



# Commercial Redevelopment Application

PLEASE COMPLETE THIS FORM AND SIGN THE AFFIDAVIT AND PROVIDE THE FOLLOWING AS ATTACHMENTS:

- a. APPLICATION FEE (NON-REFUNDABLE) IN THE AMOUNT OF \$2,000 (NO CASH ACCEPTED)  
**NOTE: THE COST OF THE PROPERTY WILL BE NEGOTIATED SEPARATELY.**
- b. COPY OF CURRENT STATE OF OHIO DRIVER'S LICENSE OR PHOTO ID

APPLICANT/ORGANIZATION NAME (s): \_\_\_\_\_

ORGANIZATION'S AUTHORIZED REPRESENTATIVE \_\_\_\_\_

SOCIAL SECURITY OR TAX IDENTIFICATION No. (s): \_\_\_\_\_

ADDRESS: \_\_\_\_\_

PHONE NUMBER(S): \_\_\_\_\_

EMAIL ADDRESS(ES): \_\_\_\_\_

SUBJECT PROPERTY ADDRESS: \_\_\_\_\_

PARCEL ID#(s): \_\_\_\_\_

SUBJECT PROPERTY TYPE: \_\_\_\_\_ (INDUSTRIAL, MANUFACTURING, OFFICE, WAREHOUSE, MULTI-FAMILY, VACANT LOT, ETC.)

PLANNED DISPOSITION: (DESCRIBE THE INTENDED OWNERSHIP POST IMPROVEMENT)

- A. RENOVATE AND ESTABLISH BUSINESS
- B. RENOVATE AND RENT OUT
- C. RENOVATE AND SELL
- D. DEMOLISH AND \_\_\_\_\_
- F. OTHER \_\_\_\_\_

PLANNED END USE (DESCRIBE THE INTENDED USE OF THE PROPERTY ATTACH ADDITIONAL DOCUMENTS AS NEEDED):

\_\_\_\_\_  
\_\_\_\_\_

HAVE YOU CHECKED WITH ZONING AUTHORITY TO ENSURE THE SITE IS ZONED PROPERLY FOR YOUR INTENDED USE?

YES      No      WERE ZONING ISSUES IDENTIFIED?      YES      No

COMMENTS \_\_\_\_\_

HAVE YOU CHECKED WITH THE APPROPRIATE PLANNING DEPARTMENT TO SEE IF THE MUNICIPALITY WILL SUPPORT YOUR INTENDED USE?      YES      No      COMMENTS \_\_\_\_\_

HAVE YOU CONTACTED THE BUILDING INSPECTION DEPARTMENT REGARDING OBTAINING THE REQUIRED PERMITS FOR THE IMPROVEMENTS YOU HAVE PLANNED? YES NO WERE BUILDING CODE ISSUES IDENTIFIED YES NO  
COMMENTS \_\_\_\_\_

HAVE YOU CONTACTED ANY OTHER GOVERNMENT ENTITY REGARDING ACQUIRING THIS PROPERTY? (CITY OR TOWNSHIP, TREASURER'S OFFICE, PROSECUTOR'S OFFICE, ETC.) YES NO  
COMMENTS \_\_\_\_\_

HOW WILL YOU FUND OWNER EXPENSES? (IMPROVEMENTS, MAINTENANCE, INSURANCE, REAL ESTATE TAXES, ETC.)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

BRIEFLY DESCRIBE THE EXPERIENCE OF THE FIRM / ORGANIZATION / INDIVIDUAL(S) THAT WILL BE RESPONSIBLE FOR THE IMPROVEMENTS TO THE FACILITY.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

BRIEFLY DESCRIBE THE COMMITMENTS (SOURCES WITH CONTACTS AND AMOUNTS) THAT HAVE BEEN AND ARE EXPECTED TO BE MADE TO FINANCE THE PROJECT. ATTACH LETTERS OF CREDIT, FINANCIAL STATEMENTS OR ANY OTHER DOCUMENTS NEEDED TO VERIFY FINANCIAL CAPABILITIES.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**ATTACH A BUDGET FOR THE IMPROVEMENTS.**

DOES YOUR BUDGET AND PLAN INCLUDE ANY CONTINGENCIES FOR UNFORESEEN EXPENSES OR ISSUES?

YES NO COMMENTS \_\_\_\_\_

PROJECTED OWNERSHIP NAME (FULL LEGAL NAME) AND ADDRESS: \_\_\_\_\_

DID YOU RECEIVE AND REVIEW THE COMMERCIAL PROPERTY BUYER CHECK LIST? YES NO

HOW DID YOU HEAR OF THE LAND BANK? \_\_\_\_\_

OFFICE USE ONLY: NEIGHBORHOOD: \_\_\_\_\_ TARGETED AREA: YES/NO  
DEPOSIT RECEIVED: YES/NO AMOUNT \$ \_\_\_\_\_ AUDITOR'S VALUE \_\_\_\_\_

\_\_\_\_\_



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## APPLICANT AFFIDAVIT AND AGREEMENT

Now comes \_\_\_\_\_ (“AFFIANT”), who makes the following representations and warranties to the Montgomery County Land Bank (“MCLB”), and undertakes the following obligations stated in this Applicant Affidavit and Agreement.

AFFIANT states that within the two (2) years prior to the date of the submission of this Affidavit, that he/she or the firm associated with making this application:

- Has not been involved in any bankruptcy proceedings, and
- Has not been tax delinquent, and
- Currently resides in the state of Ohio, and
- Authorizes the running of a credit report/background check and any other investigations that MCLB deems necessary to establish applicant’s eligibility.

AFFIANT further represents and warrants to MCLB that within the two (2) years prior to the date of the submission of this Affidavit, that no real property that he/she or the firm associated with this application has an ownership interest in has been:

- In violation of any building, housing or zoning codes;
- Tax delinquent, including all assessments; nor
- Involved in any foreclosure proceedings.

AFFIANT further represents, warrants and agrees that:

- All information on the attached Application form is correct, true and complete to the best of his/her knowledge.
- He/she will take ownership of the property once it has completed the tax foreclosure process.
- He/she will renovate, maintain, demolish, or take those actions necessary to comply with all building, housing and zoning codes and standards, and all local ordinances and laws within 6 months of acquiring the property.
- He/she will not transfer ownership of the property without first performing all necessary renovations to bring the property up to code.
- He/she will pay all real estate taxes and assessments going forward.
- He/she is in no way related to or has a relationship with (friend, business, family) the former property owner, and agrees that should he/she elect to sell the property, it will not be to the former property owner or his/her family.
- If, in the sole opinion of MCLB, the applicant is found to have falsified statements on the application, misrepresents him or herself, or fails to fulfill his/her obligations for any reason, the entire fee will be forfeited. The applicant is also subject to loss of any interest in the subject property, and will be prohibited from participating again in this program.

SIGNATURE PAGE FOLLOWS:

**APPLICANT AFFIDAVIT AND AGREEMENT SIGNATURE PAGE**

FURTHER AFFIANT SAYETH NAUGHT

Affiant's Signature(s): \_\_\_\_\_

Affiant's Name(s) (PRINT): \_\_\_\_\_

Affiant's Position within the firm: \_\_\_\_\_

(Please attach a Corporate Resolution or By Laws indicating that the Affiant has the authority to make this application.)

Subscribed to and sworn before me by \_\_\_\_\_ on this \_\_\_\_\_  
day of \_\_\_\_\_, 20\_\_ in the City of \_\_\_\_\_, Ohio.

\_\_\_\_\_

Notary Public

