

Land Assembly by the Mahoning County Land Bank

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Land Assembly

- Pooling vacant, tax-delinquent land in Land Bank ownership for future development etc.
- Immediate transfer/use v. long-term holdings.
- Coordinated mass processing up front for both.
- Maintenance acquisitions later for long-term assembled land.
- Based on discussions with municipal government, planning and other partners, third parties.

Logistics

Targeting parcels for acquisition

- Spreadsheet from GIS.
- Check for characteristics that indicate significant barriers to successful acquisition.
 - Recent payments/low delinquency.
 - Parties known to react to tax foreclosure.
- Check for characteristics that indicate significant liability for maintenance.
 - Per-parcel GIS inspection; e.g., wooded, open and unmaintained, open and maintained, etc.
 - Site inspection for dumping, squatting, etc. (needed for affidavit too)

Logistics

Workflow

- Site inspections.
 - As early in the morning as possible.
 - Two-person teams best.
 - Per-parcel photographs.
 - iPhone/Android cameras generally better than dedicated DPS.

Logistics

Workflow

- Post-inspection.
 - Affidavit vouching for delinquency and site conditions matching photographs.
 - Aff's and LB paperwork grouped per owner if more than one parcel.
 - Work checked and sent to prosecutor by staff uninvolved in this day-to-day work.

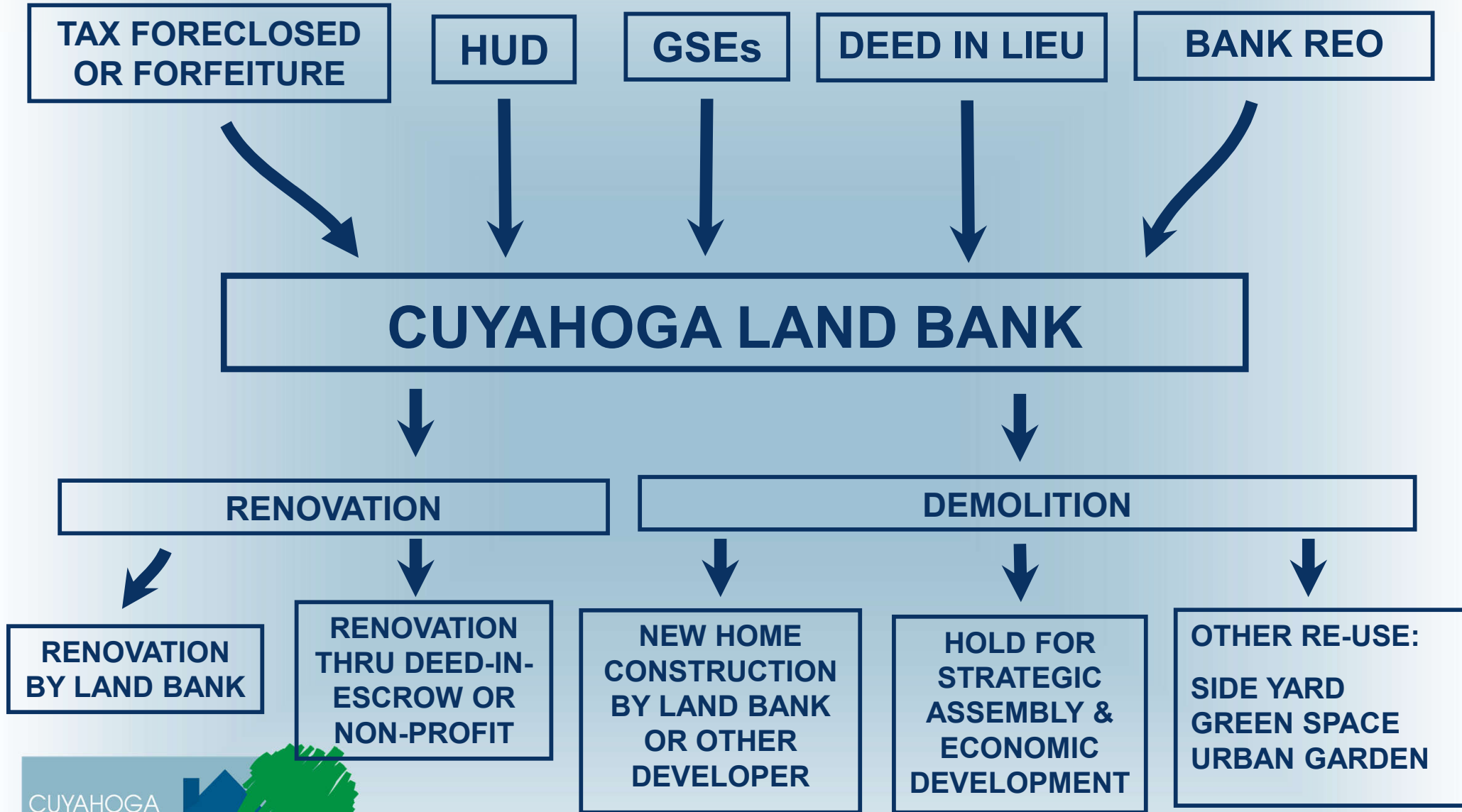
Long-Term Ownership

- Check sites frequently.
- Annual check for newly-targetable parcels/owners.
- Decisions about transfer for any purpose - longer in ownership, more likely as side lot.
- No MOU with major city - issues worked out by long-term practice.

