoned, and tax-foreclosed real property;
- Efficiently holding such property pending reutilization;
- Assisting entities to assemble and clear the title of such property in a coordinated manner; and
- Promoting economic and housing development.

Core Powers

- Tackles the challenges of vacant, abandoned, & tax-delinquent properties with new tools
- Offers a dedicated funding source for these efforts
- Builds and grows community partnerships
- Opens door to federal, state, and private funding sources

Special Land Bank Authority



Automatic Property Tax Exemption

Hold real property tax free while working to return it to the private tax rolls.



Political Subdivision Immunity

Like other governmental entities, immune from ordinary negligence claims in the conduct of land banking work.



Environmental Liability Immunity

Generally immune from liability under state environmental law while holding property. Subject to CERCLA at the federal level.



Streamlined Public Procurement

Land banks may set their own purchasing policies, bidding thresholds and use informal procedures when appropriate.

Land Bank Investments

2012

Moving Ohio Forward

All Ohio Counties

Land Bank Lead Entity

\$75MM

Ohio Attorney General
Bank of America Settlement

2014

Neighborhood Initiative Program

Only Counties with Land Banks were Eligible

Land Bank Lead Entity

\$80MM

Federal Treasury
Ohio Housing Finance Agency
Hardest Hit Funds

2016

Neighborhood Initiative Program II

Only Counties with Land Banks were Eligible

Land Bank Lead Entity

\$197MM

Federal Treasury
Ohio Housing Finance Agency
Hardest Hit Funds

'21 & '23

Building Demo & Site Revitalization

All Ohio Counties

Land Bank Lead Entity

\$300MM

Ohio General Assembly
State Operating Budget

'21 & '23

Brownfield Remediation Program

All Ohio Counties

Land Bank Eligible Applicant/Lead Entity

\$700MM

Ohio General Assembly
State Operating Budget

2023

Welcome Home Ohio

TBD

Land Banks Lead Entity

\$150MM

Ohio General Assembly
State Operating Budget



HOME PRESERVATION INITIATIVE

The Home Preservation Initiative (HPI) provides homeowners with the tools and resources they need to preserve their homes. Homes in Lucas County that are current on property taxes are eligible for the HPI. Homes don't need to have a historic designation to apply.

Most home repair & maintenance projects qualify

- Furnaces, boilers, and air conditioning
- Roof replacements
- Electrical upgrades
- Energy efficiency improvements
- Kitchen and bath remodeling
- Driveways
- Painting
- And more!

Home equity loans at 4.25%* are made possible by these local lenders:

- Genoa Bank
- Directions Credit Union
- Premier Bank

***4.25% rate is available for qualified borrowers during 2024-2025.**

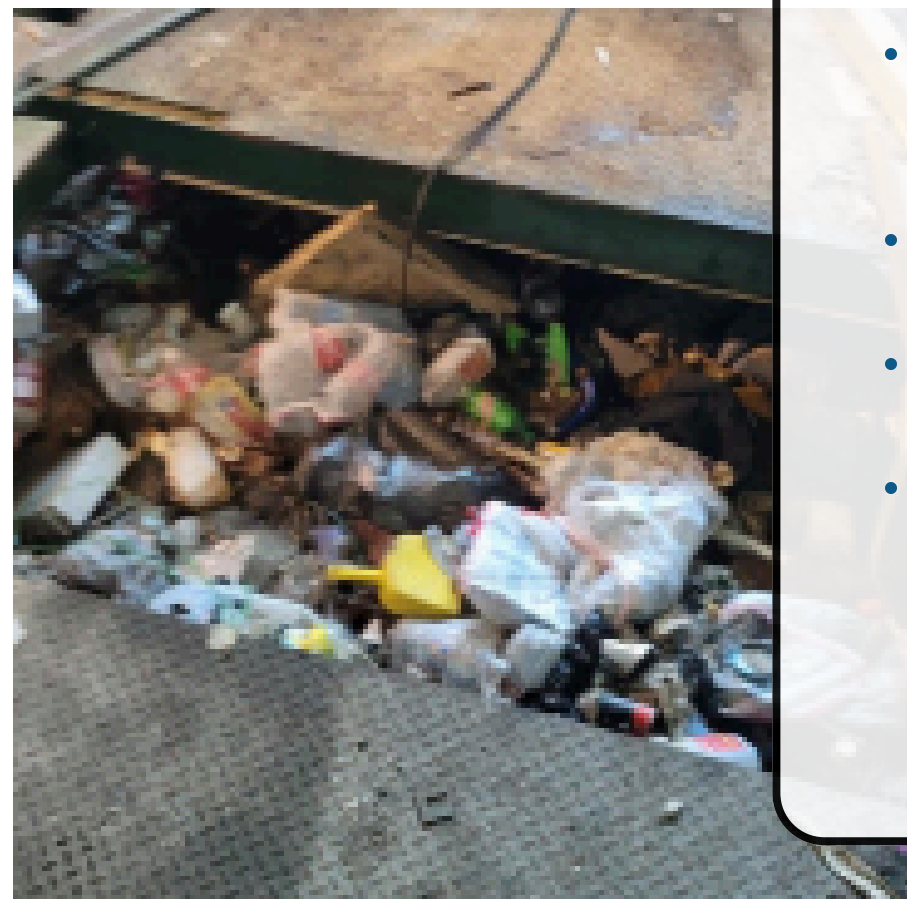
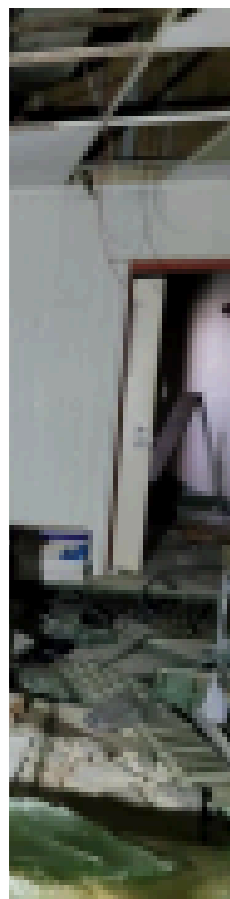
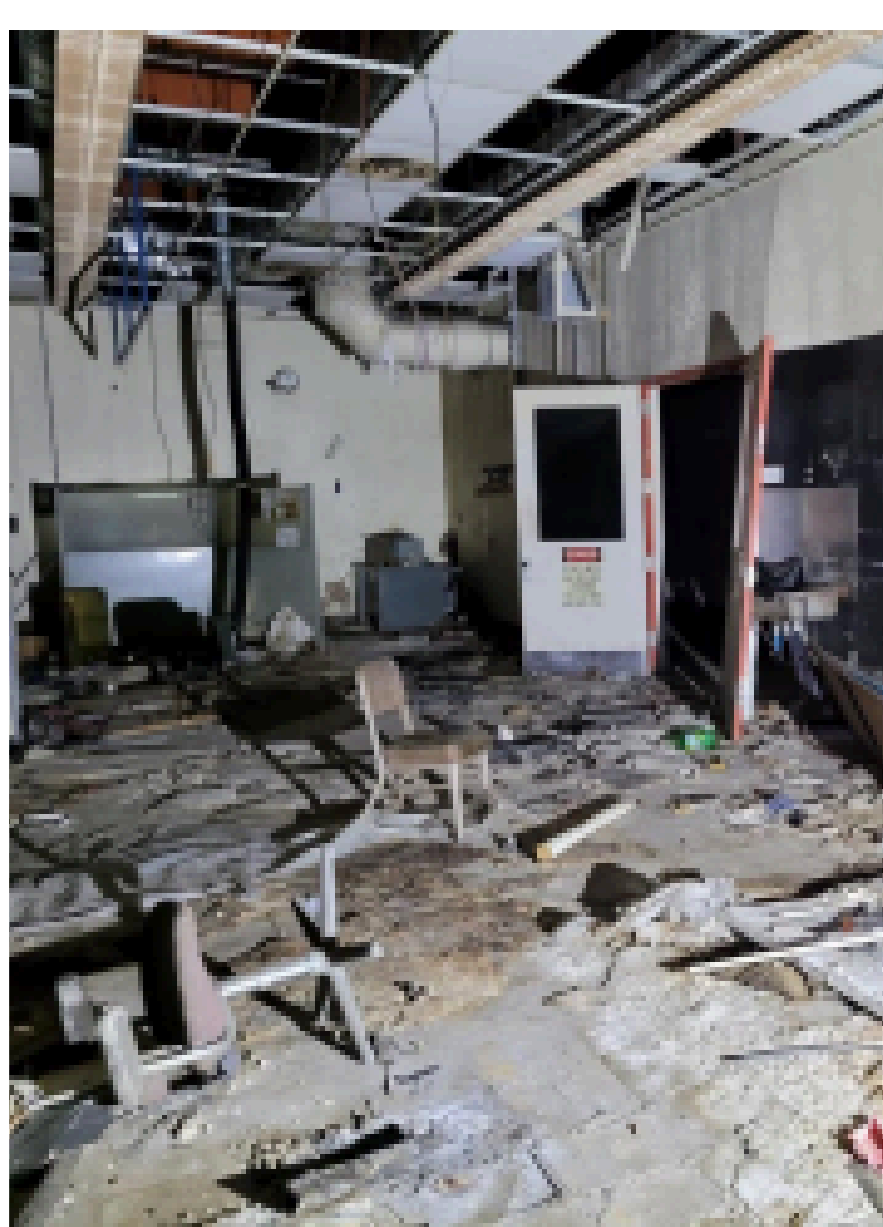
ECONOMIC DEVELOPMENT

