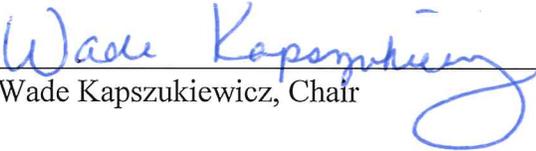
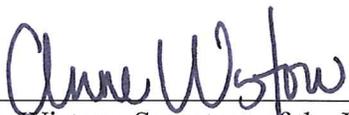


April 22, 2016

The Board of Directors represents that the record of the proceedings of the previous session on March 11, 2016 as contained in the Lucas County Land Reutilization Corporation's official electronic recording and all resolutions attached herein has been reviewed and found to be a full and accurate record of the proceedings.

  
Wade Kapszukiewicz, Chair

Attest:

  
Anne Wistow, Secretary of the Board



LUCAS COUNTY  
**LandBank**

Lucas County Land Reutilization Corporation  
Board of Directors Meeting  
Friday, April 22, 2016 at 11:00 A.M.  
Conference Room D, 12<sup>th</sup> Floor  
One Government Center, Toledo, Ohio 43604

1. Call to order by Chairman Kapszukiewicz
2. Approval of the March 11, 2016 Minutes (posted on the website)
3. *ex officio* Directors Action Item
  - a. **2016-003: Appointing Chris Kozak to the Board of Directors as an Appointed Director to fill the unexpired term of A. Bailey Stanbery**
4. Treasurer's Report
  - a. Presentation of Monthly Financial Statements
  - b. Report on 1st half DTAC collections
5. Directors Action Item
  - a. **2016-004: Approving the Draft Request for Proposals and Establishing a Review Committee for the 2016 Housing Fund Grant**
6. President's Report
  - a. Old South Toledo Library Project
  - b. Projects status update
7. Programs Report
  - a. RISE – Library Village update
  - b. Demolition Programs update
  - c. Heritage Home Program update
8. New Business
9. Adjournment



**Date:** April 22, 2016

**Resolution No. 2016-003**

**Title:** Appointing Chris Kozak to the Board of Directors as an Appointed Director to fill the unexpired term of A. Bailey Stanbery

**Summary/Background:** On March 25, 2016, A. Bailey Stanbery, an Appointed Director who filled the role of a director with private rehabilitation or acquisition experience, resigned his seat.

To ensure that the Corporation meets its statutory obligations regarding private rehabilitation or acquisition experience, the Corporation wishes to appoint Chris Kozak as an Appointed Director to fill Mr. Stanbery's unexpired term.

As Communications and Community Relationships Manager for Columbia Gas of Ohio and also as a Board member of NeighborWorks Toledo Region, a local community development organization, Mr. Kozak brings a strong understanding of the Land Bank's core operations and private sector experience that will serve the Board well.

Pursuant to the Code of Regulations, the *ex officio* Board members seek to appoint Chris Kozak to the vacant seat on the Land Bank's Board of Directors.

**Authority:** Code of Regulations §3.1.5

**Director Wozniak offered the following resolution:**

WHEREAS, in consideration of the above, NOW, THEREFORE BE IT RESOLVED by the *ex officio* Directors, Lucas County Land Reutilization Corporation, that:

Section 1. Chris Kozak is appointed to the Board of Directors as an Appointed Director for the remainder of the unexpired term of this seat.

Section 2. The *ex officio* Directors find and determine that all formal actions of this Board concerning and relating to the adoption of this resolution were taken in an open meeting of this Board and that all deliberations of this Board that resulted in those formal actions were in a meeting open to the public in compliance with the law.

Section 3. This resolution shall be in full force and effect from and immediately upon its adoption.

