

---

# Using land bank may save city cash

West Carrollton City Council may transfer deeds for 'gateway' properties until buyers are found.



*The former Carrollton Plaza property on East Dixie Drive near Interstate 75 in West Carrollton has been cleared. The city is working to transfer the site to the Montgomery County Land Bank while it shops for a developer for its entertainment district. NICK BLIZZARD / STAFF*

---

**By Nick Blizzard**  
**Staff Writer**

WEST CARROLLTON

WEST CARROLLTON — The city of West Carrollton is working to transfer about 20 acres to the Montgomery County Land Bank program, including property it wants to develop as an entertainment district near Interstate 75 and the Great Miami River.

The deal includes the former Carrollton Plaza site on East Dixie Drive and riverfront land across the road on Marina Drive. The city says working with the county on the

17 city-owned lots will save money.

“It is important to note that the city will continue to actively market the properties while they are in possession of the land bank,”

West Carrollton Economic Development Director Mike Lucking said in a memo.

“When the city has a purchaser for a parcel ... our agreement is that the land bank will convey ownership of the subject parcel(s) within 30 days of notification by the city,” according to Lucking.

West Carrollton City Council is scheduled tonight to consider transferring the land to the county, which is expected to save the city about \$39,900 a year in property taxes, city records show.

Among the parcels involved in the deal are five on East Dixie, and three each on Central Avenue and Marina, according to West Carrollton records.

Those properties total about 14.6 acres, county auditor’s office records state.

The former Carrollton Plaza site and Marina Drive parcels are part of “gateway” property the city wants to redevelop for its entertainment district. West Carrollton has received state approval for a Community Entertainment District for the area of East Dixie.

The remaining proposed land bank sites include four residential parcels — two at 1644 Silver Bugle Lane, and one each at 1201 Sherwood Forest Drive and 127 Allen Place – and a 5.35-acre vacant tract at 1450 S. Elm St., according to county records.

The former Carrollton Plaza site represents more than half of the acreage involved in the deal with the county, according to records.

The city bought the land in 2017 with an aim to demolish the structures and redevelop the site. It paid about \$3 million for the land and costs associated with demolition, which was completed earlier this year. The land is now cleared.

Meanwhile, the city acquired a few parcels to Marina to add to the acreage it already owned there on the river. Lucking said the city has been talking with developers and other groups in the region about plans for the sites.

Contact this reporter at 937-225-2166 or email Nick.

[Blizzard@cmg.com](mailto:Blizzard@cmg.com).

## PROPOSED PARCELS

PARCELS PROPOSED FOR LAND BANK East Dixie Drive: two at 518, 1000, 1100-1190 and one with no address on South Dixie.

Marina Drive: 5449, 5649 and 5641.

West Central Avenue: 227, 303 and one with no address on Central.