Muskingum County - Mosiac Tile

- Gained Access to the property, completed Phase I & II with USEPA BF funds. Worked with the Ohio Attorney General's Office to release liens and gain ownership of the property (deed in lieu of foreclosure). Negotiated with a local bank to wipe out a \$2M note on the property.
- Applied for and received \$1.85M of State of Ohio BF Funding.
- Project brought to completion, property sold to Muskingum County.
- County to construct \$78M jail faculty on site. (42x return on State investment)

Butler County - El Cermanics

- This project involves the remediation of the former AK Steel Research Facility, a site with significant asbestos and universal waste contamination and funded through a \$3.1 MM ODOD grant
- Built in 1938, the facility has been vacant since 2018 and is currently unusable due to vandalism and copper theft.
- Planned activities include asbestos abatement, removal of universal waste, and interior demolition, preparing the site for redevelopment.
- The property will be transformed into a manufacturing site for El Ceramics, producing flow control products for the steel industry. The project is expected to create seven new jobs and retain 66 existing positions.





HOUSING DEVELOPMENT

Trumbull County - New Development

- Funded the development of 4 new senior homes on an old neighborhood school site that was demolished in the early 2000's through grant funding awarded by the Federal Home Loan Bank of Cincinnati
- Worked with a private developer and banking partner to ensure the project was completed and able to have an LMI buyer financed after the completion of the homes
- All homes were sold before construction was completed

Portage County - Deed-in-Escrow Program

- A program where homes are sold as-is and far below market value to
- Buyers come with a work plan on how the home is to be renovated and show up-front proof of financing
- Buyers enter into a contract for the renovation of the property. The land bank holds the property deed in escrow while the buyer is renovating the property
- Once the buyer has satisfactorily completed the renovation, the property is transferred free and clear of all liens and encumbrances

Franklin County - Community Land Trust

- Established a community land trust subsidiary under their land bank in 2018.
- Ensures long-term affordability on subsidized affordable housing projects
- Equitable equity split between the future owner and COCLT, when the owner sells the house
- 100 houses completed to date

Thank You!



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**400 South Portage Path
Akron, Ohio 44320**