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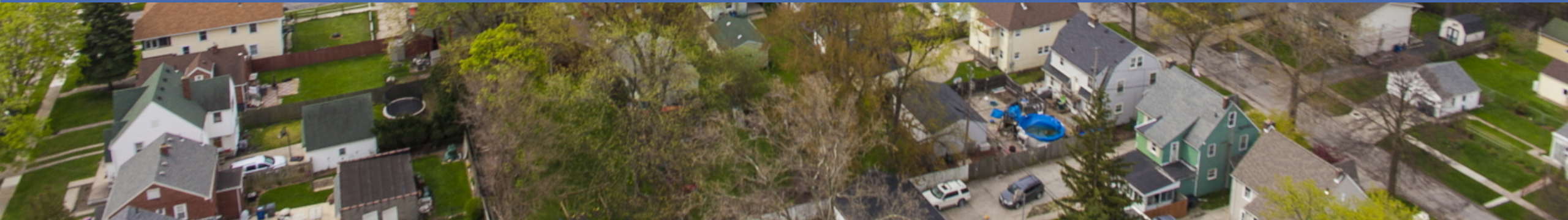


Property Pipelines



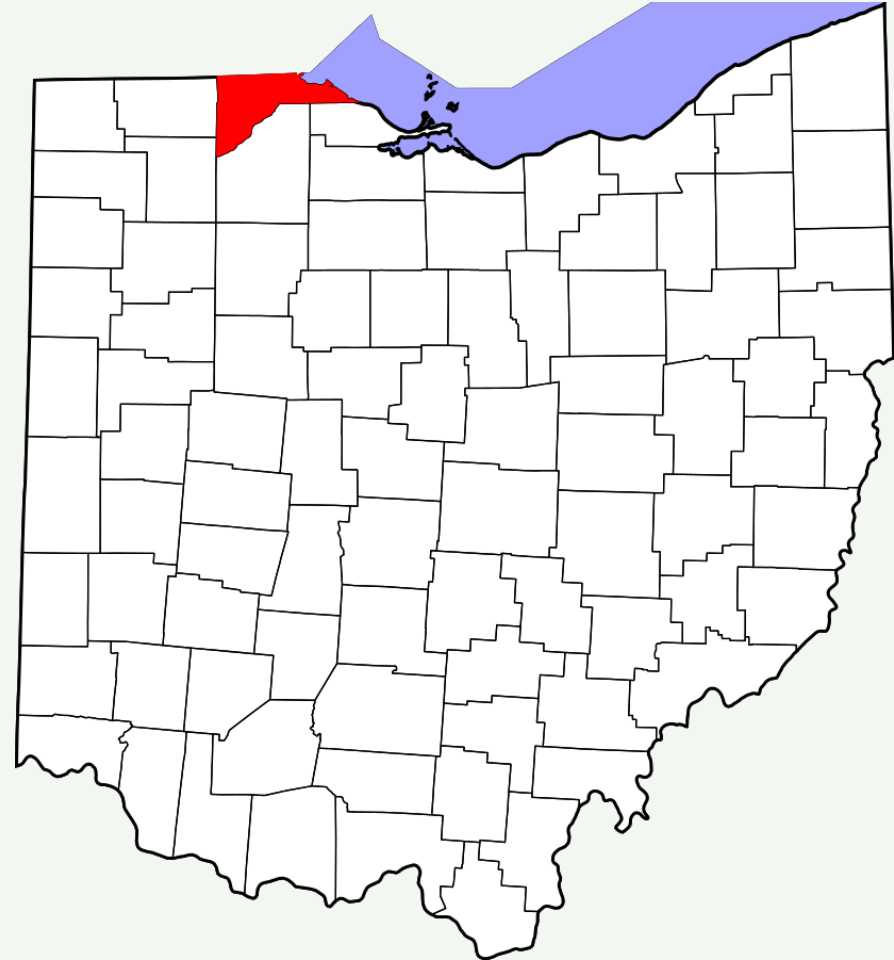


STRATEGIC DECISION MAKING: ACQUISITION AND "LAND BANKING" PROPERTY



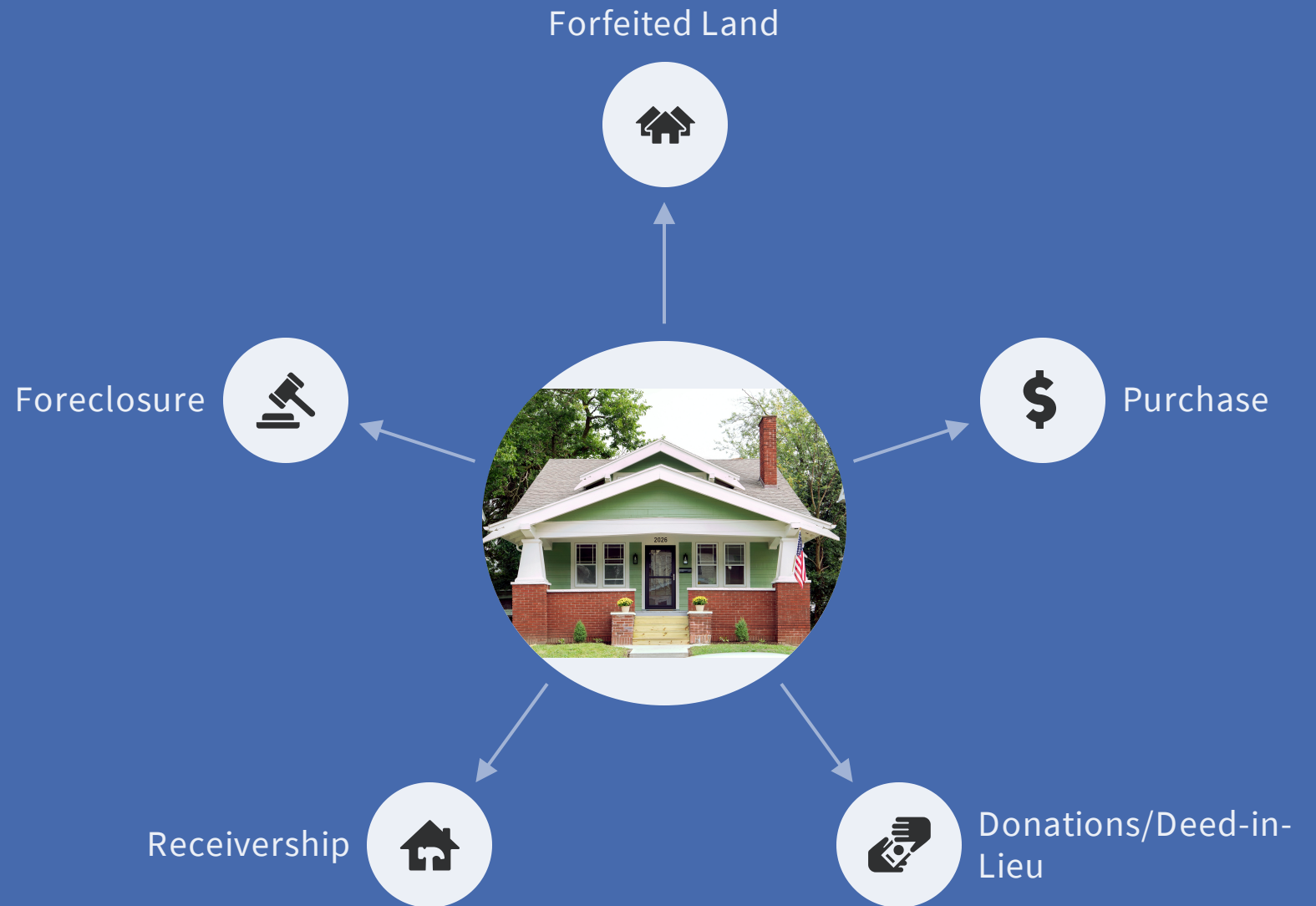
LUCAS COUNTY LAND BANK

- Located on western edge of Lake Erie, directly bordering Michigan
- Principal market for Northwest Ohio is Toledo
 - Largest city in Lucas County
 - Population of 270,871 (2020 census)
 - Has declined from a peak of 383,818 in 1970
- Our mission is to strengthen neighborhoods and preserve property values by strategically returning vacant, abandoned, and tax-delinquent properties to productive use.



ACQUISITION TOOLS

We identify properties by accepting requests from the community, doing our own "prospecting," and working closely with municipal and non-profit partners.



WHEN TO "LAND BANK" A PROPERTY

Structure

Can it be renovated?

Do we want to renovate it ourselves?

Is it in a target area?

Vacant Lot

Is it in a target area?

Is the property a "side lot" candidate?

Did we take ownership because of a larger assembly goal?





OPPORTUNITY LOTS