**Action Taken:**

Director Kapszukiewicz voted yes

Director Wozniak voted yes

Director Below voted yes

Anne Wistow

Anne Wistow, Secretary of the Board

	<b>2016 Budget</b>	<b>2016 Actual</b>	<b>% to Date</b>
<b>Starting Balance</b>	<b>\$ 2,200,000</b>	<b>\$ 1,230,149</b>	
<b>REVENUES</b>			
<b>Operating Revenue</b>			
Statutory Reutilization Fund	\$ 1,600,000	\$ 951,223	59.5%
Property Sales	\$ 250,000	\$ 225,929	90.4%
Housing Fund	\$ 150,000	\$ 150,000	100.0%
Project Reimbursement	\$ 100,000	\$ 34,952	35.0%
Investment Income	\$ 2,500	\$ 465	18.6%
Other Income	\$ 35,000	\$ 1,232	3.5%
<b>Total Operating Revenues</b>	<b>\$ 2,137,500</b>	<b>\$ 1,363,801</b>	<b>63.8%</b>
<b>Grant Revenue</b>			
OHFA NIP Demolition Reimbursement	\$ 4,165,000	\$ 634,721	15.2%
OHFA NIP Maintenance Reimbursement	\$ 480,500	\$ 76,800	16.0%
OHFA NIP Admin Reimbursement	\$ 340,500	\$ 50,132	14.7%
<b>Total Grant Revenues</b>	<b>\$ 4,986,000</b>	<b>\$ 761,653</b>	<b>15.3%</b>
<b>Total Revenues</b>	<b>\$ 7,123,500</b>	<b>\$ 2,125,454</b>	<b>29.8%</b>
<b>OPERATING EXPENSES</b>			
<b>Contract Services</b>			
LRC Funded Demolition	\$ 250,000	\$ 42,391	17.0%
Holding Costs	\$ 225,000	\$ 30,150	13.4%
Inspections	\$ 25,000	\$ 7,150	28.6%
Field Services	\$ 200,000	\$ 4,310	2.2%
Other Contract Services	\$ 12,500	\$ 3,160	25.3%
<b>Program Expenses</b>			
Acquisition / Disposition	\$ 25,000	\$ 9,332	37.3%
Project Match Grants	\$ 50,000	\$ 11,562	23.1%
Housing Fund	\$ 500,000	\$ 72,778	14.6%
Heritage Home Program	\$ 75,000	\$ 12,650	16.9%
RISE	\$ 425,000	\$ 1,865	0.4%
Other Program Expenses	\$ 26,000	\$ 10,802	41.5%
<b>Professional Services</b>			
Accounting/Auditing/Payroll Services	\$ 15,000	\$ 3,074	20.5%
Business Insurance	\$ 30,000	\$ 24,908	83.0%
Information Technology	\$ 25,000	\$ 3,706	14.8%
Consulting Services	\$ 20,000	\$ -	0.0%
Communications	\$ 15,000	\$ 4,791	31.9%
Other Professional Services	\$ 5,000	\$ -	0.0%

	<u>2016 Budget</u>	<u>2016 Actual</u>	<u>% to Date</u>
<b>Employee Expenses</b>			
Staff Salaries	\$ 485,000	\$ 113,972	23.5%
Payroll Taxes	\$ 37,000	\$ 11,239	30.4%
Employee Benefits	\$ 115,000	\$ 21,365	18.6%
457(b) Retirement Plan	\$ 25,000	\$ 5,648	22.6%
Professional Development	\$ 9,000	\$ -	0.0%
Internships	\$ 30,000	\$ -	0.0%
<b>Office Expenses</b>			
Postage	\$ 3,250	\$ 1,021	31.4%
Equipment, Repairs	\$ 10,000	\$ 2,961	29.6%
Office and Printing	\$ 11,500	\$ 3,278	28.5%
Parking, Mileage, Fuel	\$ 10,000	\$ 5,616	56.2%
Conferences	\$ 5,000	\$ 1,242	24.8%
Rent	\$ 10,000	\$ -	0.0%
Other Office Expenses	\$ 500	\$ 44	8.8%
Miscellaneous Expenses	\$ 500	\$ 114	22.8%
<b>Total Operating Expenses</b>	<b>\$ 2,675,250</b>	<b>\$ 409,131</b>	<b>15.3%</b>
<b>Grant Expenses</b>			
OHFA NIP Demolition	\$ 4,045,608	\$ 839,830	20.8%
OHFA NIP Environmental Services	\$ 996,744	\$ 128,122	12.9%
OHFA NIP Maintenance	\$ 586,320	\$ 11,241	1.9%
OHFA NIP Maintenance Refunds	\$ 87,948	\$ 63,567	72.3%
OHFA NIP Administration	\$ 146,580	\$ 3,250	2.2%
<b>Total Grant Expenses</b>	<b>\$ 5,863,200</b>	<b>\$ 1,046,009</b>	<b>17.8%</b>
<b>Total Expenses</b>	<b>\$ 8,538,450</b>	<b>\$ 1,455,140</b>	<b>17.0%</b>
<b>Budget Stabilization Fund</b>	<b>\$ 450,000</b>	<b>\$ 450,000</b>	<b>100.0%</b>
<b>Unencumbered Ending Balance</b>	<b>\$ 335,050</b>	<b>\$ 1,450,463</b>	<b>432.9%</b>