Beyond Blight: Land Banks as Economic Development Partners

Ashtabula County Land Bank

CCAO Winter Conference 2024

Alex Iarocci, Executive Director



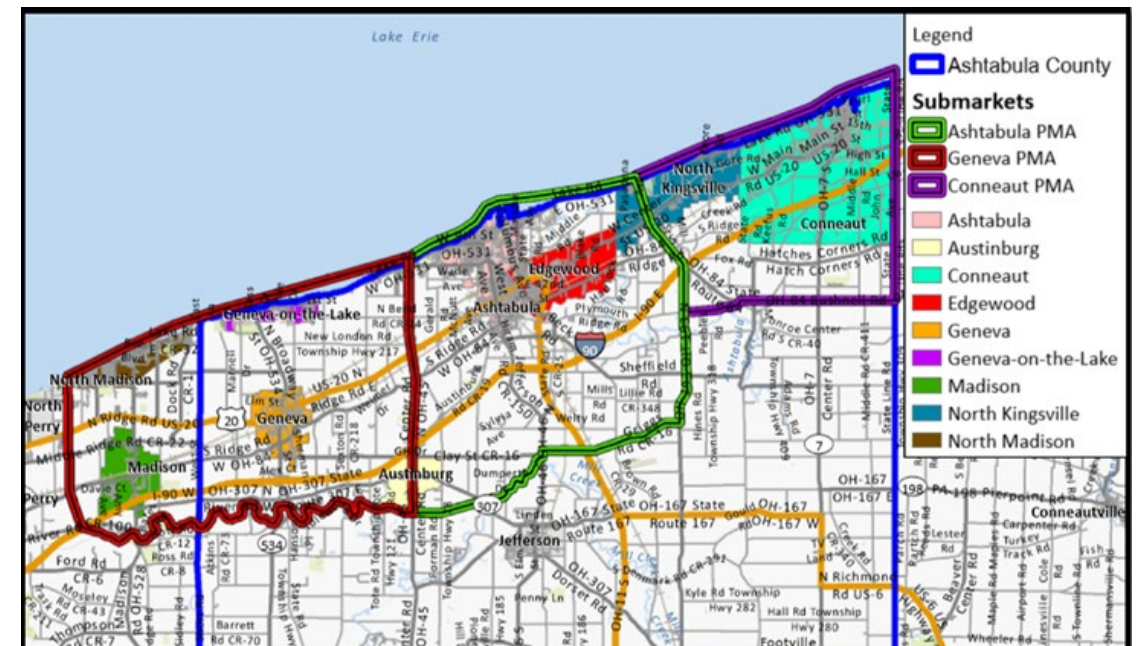
Getting data on local housing needs

A residential market analysis gives key insights on current conditions and trends

Ashtabula County

- \$116,000 median home value
- Undersupply in most segments
- Highest demand for rental apartments
 - 99.3% occupancy!
 - Lack newer, higher quality apartment units
- Moderate demand for for-sale homes above \$150,000

Map of Primary Market Areas, Ashtabula County



Additional housing units needed by 2025

Ashtabula County's area median income (AMI) is \$70,200

Type by Price Point	Household Income	Ashtabula PMA	Geneva PMA	Conneaut PMA
Workforce Apartments <i>60% to 100% HH AMI</i>	\$25,000 - \$69,999	140	110	45
Market-rate Apartments <i>> 100% HH AMI</i>	> \$70,000	70	65	30
For-sale <i>\$150K to \$249K price</i>	\$50,000 - \$99,999	50	70	30
For-sale <i>\$250K to \$499K price</i>	\$100,000 - \$199,999	25	50	15
For-sale <i>> \$500K price</i>	> \$200,000	5	15	2

Plugging in more data sources

Combining data that compliments a residential market analysis

Census/American Community Survey

- DP04 – Housing Characteristics
- S1101 – Households and Families
- S1903 – Household Median Income (inflation adjusted)

County Auditor

- Foreclosures
- Tax Delinquency
- Owner Occupancy/Homestead
- Property Value (year-over-year change)

Organization

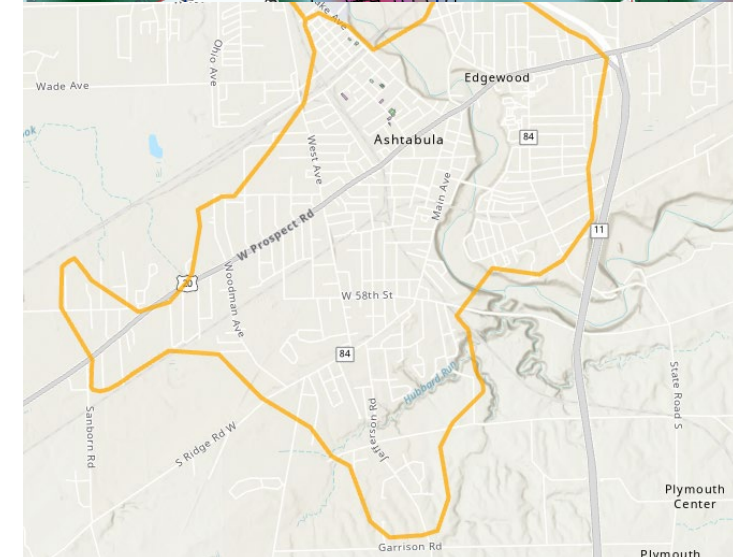
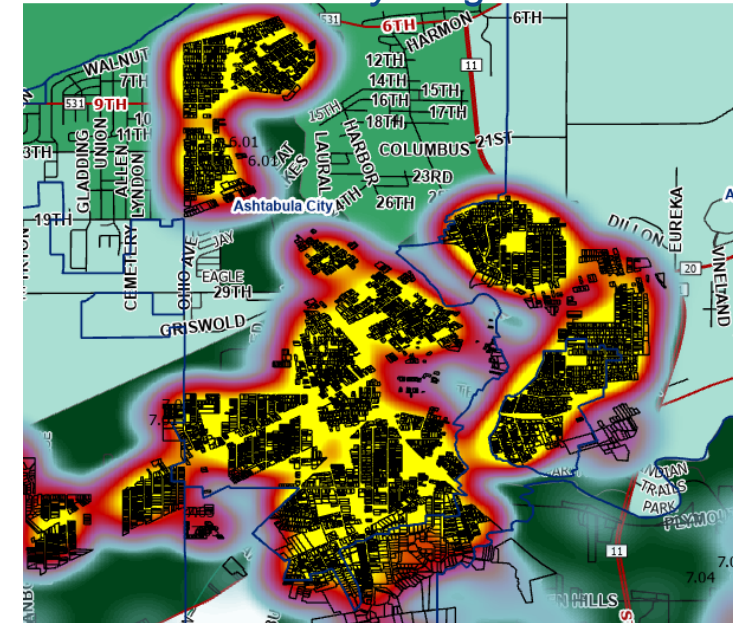
- Demolitions (prior and planned) and rehabs
- Current inventory
- Property conditions survey

