



## Muskingum County Land Reutilization Corp (MCLRC) FAQs

### **What is a county land reutilization corporation (land bank)?**

“County land bank” is the informal name for a land reutilization corporation established under sections 1724 and 5722 of the Ohio Revised Code. County land banks are quasi-governmental organizations with the public purpose of reclaiming, rehabilitating and reutilizing economically non-productive land. The MCLRC was formed in 2012, then reorganized in 2019 into its current role.

### **What does MCLRC do?**

MCLRC facilitates the return of vacant, abandoned and tax-foreclosed properties to productive economic use. County land banks take ownership of properties, clear title, assemble parcels for development, and manage properties until redevelopment can begin. This process may take months or, more likely years. The MCLRC also deals with blighted residential, commercial and industrial properties.

### **How does the MCLRC acquire property?**

MCLRC acquires property in a number of ways: Primarily MCLRC acquires property from tax forfeiture, after a particular property does not sell twice at a tax foreclosure sale. It can also receive donations from lending institutions (including Fannie Mae) of low-value properties, sometimes providing funds for demolition. Private individuals and probate estates no longer wanting the burden of owning troubled properties may transfer land to MCLRC if it chooses to accept it.

### **How is a county land reutilization corporation established?**

A county land reutilization corporation is established by a two-part process: the board of county commissioners passes a resolution authorizing the formation of a land bank, then the county treasurer files articles of incorporation with the Ohio Secretary of State. After incorporation, county commissioners approve the corporation's operating documents. After this approval, the county land bank board of directors operates the county land bank.

### **Who controls the MCLRC?**

County land reutilization corps are not part of county government. Instead, county land reutilization corps are independent corporations governed by a board of directors comprised of county, municipal and township leaders. The board of directors of a county land bank, per statute, must include at least two county commissioners and the county treasurer, a representative of the largest municipality in the county, and a township representative. Up to four additional members can be included on the county land bank board, however MCLRC is currently made up of five members.

### **How is the MCLRC funded?**

The land bank is funded through several mechanisms; the largest source of income is from the County's DTAC (Delinquent Tax Assessment Account), a small percentage of the tax, penalty and interest paid when a property becomes tax delinquent is funneled over to the MCLRC. The other primary forms of funding come from land sales and leases. The land bank accepts donations of both property and money to further its mission.

### **What are the benefits of county land banking?**

County land banking helps communities stabilize the property tax base. County land banking allows communities to stabilize their housing base by eliminating blight and removing uninhabitable or functionally obsolete housing from the marketplace. County land banking allows for the orderly redevelopment of communities.

### **What are some examples of properties the MCLRC has dealt with?**

While many of our efforts are small scale, the MCLRC has recently taken on dealing with several large brownfield sites within our community including: the former Lear Site on Linden Ave, Munson School on Brighton Blvd and the Mosaic Tile Factory on Pershing Rd. We continue to look for opportunities to abate blight and stabilize neighborhoods within our community.