**Lucas County Land Reutilization Corporation**  
**Bill Payment List**  
**March 2016**

Date	Num	Vendor	Amount
03/03/2016	3393	City of Toledo - OHFA	-13,000.00
03/03/2016	3394	Department of Public Utilities	-447.79
03/03/2016	3395	DMD Environmental Inc	-15,575.00
03/03/2016	3396	E & H Taylor Construction Inc.	-33,750.00
03/03/2016	3397	HazCorp	-2,415.00
03/03/2016	3398	Kathleen Kovacs	-1,825.00
03/03/2016	3399	Lake Erie Tree Service LLC	-700.00
03/03/2016	3400	Landscape by Michael LLC	-1,700.00
03/03/2016	3401	Lucas County Auditor	-5.00
03/03/2016	3402	Lucas County OMB	-226.89
03/03/2016	3403	Midland Title and Escrow	-1,288.00
03/03/2016	3404	Mr. Snow Removal	-500.00
03/03/2016	3405	MT Business Technologies Inc.	-62.01
03/03/2016	3406	SL Hauling & Renovations LLC	-33,750.00
03/03/2016	3407	T Smidis Hauling	-402.48
03/03/2016	3408	The Sojourner's Truth	-235.00
03/03/2016	3409	Toledo Botanical Garden	-125.00
03/03/2016	3410	Total Environmental Services LLC	-2,700.00
03/03/2016	3411	Metropolitan Title Co	-1,800.00
03/14/2016	ach	INTUIT QUICKBOOKS	-39.95
03/14/2016	ach	Amazon	-11.31
03/14/2016	ach	ICC Safe Org	-128.76
03/14/2016	1756	Louisville Title Agency	-788.00
03/14/2016	ach	MFS Supply	-168.57
03/14/2016	ach	Shell Oil	-50.75
03/14/2016	ach	Pam's Corner	-40.00
03/14/2016	3412	All Aspects LLC	-33,750.00
03/14/2016	3413	City of Toledo - OHFA	-46,360.00
03/14/2016	3414	Department of Public Utilities	-546.43
03/14/2016	3415	DMD Environmental Inc	-345.00
03/14/2016	3416	J Walk Construction	-750.00
03/14/2016	3417	Mail It	-289.65
03/14/2016	3418	Midwest Environmental, Inc	-1,100.00
03/14/2016	3419	MoeHill Trashout	-1,277.50
03/14/2016	3420	Mr. Snow Removal	-1,100.00
03/14/2016	3421	ohio bureau of workers comp	-999.50
03/14/2016	ach	Shell Oil	-26.96
03/14/2016	3422	Sutter Home Inspections LTD	-825.00
03/14/2016	3423	TAS Inc	-191.00
03/14/2016	3424	Toledo Blade	-3,247.60