Defining target areas

Aggregating data to reveal target areas for reinvestment in each PMA

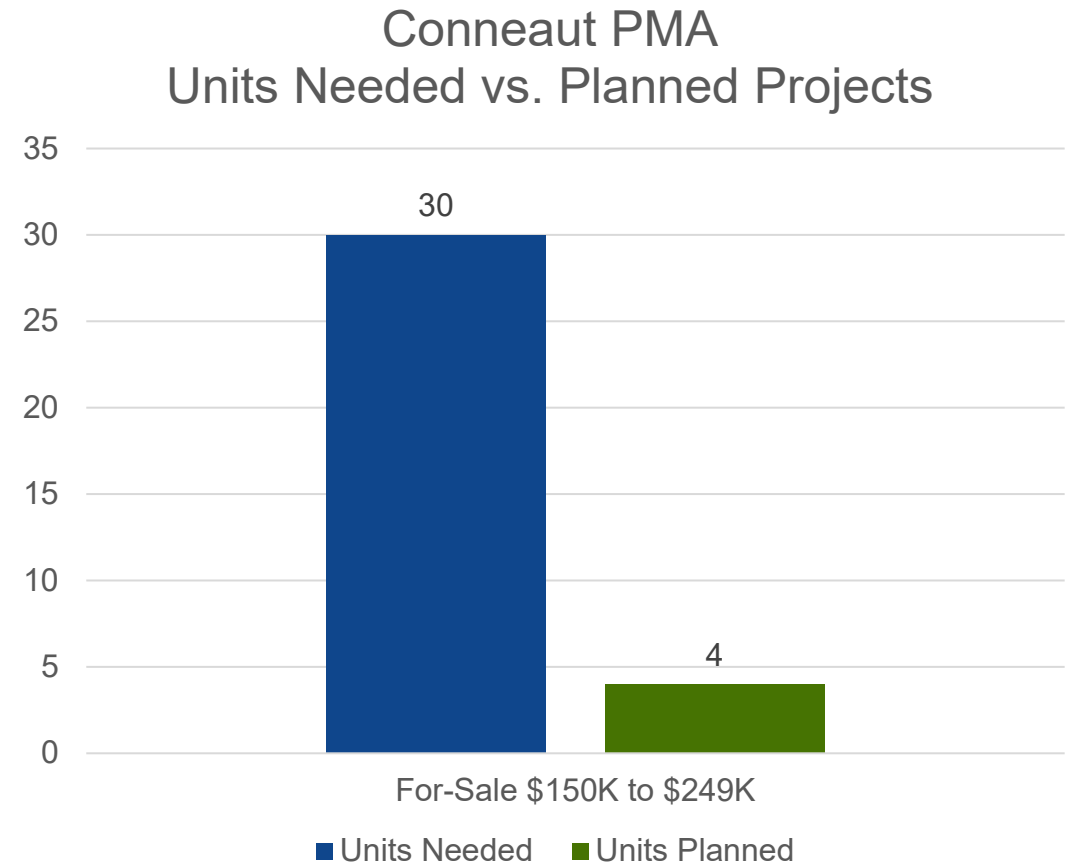
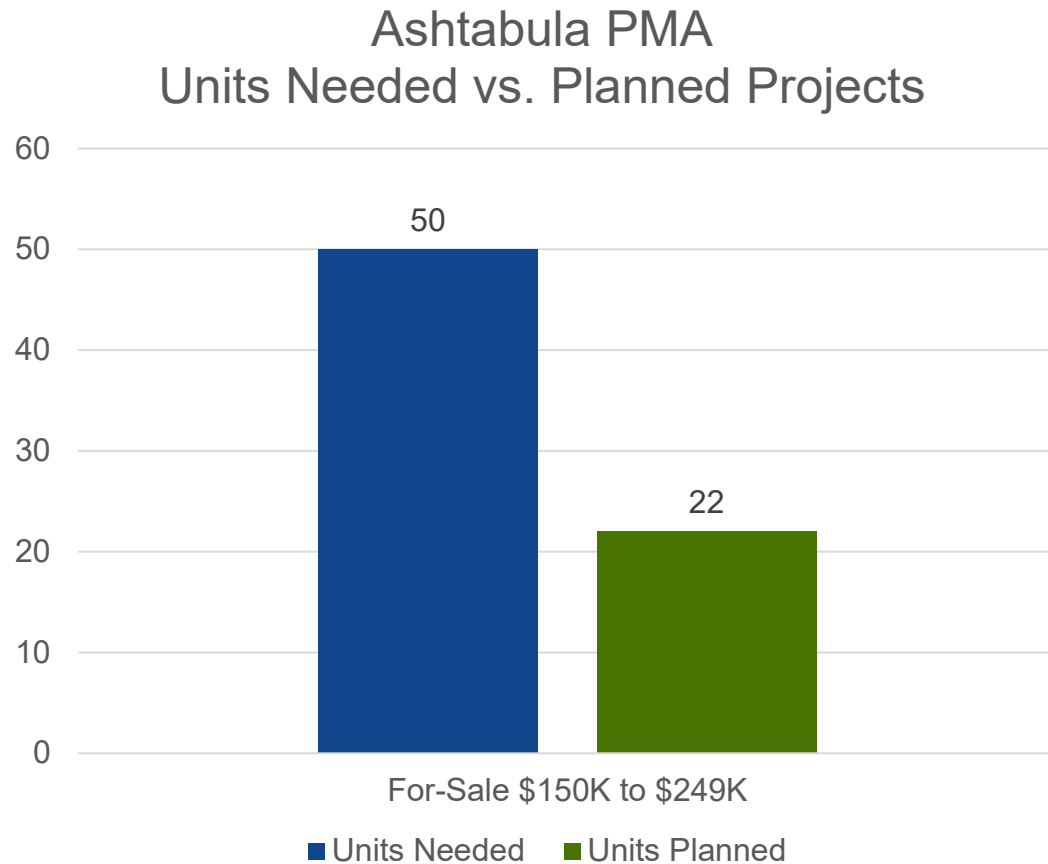
- GIS spatial analyses used to target neighborhoods based on our redevelopment priorities
 - Declining homeownership rates, low household income, stagnant markets, aging housing stock
- Properties/projects within our target areas receive priority and guide decision making
- Data-derived areas are helpful when applying for grants and communicating with stakeholders
- Use your county's GIS resources!

Ashtabula City Target Area



Current housing development projects

We have 26 for-sale housing units planned across three infill projects in two PMAs



