

Clark County Land Reutilization Corporation

Disposition of Properties

Amended 1/9/2019

As part of its mission, the Clark County Land Reutilization Corporation (“Land Bank”) will dispose of properties in a manner which will improve the quality of neighborhoods, increase land values, create diverse housing opportunities and return properties to the tax rolls.

A. Eligible end-users

In order to facilitate its redevelopment and return property to productive use, the Land Bank will require all prospective end-users to qualify for transfers based on criteria approved by the Clark County Land Bank Board.

1. Individuals and entities that were the prior owners of property at the time of the tax foreclosure which transferred title to the Land Bank shall be ineligible to be the transferee of such property from the Land Bank.
2. The transferee must not own any real property within Clark County which:
 - a. Has any un-remediated citation or violation of Ohio statute or local ordinances,
 - b. Is tax delinquent,
 - c. Has been transferred to a local government as a result of tax foreclosure proceedings within the past 5 years.
3. The subject property must not have been used by the transferee or a family member of the transferee as his or her residence at any time preceding the submission of application.

Additional criteria for the qualification of an end-user of commercial properties include:

1. Identified funding sources and financial responsibility,
2. Planned improvements,
3. Pre-lease agreements with potential tenants,
4. Previous experience in community redevelopment,
5. Developer’s equity in the project,

6. Timeline for completion,
7. Any information the Land Bank staff may require. Qualifying criteria may vary depending on the nature of the end-user.

B. Disposition of vacant properties

Unimproved property that the Land Bank owns or is acquiring is eligible to be purchased through the Vacant Lot Disposition Program, under the conditions listed below. The transfer of any given parcel of property in the Vacant Lot Disposition Program is subject to override by higher priorities as established by the Land Bank. Individuals interested in purchasing a vacant lot contiguous to their property may apply through the Side Lot Disposition Program.

1. Qualified Properties – parcels of property eligible for inclusion in the Vacant Lot Disposition Program shall meet the following minimum criteria:
 - a. The property shall be a vacant unimproved real property.
 - b. The property shall be owned or being acquired by the Land Bank, either as an unimproved lot or with the intention of demolishing any structures that currently exists on the land.
 - c. Intended use for lot must be disclosed by the intended recipient. Use must comply with any applicable zoning and must be included in approved uses as specified by the city, village or township.
 - d. The transfer may include a deed restriction requiring the use of the property to be consistent with the stated use.

2. Pricing

Properties sold as a vacant lot shall be priced per the pricing guidelines approved by the Land Bank Board. Title examination and insurance, if desired and recording fees are the responsibility of the transferee and are not included in the sale price.

3. Transfer Procedure

- a. The Land Bank will accept applications from property owners who wish to acquire a vacant lot.
- b. The Land Bank will attempt to facilitate a transfer of the vacant parcel to the following end-users:
 - Local governments
 - Local non-profit agencies
 - Local for-profit agencies

- Individuals who are residents of Clark County
 - Other
- c. Having identified a vacant lot end user or users, the individual(s) so designated by the Board will be authorized to facilitate a transfer of the property without further Board approval.
 - d. The Land Bank will prepare and provide a quit claim deed for the property and otherwise facilitate closing.

C. Side Lot Disposition Program

1. Qualified Properties – parcels of property eligible for inclusion in the Side Lot Disposition Program shall meet the following minimum criteria:
 - a. The property shall be a vacant unimproved real property.
 - b. The property shall be owned or being acquired by the Land Bank, either as an unimproved lot or with the intention of demolishing any structures that currently exist on the land.
 - c. The property shall be physically contiguous to adjacent property with not less than a 50% common boundary line on one side.
 - d. Initial priority shall be given to the disposition of properties of insufficient size to permit independent development.
 - e. No more than one lot may be transferred per contiguous lot, except with the authorization of the Land Bank Board.
 - f. Intended use for lot must be disclosed by the intended recipient. Use must comply with any applicable zoning and must be included in approved uses as specified by the city, village or township. The transfer may include a deed restriction requiring the use of the property to be consistent with the stated use.

2. Pricing

Properties sold as a side lot to an adjacent owner shall be priced per the pricing guidelines approved by the Land Bank Board. Title examination and insurance, if desired and recording fees are the responsibility of the transferee and are not included in the sale price.

3. Transfer Procedure
 - a. The Land Bank will accept applications for Side Lots from contiguous property owners who wish to acquire an adjoining property.
 - b. The Land Bank will attempt to facilitate a transfer of the parcel to a single side-lot owner whenever possible.
 - c. In the event of two or more interested purchasers, a contiguous property

owner who needs the parcel for a local code compliance issue will receive priority.

- i. In all other cases, the property will be sold to the highest bidder.
 - ii. The successful bidder must provide 10% of funds within 24 hours of successful bid notification and the remaining funds shall be paid within 5 days of notification. If the funds are not received within these timeframes the next successful bidder will receive the property upon completing payment.
- d. Having identified a side-lot end user or users, staff will be authorized to facilitate a transfer of the property without further Board approval.
 - e. The Land Bank will prepare and provide a quit claim deed for the property and otherwise facilitate closing.

D. Disposition of Improved Properties

Improved property that the Land Bank owns or is acquiring is eligible to be purchased through the Improved Property Disposition Program, under the conditions listed below. The transfer of any given parcel of property in the Improved Property Disposition Program is subject to override by higher priorities as established by the Land Bank.

1. Qualified Properties – parcels of property eligible for inclusion in the Improved Property Disposition Program shall meet the following minimum criteria:
 - a. The property includes a residential or commercial structure
 - b. The property has been inspected by the Land Bank to determine if the structure(s) has the potential for rehabilitation.
 - c. The property shall be owned or being acquired by the Land Bank.
 - d. Intended use for the property must be disclosed by the intended recipient. Use must comply with any applicable zoning and must be included in approved uses as specified by the city, village or township.
 - e. The transfer may include a deed restriction requiring the use of the property to be consistent with the stated use.
2. Pricing - Properties sold as improved properties will be priced in accordance with the approved guidelines. Title examination, title insurance and recording fees are not included in the sale price. Any variation from pricing guidelines must have Board approval
3. Transfer Procedure
 - a. The Land Bank will accept applications for improved properties from

- individuals, companies, governments, non-profit agencies or others who wish to acquire one or more improved properties.
- b. The Land Bank will attempt to facilitate transfer of an improved parcel to an end-user for the following purposes:
 - Home ownership
 - Historic preservation
 - Mixed income development
 - Rental; if the property has more than one units
 - Institutional/public use
 - Commercial
 - d. Having identified an end user or users, the individual(s) so designated by the Board will be authorized to facilitate a transfer of the property without further Board approval.
 - e. The Land Bank will prepare and provide a quit claim deed for the property and otherwise facilitate closing.
 - f. The transfer may include deed restrictions requiring the use of the property to be consistent with the proposed intent.