**Lucas County Land Reutilization Corporation**  
**Bill Payment List**  
**March 2016**

Date	Num	Vendor	Amount
03/14/2016	3425	Total Environmental Services LLC	-11,740.00
03/14/2016	3426	City of Toledo - OHFA	-5,795.00
03/14/2016	3427	City of Toledo - OHFA	-1,100.00
03/14/2016	3428	City of Toledo - OHFA	-46,360.00
03/14/2016	3429	Collingwood Water	-31.00
03/18/2016	ach	GoodHire	-134.94
03/18/2016	ach	MFS Supply	-171.18
03/18/2016	1757	Midland Title and Escrow	-138.00
03/18/2016	3430	City of Toledo - OHFA	-52,155.00
03/18/2016	3431	David Mann	-165.71
03/18/2016	3432	Department of Public Utilities	-337.03
03/18/2016	3433	DMD Environmental Inc	-1,380.00
03/18/2016	3434	HazCorp	-3,795.00
03/18/2016	3435	Lake Erie Tree Service LLC	-425.00
03/18/2016	3436	Lucas County Health Benefits	-7,077.16
03/18/2016	3437	Verizon Wireless	-189.50
03/24/2016	ACH	Ameritas Life Insurance Corp	-1,769.58
03/24/2016	ACH	Community Developments Software	-1,050.00
03/24/2016	ACH	EFile ACA Forms	-36.00
03/24/2016	ACH	ICC Safe Org	-94.61
03/24/2016	ACH	INTUIT QUICKBOOKS	-566.16
03/24/2016	3438	Blanchard Tree Service	-225.00
03/24/2016	3439	City of Toledo - OHFA	-81,130.00
03/24/2016	3440	Department of Public Utilities	-141.70
03/24/2016	3441	Lucas County Auditor	-3.00
03/24/2016	3442	Lucas County OMB	-226.55
03/24/2016	3443	Midwest Environmental, Inc	-16,300.00
03/24/2016	3444	Neighborhood Housing Services of Toledo	-20,000.00
03/24/2016	3445	SL Hauling & Renovations LLC	-60,750.00
03/24/2016	3446	TJRS LLC	-40,500.00
03/24/2016	3447	Toledo Edison	-9.69
03/24/2016	3448	Total Environmental Services LLC	-3,559.00
03/24/2016	3449	Midwest Environmental, Inc	-27,000.00
03/24/2016	3450	SL Hauling & Renovations LLC	-7,500.00
03/24/2016	ach	Data Services	-16,910.76
03/25/2016	3451	City of Toledo - OHFA	-34,000.00
03/25/2016	3452	Claude & Patricia Jones	-1,467.42
03/31/2016	3453	City of Toledo - OHFA	-644.00
03/31/2016	3454	Department of Public Utilities	-270.59
03/31/2016	3455	DMD Environmental Inc	-7,985.00
03/31/2016	3456	HazCorp	-5,520.00

**Lucas County Land Reutilization Corporation**  
**Bill Payment List**  
**March 2016**

Date	Num	Vendor	Amount
03/31/2016	3457	HealthSpan EAP	-162.00
03/31/2016	3458	Keystone Press	-287.50
03/31/2016	3459	Lake Erie Tree Service LLC	-550.00
03/31/2016	3460	Landscape by Michael LLC	-400.00
03/31/2016	3461	Lucas County Auditor	-2.00
03/31/2016	3462	Midwest Environmental, Inc	-750.00
03/31/2016	3463	Mr. Snow Removal	-1,350.00
03/31/2016	3464	MT Business Technologies Inc.	-70.87
03/31/2016	3465	OFFICE MAX	-21.21
03/31/2016	3466	SL Hauling & Renovations LLC	-7,500.00
03/31/2016	3467	Sutter Home Inspections LTD	-750.00
03/31/2016	3468	TAS Inc	-2,530.00
03/31/2016	3469	Total Environmental Services LLC	-4,830.00
03/31/2016	3470	SL Hauling & Renovations LLC	-750.00
03/31/2016	3471	SL Hauling & Renovations LLC	-750.00
03/31/2016	ach	Amazon	-13.99
03/31/2016	ach	Michaels Cafe Bakery	-73.75
03/31/2016	ach	Shell Oil	-56.63
03/31/2016	ach	Ameritas Life Insurance Corp	-1,769.58
03/31/2016	ach	Data Services	-17,013.13
03/16/2016	ach	Menards	-67.81
03/16/2016	ach	Shell Oil	-46.38
03/31/2016	ach	Data Services	-107.74
			<b>-\$ 701,049.32</b>



**Date:** April 22, 2016

**Resolution No. 2016-004**

**Title:** Approving the Draft Request for Proposals and Establishing a Review Committee for the 2016 Housing Fund grant

**Summary/Background:** The Corporation seeks to issue a 2016 Request for Proposals (RFP) for funding under its Housing Fund program. The Draft RFP contains priorities that respond directly to ongoing community needs. These priorities include home repair for occupied properties, renovation of vacant residential properties, and construction of new housing for owner-occupancy, with a focus on projects and programs targeting low to moderate income areas. The 2016 Housing Fund grant is not expected to differ significantly from prior rounds in process or administration.

The Corporation also seeks to establish a Review Committee for purposes of working with Corporation staff to review funding proposals submitted and make recommendations to the Board. Pursuant to the Assignment Agreement with the Toledo-Lucas County Housing Fund, this committee should be comprised of individuals representing the Corporation and organizations that were historically represented through the Toledo-Lucas County Housing Fund. Corporation staff recommends representatives from the Board, LISC, and the City of Toledo for membership on the Review Committee.

**Authority:** Code of Regulations §1.4

**Director Beazley offered the following resolution:**

WHEREAS, in consideration of the above, NOW, THEREFORE BE IT RESOLVED by the Board of Directors, Lucas County Land Reutilization Corporation, that:

Section 1. The President is authorized to issue the 2016 Request for Proposals, consistent with the language of the Draft Request for Proposals.