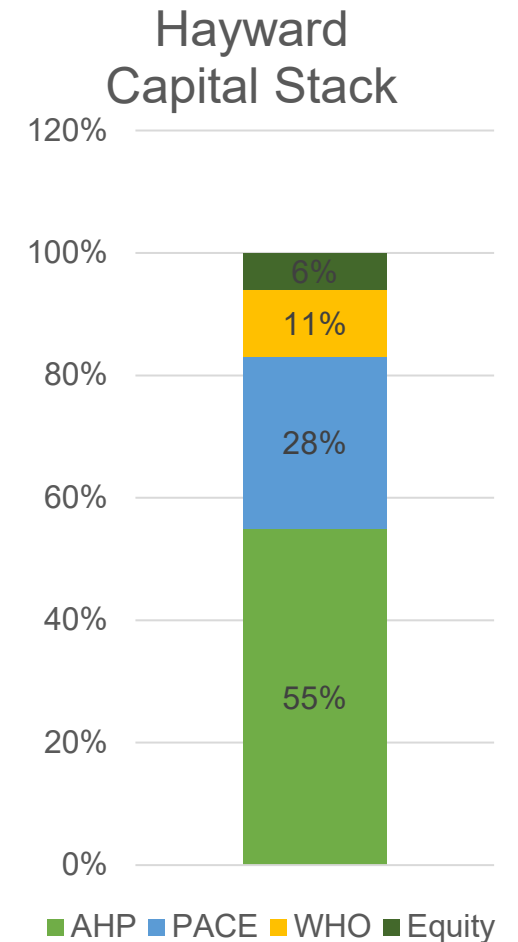
Project #1: Redeveloping Hayward Park

Land Bank as lead developer on novel approach to affordable housing in Conneaut

- 1-acre, former neighborhood park within Target Area
- 4 units, stick build w/ basement, highly energy-efficient
 - 3 units for buyers at 60% AMI, 1 unit for 80% AMI
 - 2 units for homeless households, 2 units for special needs
 - 30-year affordability period

Multiple funding sources

- Federal Home Loan Bank's Affordable Housing Program grant
- Ohio's Welcome Home Ohio grant
- NOPEC
- Land Bank's equity



