



INTRODUCTION

The Montgomery County Land Bank's (MCLB) Commercial Redevelopment Program allows qualified applicants to acquire, through tax foreclosure, vacant lots and abandoned properties for the purposes of:

- Building renovation for sale, lease, business expansion
- Building demolition for future business expansion, new construction

This program helps to transform vacant and blighted properties into productive assets, thereby stabilizing property values and revitalizing communities.

APPLICANT QUALIFICATIONS

- Any code violations on property owned in the last two years must be explained/resolved
- Real estate taxes and assessments are current during the last 2 years on all properties owned
- No foreclosure actions during the last 2 years on any properties owned
- Not involved in any bankruptcies during the last 2 years
- Preference is for local ownership

PROPERTY QUALIFICATIONS

- Taxes delinquent at least 1 year
- Occupancy status of property must be verified
- Applicant must provide plan for property
- Properties are determined to be ineligible if they are:
 - Included in bankruptcy proceedings
 - Involved in a probate case
 - Encumbered by Federal Tax Liens
 - Involved in a strategic redevelopment program or intended for use by the jurisdictional community.

FEES

Fee must be paid to MCLB in full, at the time the completed application is submitted, via check or money order, as follows:

- Non-refundable deposit \$2,000 per property
- Purchase price will be negotiated on a case by case basis prior to submission for tax foreclosure



PROCESS

1. Interested party fills out an application form and submits it along with fee payment to MCLB.
2. MCLB reviews applicant and property for eligibility.
3. MCLB submits property for tax foreclosure. The legal process for tax foreclosure can take 2 years but can often be completed in as little as 6-months. MRLRC will advise applicant the most likely time frame based on the property's lien and occupancy status.
4. Foreclosure process completed—all tax and private liens are removed.
5. MCLB receives recorded Sheriff's Deed.
6. MCLB deeds property to Applicant.



Commercial Redevelopment Application

PLEASE COMPLETE AND SIGN THIS FORM (FRONT AND BACK) AND PROVIDE THE FOLLOWING AS ATTACHMENTS:

a. APPLICATION FEE (NON-REFUNDABLE) IN THE AMOUNT OF \$2,000 (CHECK OR MONEY ORDER)

NOTE: THE COST OF THE PROPERTY WILL BE NEGOTIATED SEPARATELY.

b. COPY OF CURRENT STATE OF OHIO DRIVER'S LICENSE OR PHOTO ID

APPLICANT NAME (s): _____

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 USE (DESCRIBE THE INTENDED USE OF THE PROPERTY): _____

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 _____

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 A BUDGET FOR THE IMPROVEMENTS.

PROJECTED OWNERSHIP NAME (FULL LEGAL NAME) AND ADDRESS: _____

HOW DID YOU HEAR OF THE LAND BANK? _____

OFFICE USE ONLY: NEIGHBORHOOD: _____ TARGETED AREA: YES/NO
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Commercial Redevelopment Application

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.

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