Section 2. The President is authorized to establish a Review Committee for the 2016 Request for Proposals for the purposes of reviewing funding proposals submitted and making recommendations to the Board. Review Committee membership will consist of representatives from the Board, LISC, and the City of Toledo.

Section 3. This Board finds and determines that all formal actions of this Board concerning and relating to the adoption of this resolution were taken in an open meeting of this Board and that all deliberations of this Board that resulted in those formal actions were in a meeting open to the public in compliance with the law.

Section 4. This resolution shall be in full force and effect from and immediately upon its adoption.

**Action Taken:**

Director Kapszukiewicz voted yes

Director Wozniak voted yes

Director Below voted yes

Director Granata voted yes

Director Zeitler voted yes

Director Beazley voted yes

Director Gibbon voted yes

Director Kozak voted yes

Director Ibarra voted yes

A handwritten signature in cursive script that reads "Anne Wistow". The signature is written in dark ink and is positioned above a horizontal line.

Anne Wistow, Secretary



## 2016 Request for Proposals

The **Lucas County Land Bank** is a community improvement corporation designed to strengthen neighborhoods in Lucas County by returning vacant and abandoned properties to productive use. By strategically acquiring properties, the Land Bank works to reduce blight, increase property values, strengthen neighborhoods, and improve the quality of life for all Lucas County residents. Through its Housing Fund program, the Land Bank works to build vibrant, economically and racially diverse communities by facilitating the production and preservation of housing throughout Lucas County.

The Land Bank is pleased to announce the availability of a new round of funding for 2016, and to formally issue this Request for Proposals for funding.

### 2016 Priorities

For the 2016 Funding Round, priority will be given to programs and projects that focus on home repairs and improvements for occupied residential properties, including energy efficient retrofitting. Other eligible program and projects include renovation of vacant residential properties for owner-occupancy and new construction of residential units for owner occupancy.

Preference is given for projects and programs that invest in low to moderate income areas of Lucas County.

### Eligible Applicants

Applicants must be non-profit organizations. Joint applicants (two or more entities submitting a single proposal) must designate one lead entity to be responsible for fiscal management and administration.

### Types of Assistance

Awards will be given in the form of grants. Funds will be disbursed to recipients on a reimbursable basis throughout the grant period.

### Available Funds / Maximum Assistance

Available grant funds for 2016 will not exceed \$400,000. Individual grants are capped at 50% of the total project or program cost. Individual grants will typically not exceed \$200,000. Administrative costs are capped at 10% of total project or program budget.

### Proposal Format

Applicants must submit two bound copies of the proposal plus one electronic copy provided through e-mail. Proposals should be limited to twenty-one (21) pages of text, excluding the preliminary budgets, development team resumes and the one-page project summary (see below). Additional pages submitted beyond this limit will not be read or considered.

Qualified applications must include the following sections, which should be clearly identified and submitted in the following order:

#### 1. Project / Program Summary

Complete the one page Project / Program Summary Form and attach this as the cover page to the proposal. The Project / Program Summary Form is attached, and is available electronically on the Land Bank's web site ([www.lucascountylandbank.org](http://www.lucascountylandbank.org)).

## **2. Project / Program Description**

Describe the type of project / program and scope of activity proposed, including (as applicable):

- Brief description of the applicant and its mission and goals;
- Project / program objectives and description;
- Neighborhood context and the impact of the project on the surrounding areas;
- Description of project / program target population;
- Addresses, ownership, zoning and site control status of target properties (if known);
- Summary of any anticipated "green building" or sustainable design features;
- Summary of any supportive programs for residents that will ensure the sustainability of the project / program, particularly with respect to proposals targeting lower income households.

## **3. Preliminary Budgets and Funding Commitments**

Submit a budget for your project / program including an electronic copy in Excel format. Provide a status summary of all existing project funding commitments and a list of pending applications with dates of submission and expected awards. Indicate how the project will be financed during the construction / renovation phase, as applicable.

## **4. Project / Program Timetable**

Provide a timetable with key benchmarks identified by target date. Include projected application dates and approval dates for other expected funding sources, as well as design benchmarks, zoning approvals, and dates for bidding and construction start and completion. The timetable must include your best estimate regarding the anticipated date on which the project will require Land Bank financing.