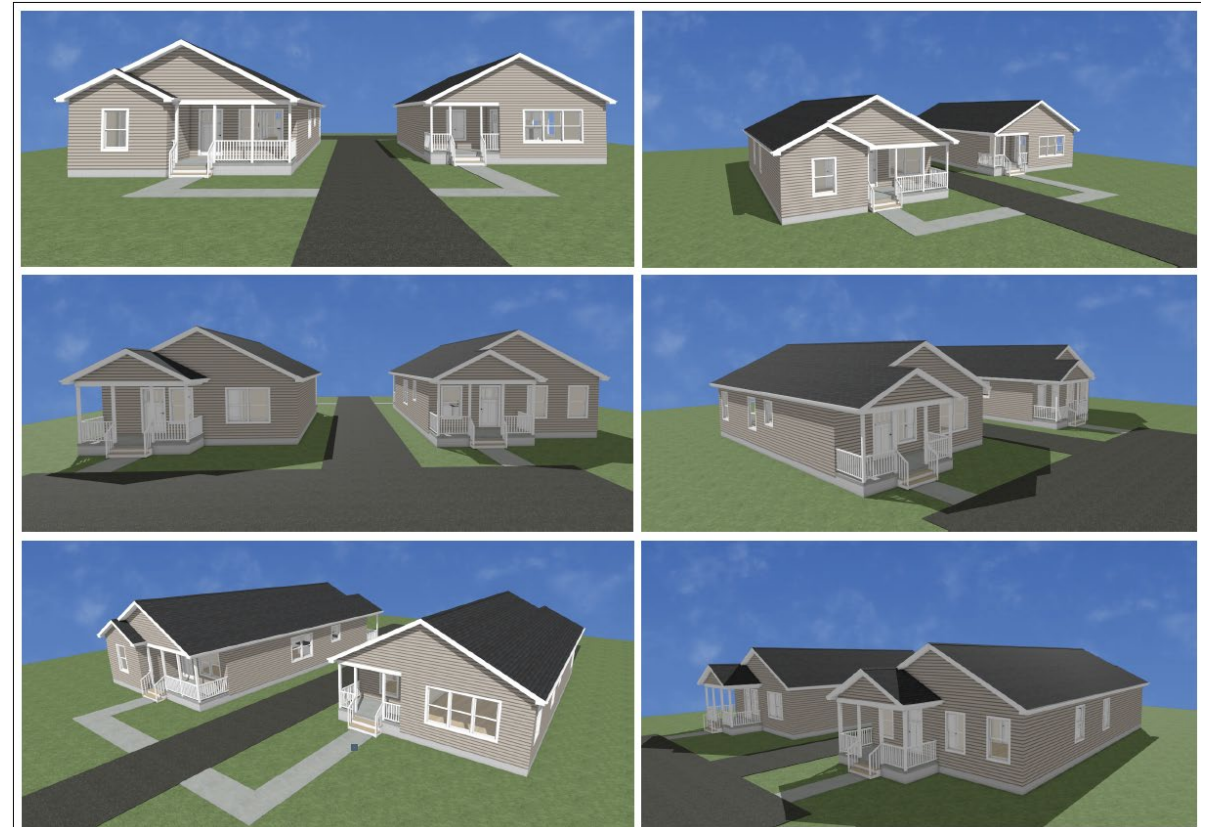
Project #1: Redeveloping Hayward Park

Construction expected to commence spring 2025

Project Location, Hayward Avenue in Conneaut



Project renderings as of September 2024



Project #2: Concentrated development in a Ashtabula City neighborhood

Adding 9 housing units with WHO-P and WHO-RC grants in Ashtabula City

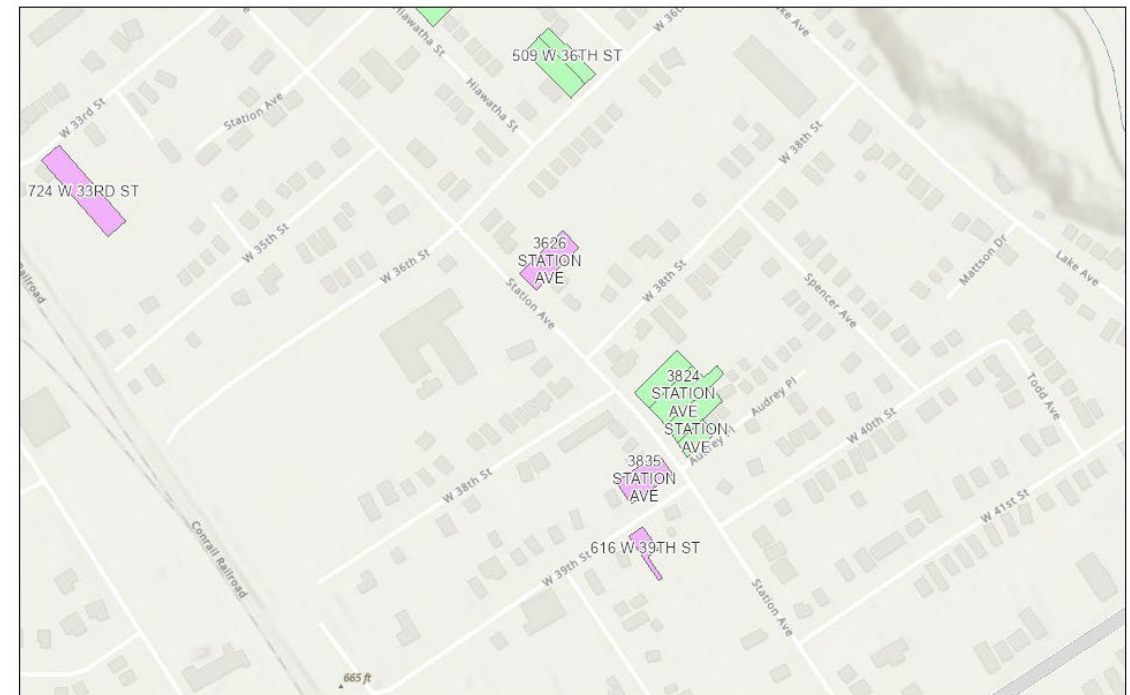
\$750K for modular builds

- Supply 5 land bank lots to developer
- Use WHO-P funds to buy improved properties back, sell to eligible buyers
- Ranch-style, 2BRs and 3 BRs

\$120K for rehab

- 4 land bank-owned dwellings
- Acquired 3 via tax foreclosure, 1 via donation

Ashtabula WHO projects neighborhood



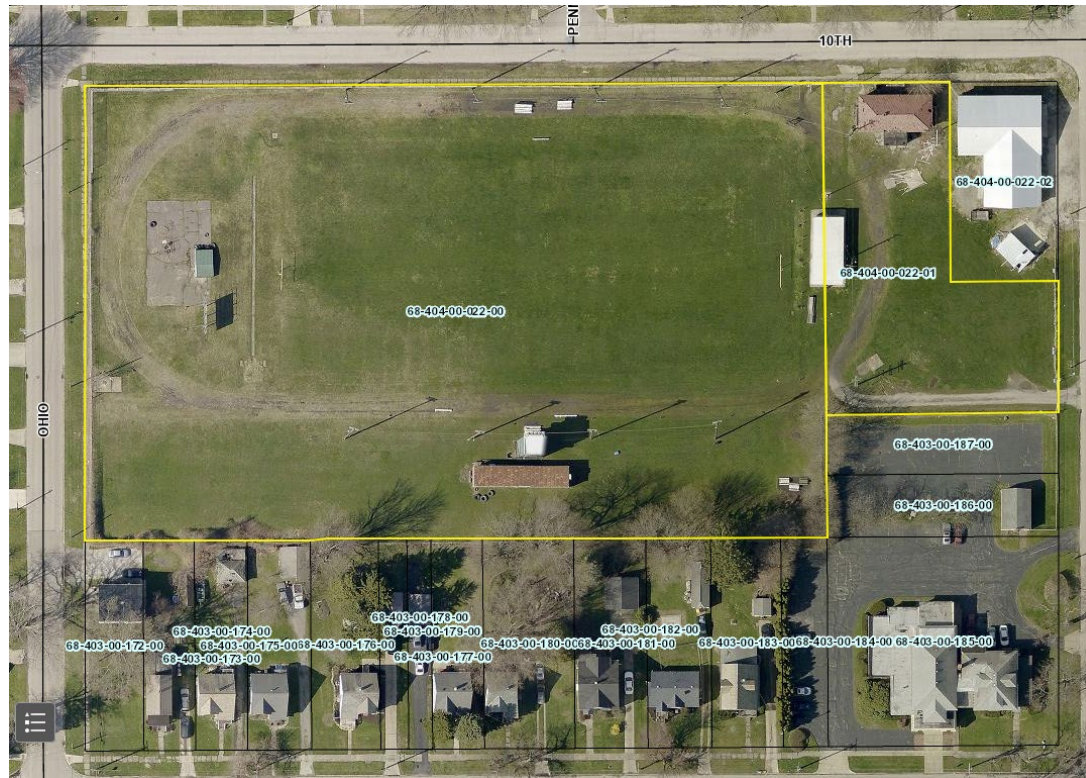
9/30/2024
WHO_Properties
Rehab/New Construction
Purchase

1:4,514
0 0.03 0.06 0.11 mi
0 0.04 0.09 0.18 km
Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N. Robinson, NCEAS, NLS, OS, NMA, Geodatasystemen, Rijkswaterstaat, GSA, Geoland, FEMA,

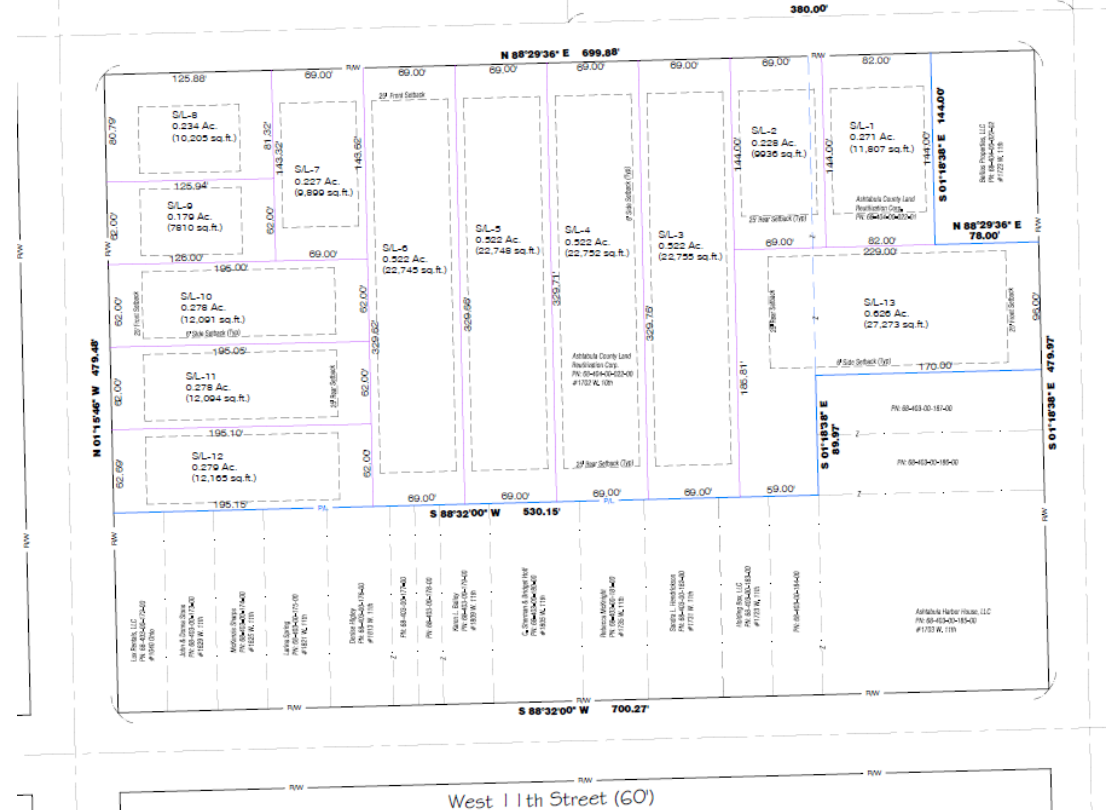
Project #3: Land use planning to facilitate redevelopment

Clearing and subdividing a 5-acre site into 13 lots in Ashtabula City

Project site map, April 2024. Former athletic field



Wenner Field Estates Plat, September 2024



Project #3: Land use planning to facilitate redevelopment

Clearing and subdividing a 5-acre site into 13 lots in Ashtabula City

- Advertised property through RFQ and subsequent RFP
- Development agreement with local developer
 - Exclusive option to purchase up to 3 lots at a time for 36 months
 - Next lots available to purchase upon construction completion
- Four lots potentially support accessory dwelling units (ADUs)
 - When city updates zoning code

First home construction almost completed, 9/30/2024



Thank you

Alex Iarocci, Executive Director

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December 4, 2024



Knox County Land Bank

Industrial & Commercial
Redevelopment



Knox County Land Bank Facts

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Founded in 2018

Focused initially on traditional Land Bank work and side lots. Since 2020 focused more on industrial & commercial projects

Management Structure

Managed by the Knox County Area Development Foundation which is an independent non-profit economic development organization in Knox.

Board Structure

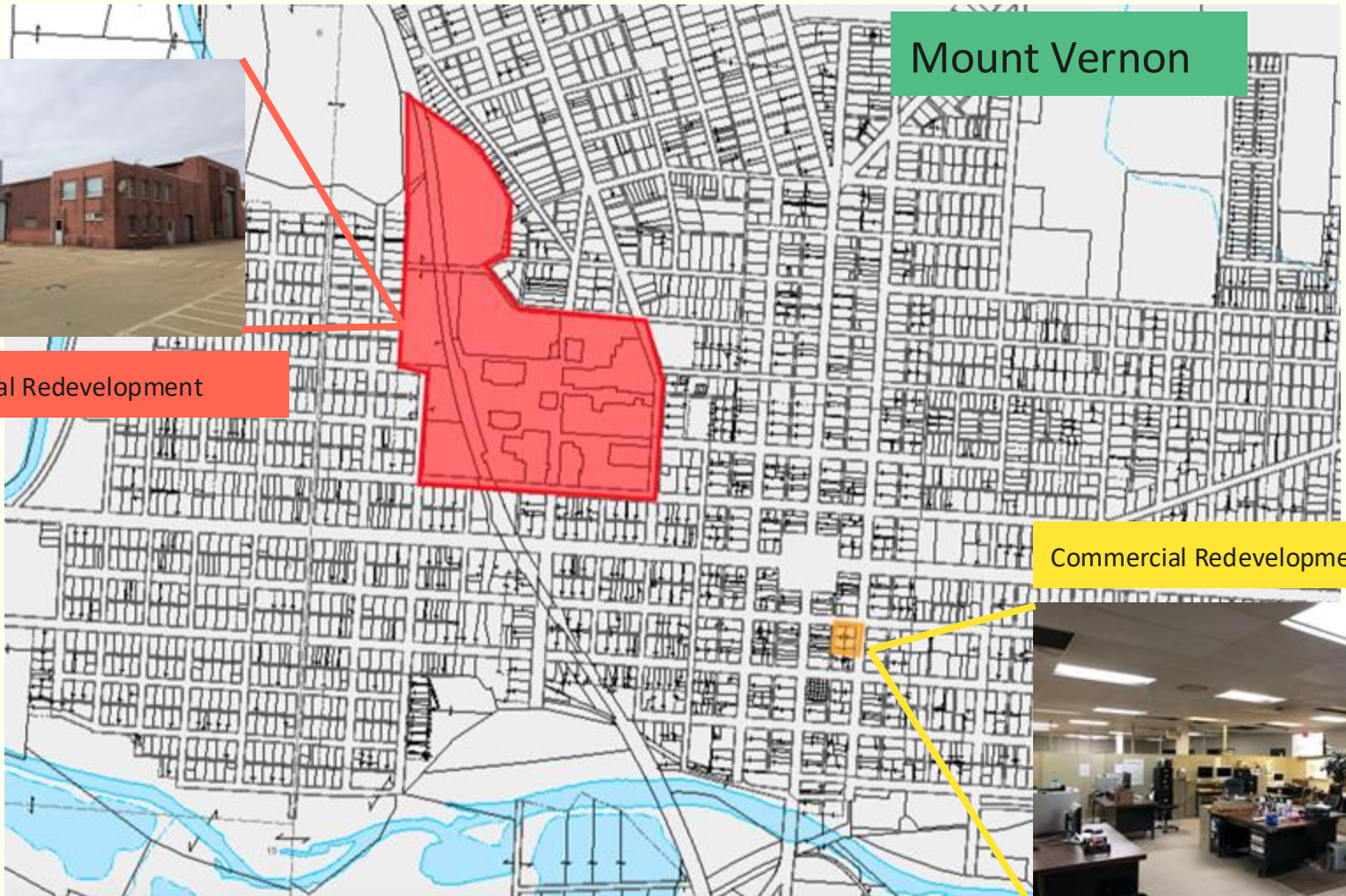
5 member board with 2 Commissioners, County Treasurer, City Representative (Engineer), and local real estate expert.