## **5. Development Team**

Provide a brief description of each member of the development team currently identified, including developer, legal counsel, contractor(s), architect, consultant, and any other relevant team member. If a partnership or other business structure is being created, describe the business structure and identify which member will be responsible for fiscal management and administration. Provide a summary of other related development activities that each team member is undertaking or has undertaken. Please include a resume for each identified member of the development team as an attachment.

Major changes to the development team are considered material changes to the project. Pending and approved applicants are required to notify the Land Bank of such changes. Major changes to the development team could result in the Land Bank reassessing its commitment.

## **Review Criteria**

Proposals will be reviewed by the RFP Review Committee and by Land Bank staff. Following review of the proposals, the Land Bank may request a meeting with individual applicants to discuss proposals in greater detail. Based upon the results of this meeting and a review of the proposal, applicants may be requested to provide additional information/detail for portions of their application.

Proposals will be reviewed based on the following considerations:

- The extent to which the proposal meets the 2016 funding priorities as described above.
- The proposal is economically feasible, as demonstrated through the development budget.
- Land Bank funding is necessary to advance the project / program.
- The applicant and development team have the experience and organizational capacity to successfully implement the project.
- The applicant has the ability to fiscally manage and monitor the requested funds.
- The project relates to the applicant's mission and goals.
- The project timeline is clearly defined and is attainable.

- The project is ready to proceed, and site control, zoning and funding commitments are in place.
- The project complies with all other requirements of this Request for Proposals.

### **Proposal Submission**

Proposals must be delivered no later than **Friday, May 20, 2016 at 4:30 PM to:**

Joshua Murnen, Vice President and General Counsel  
Lucas County Land Bank  
One Government Center, Suite 580  
Toledo, Ohio 43604

The electronic copy of the proposal can be e-mailed to [jmurnen@co.lucas.oh.us](mailto:jmurnen@co.lucas.oh.us). **Proposals received after the deadline will not be accepted and will not be reviewed.**

The Land Bank assumes no liability for costs incurred in proposal preparation. The Land Bank reserves the right to accept or reject proposals or to seek additional information from any applicant. The Land Bank is under no obligation to award any or all available funds through this RFP. It is anticipated that final funding recommendations will be made to the Land Bank's Board of Directors on June 10, 2016.

### **Grant Agreements / Progress Reports**

Successful applicants will enter into a grant agreement with the Land Bank. This agreement will include a requirement for periodic progress reports as a condition for continued funding.

### **Questions**

All questions regarding the application should be in writing and e-mailed to [jmurnen@co.lucas.oh.us](mailto:jmurnen@co.lucas.oh.us).

The Land Bank's staff will post responses to general questions on the Land Bank's web site at [www.lucascountylandbank.org](http://www.lucascountylandbank.org).

### **Briefing Session and Timeline**

All interested parties are encouraged to attend a briefing session regarding the application and review process scheduled for:

Thursday, May 6, 2016  
10:00 AM  
Lucas County Commissioners' Meeting Room  
One Government Center, First Floor  
Toledo, Ohio 43604

**PROJECT / PROGRAM SUMMARY FORM**

(Attach as single cover page to proposal)

Lead Applicant Name: \_\_\_\_\_ Contact Person: \_\_\_\_\_

Address: \_\_\_\_\_ Phone: \_\_\_\_\_ E-mail: \_\_\_\_\_

Applicant type (ex: for-profit entity, non-profit entity, partnership): \_\_\_\_\_

Co-Applicant name (if applicable): \_\_\_\_\_ Contact Person: \_\_\_\_\_

Address: \_\_\_\_\_ Phone: \_\_\_\_\_ E-mail: \_\_\_\_\_

Co-Applicant type: \_\_\_\_\_

Provide overview of partners, including development team members: \_\_\_\_\_

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

**Project / Program Information**

Name of Project / Program: \_\_\_\_\_

Provide a brief summary of the project or program. Describe the project or program, including number of households assisted, number of units and unit type(s) renovated or constructed, and any other relevant information:

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

**Project / Program Location**

Property address(es), neighborhoods or zip codes: \_\_\_\_\_

\_\_\_\_\_  
Describe neighborhood support for project or program: \_\_\_\_\_  
\_\_\_\_\_

**Financial Summary**

Funding requested from Land Bank: \$ \_\_\_\_\_ Total project or program costs: \$ \_\_\_\_\_

Percentage of total development or program costs (funding request / total cost): \_\_\_\_\_

Anticipated date by which Land Bank funds will need to be utilized: \_\_\_\_\_

Summary of available approved funding sources: \_\_\_\_\_  
\_\_\_\_\_

Parcel Number	Address	City	Zip	LB Demo	Purchaser	Occupancy	Completed
01-02521	3924 BURTON AVE	Toledo	43612	No	James Latta	Rental	3/15/2016
07-47011	1509 KETCHAM AVE	Toledo	43608	No	Velocity Investments LLC	Rental	3/15/2016
07-47014	3204 BUCKEYE ST	Toledo	43608	No	Velocity Investments LLC	Rental	3/15/2016
44-61924	2323 RUTHDALE AVE	Oregon	43616	No	The Rymer's	Owner Occupant	3/15/2016
44-61927	2327 RUTHDALE AVE	Oregon	43616	No	The Rymer's	Owner Occupant	3/15/2016
65-42814	140 CONNELSVILLE AVE	Toledo	43615	No	The Donnelly's	Owner Occupant	3/15/2016
04-52037	1043 COLBURN ST	Toledo	43609	Yes	Julio Santillan Coronado	Owner Occupant	3/23/2016
11-24927	731 WOODSTOCK AVE	Toledo	43607	Yes	Alpha & Omega Northgate Enterprises LLC	Rental	3/23/2016
11-24924	735 WOODSTOCK AVE	Toledo	43607	No	Alpha & Omega Northgate Enterprises LLC	Rental	3/23/2016
11-24931	729 WOODSTOCK AVE	Toledo	43607	No	Alpha & Omega Northgate Enterprises LLC	Rental	3/23/2016
82-09945	5036 SILICA DR	Sylvania	43560	No	DB Ventures Management LLC	Rental	3/23/2016
03-27157	1541 AIR LINE AVE	Toledo	43609	Yes	The Anderson's & The Kosch's	Owner Occupant & Rental	3/23/2016
17-00274	918 FREDERICK ST	Toledo	43608	No	Kendall Harris	Rental	3/25/2016
05-09111	3408 UPTON AVE	Toledo	43613	Yes	Paulette King	Owner Occupant	3/25/2016
03-12771	648 PINEWOOD AVE	Toledo	43602	Yes	Marlon Barbour	Owner Occupant	3/28/2016
14-08137	718 WESTERN AVE	Toledo	43609	Yes	Joel Clark	Owner Occupant	3/28/2016
04-60051	1317 PROSPECT AVE	Toledo	43606	No	Doreann Alexander	Rental	3/28/2016
18-66954	1954 PRICE ST	Toledo	43605	No	Don Gruber	Rental	3/28/2016
16-05041	136 W DELAWARE AVE	Toledo	43610	No	Nestor Moreno & The Watson's	Both Owner Occupant	3/30/2016
33-76734	96 REUBENS ST	Curtice	43412	No	Jerusalem Township	N/A	4/11/2016
<b>Total:</b>				<b>20</b>			



LUCAS COUNTY  
**LandBank**

DEED-IN-ESCROW  
PROPERTY REHAB PROGRAM

Sales Report

March 12<sup>th</sup>, 2016 – April 22<sup>nd</sup>, 2016

## COMPLETED RENOVATION PROJECTS

345 Gessner, 43605

Rental



New Owner: JDJC Properties LLC

This single-family home in East Toledo was sold on 11/16/2015 for \$2,800 with the expectation that the new owners would invest another \$19,500 in renovation. The property passed the Land Bank's safety & habitability inspection and the deed was released on 3/17/2016.

1831 Talbot, 43613

Rental



New Owner: Timothy Harris

This single-family home in DeVilbiss was sold on 8/7/2015 for \$7,000 with the expectation that Mr. Harris would invest another \$14,900 in renovation. The property passed the Land Bank's safety & habitability inspection and the deed was released on 3/21/2016.

**3744 House of Stuart, 43607**

**Rental**



**New Owner:** Yellow Houses of Toledo LLC (John Howard)

This single-family home in Sleepy Hollow was sold on 3/6/2015 for \$7,891 with the expectation that Mr. Howard would invest another \$11,500 in renovation. The property passed the Land Bank's safety & habitability inspection and the deed was released on 3/22/2016.

**2150 Air Line, 43609**

**Rental**



**New Owner:** Invest Tek LLC (Nicholas Olds)

This single-family home in Burroughs was sold on 12/16/2014 for \$2,700 with the expectation that Mr. Olds would invest another \$8,930 in renovation. The property passed the Land Bank's safety & habitability inspection and the deed was released on 3/24/2016.