Mount Vernon



Industrial Redevelopment



Commercial Redevelopment



Industrial Redevelopment

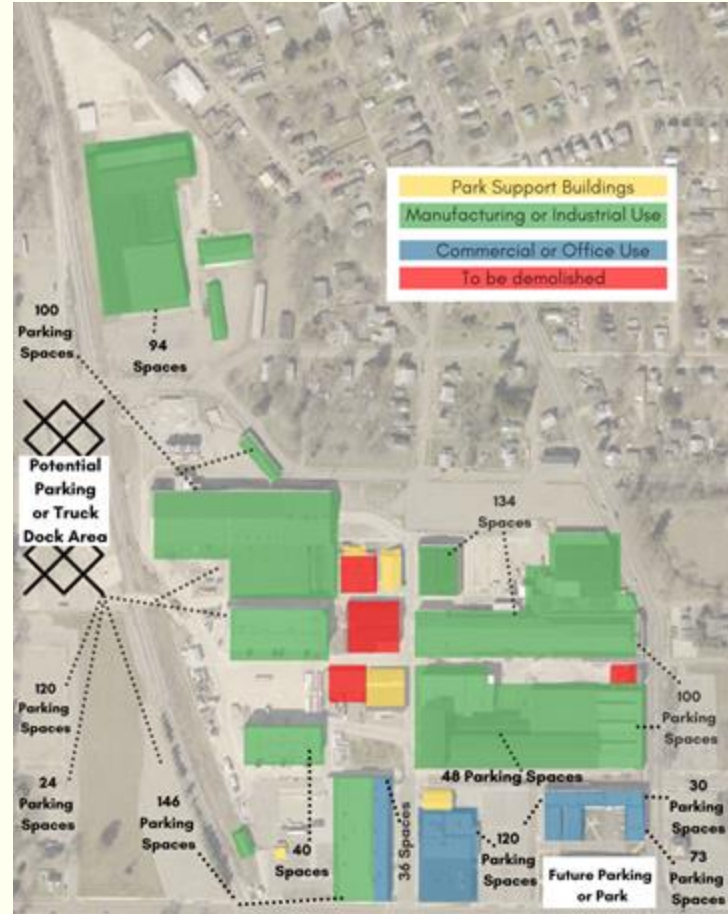


Heartland Commerce Park

- Vacant 47 acre industrial park in downtown Mount Vernon
- 670,000 Square Feet of existing industrial space
- Continuous industrial operation 1833-2018

Why the Land Bank?

- Environmental protections
- Patience
- Highest/Best Use
- Access to funding for assessment and demolition
- Collaborative and Transparent approach



Milestones 2020-Now

1.

2.

3.

4.

5.

Acquisition -

- 75 year lease
- Option to purchase
- 16 months!

Utility Rework -

- Water leak
- 1 meter
- Shared utilities

Site Survey -

- Individual parcels
- POA
- Declarations
- Zoning

First Sale! -

- Ohio Mint
- AIP
- Robertson Trucking
- AIRCO
- MARKET
- Habitat for Humanity

Revitalization -

- Demolitions
- New parking lots
- Employee Plaza
- Signage



Next Steps and Goals

Complete Utility and Building Upgrades

New electric service to every building and repairs to buildings that are hindering the sale/lease prospects

Sell/Lease Remaining Buildings

2 large plants, shipping/receiving building, administrative building, and two lots for new builds

Meet Job Targets

500 Full-time Equivalent jobs within 5 years

Reconnect Campus with Community

Recognizing the importance of Heartland Commerce Park to the history of the county

Commercial Redevelopment



18 East Vine Street

- Former offices and print shop for the Mount Vernon News
- Built in late 1920's added on in 1980
- 26,000 SF of vacant eyesore in downtown

Why the Land Bank?

- Environmental protections
- Patience
- Highest/Best Use
- Access to funding for demolition
- Collaborative and Transparent approach



Redevelopment Plan - Facade

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Let there be light!

There is no natural light in the current building.
We are adding multiple storefront glass openings.

Historically Aligned

Downtown is a historic district but the 1980 addition to the building removed the art deco charm in favor of brutalist fluted brick and concrete. We are adding a new brick facade, in multiple colors, to break up the massive structure along with new cornice details.



Redevelopment Plan - Lower Level

Partnership with MVNU

Mount Vernon Nazarene University to expand their engineering offerings to include computer engineering

New Lab Spaces

In the lower level of 18 E Vine will be the HW Hub which will include classroom/lab spaces for:

- Embedded Computing Lab
- Programming Lab
- Data Center
- Cyber Security/Networking Lab
- VR Lab
- STORM Lab
- Dark Room
- Mechanical Engineering Lab



Redevelopment Plan - Upper Level

12

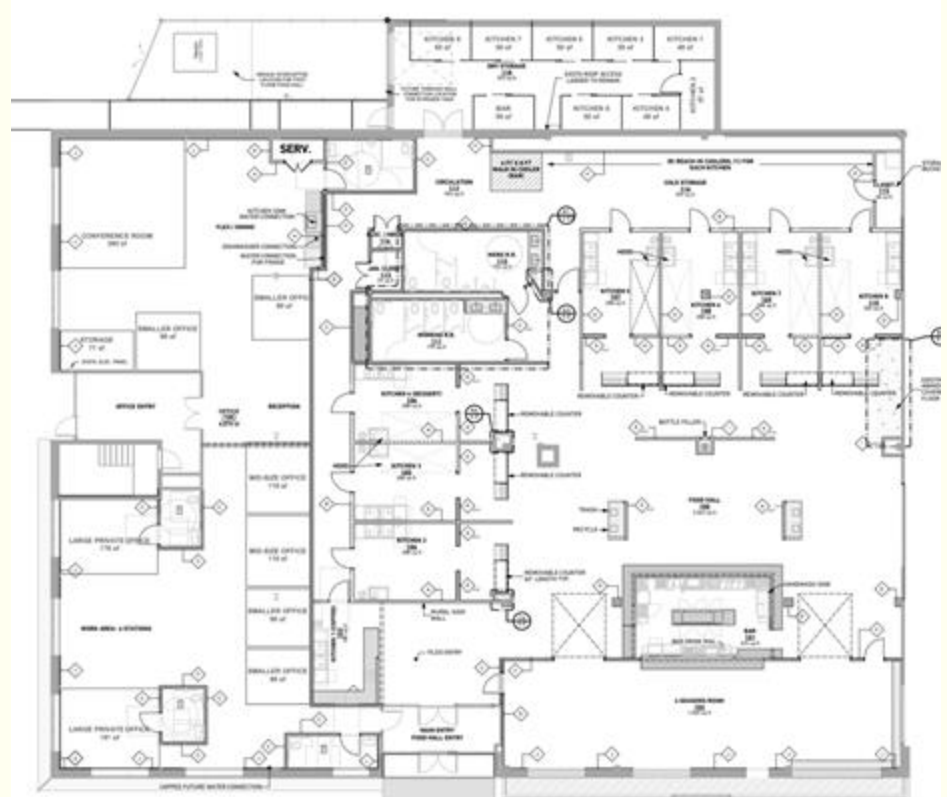
White Collar Office Jobs

4,000 SF office condo bringing daily workers downtown

High Traffic Commercial

8,000 SF commercial condo focused on creating a reason to go downtown at least once a week.

More foot-traffic downtown helps with vibrancy and encourages more small business growth to revitalize main street.



Q&A



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