**1434 Emerson, 43605**

**Rental**



**New Owner:** 1717-07 Investments LLC (Brian Reichow)

This single-family home in East Toledo was sold on 11/13/2015 for \$2,800 with the expectation that Mr. Reichow would invest another \$28,300 in renovation. The property passed the Land Bank's safety & habitability inspection and the deed was released on 3/30/2016.

**434 Sunset, 43612**

**Owner-Occupant**



**New Owner:** A&H Properties LLC (Hassan Khreis)

This single-family home in the West Toledo was sold on 8/6/2015 for \$5,000 with the expectation that Mr. Khreis would invest another \$19,175 in renovation. The property passed the Land Bank's safety & habitability inspection and the deed was released on 3/31/2016.

885 Ogden, 43609

Owner-Occupant



New Owner: Erica Rubio Gomez

This single-family home in South Toledo was sold on 9/3/2014 for \$13,011 with the expectation that Ms. Rubio Gomez would invest another \$4,500 in renovation. The property passed the Land Bank's safety & habitability inspection and the deed was released on 4/8/2016.

1940 Loxley, 43613

Owner-Occupant



New Owner: Dolores De Castillo

This single-family home in DeVilbiss was sold on 11/18/2013 for \$16,177 with the expectation that Ms. De Castillo would invest another \$10,000 in renovation. The property passed the Land Bank's safety & habitability inspection and the deed was released on 4/12/2016.

706 Clifton, 43607

Resale



New Owner: Tiffanie McNair

This single-family home in Sleepy Hollow was sold on 10/2/2015 for \$8,500 with the expectation that Ms. McNair would invest another \$15,000 in renovation. The property passed the Land Bank's safety & habitability inspection and the deed was released on 4/13/2016.

253 W. Poinsetta, 43612

Family



New Owner: Sally Northrup

This single-family home in West Toledo was sold on 2/9/2016 for \$35,500 with the expectation that Ms. Northrup would invest another \$3,900 in renovation. The property passed the Land Bank's safety & habitability inspection and the deed was released on 4/13/2016.

## PROPERTIES SOLD

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4919 Harvest, 43623

Resale



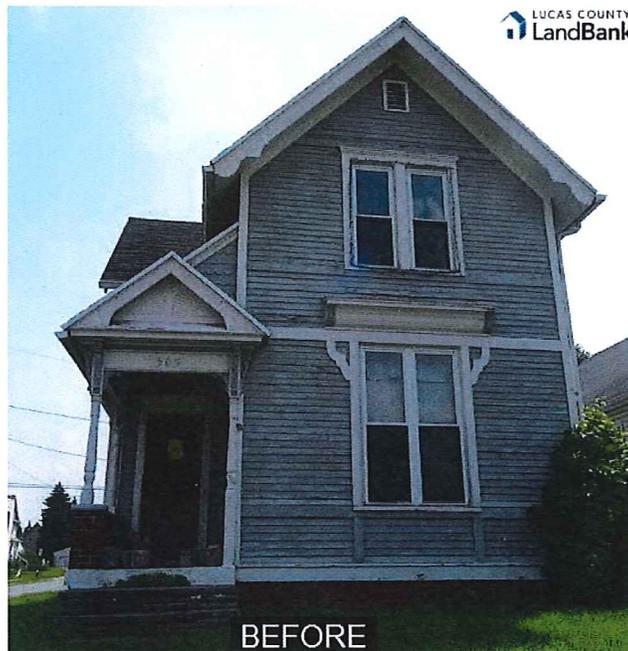
**New Owner:** Stephen Ball

This single-family home in Franklin Park was sold on 3/8/2016 for \$32,000 with the expectation that Mr. Ball would invest another \$32,900 in renovation.

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503 Walden, 43605

Owner-Occupant



**New Owner:** Richard & Jacqueline Gaston

This single-family home in East Toledo was sold on 3/9/2016 for \$1,500 with the expectation that Mr. and Mrs. Gaston would invest another \$6,408 in renovation.

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414 Bender, 43609

Rental



**New Owner:** Alibaba Holdings LLC (Mike Burkett)

This single-family home in Burroughs was sold on 3/15/2016 for \$11,000 with the expectation that Mr. Burkett would invest another \$28,250 in renovation.

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263 Leland, 43609

Rental



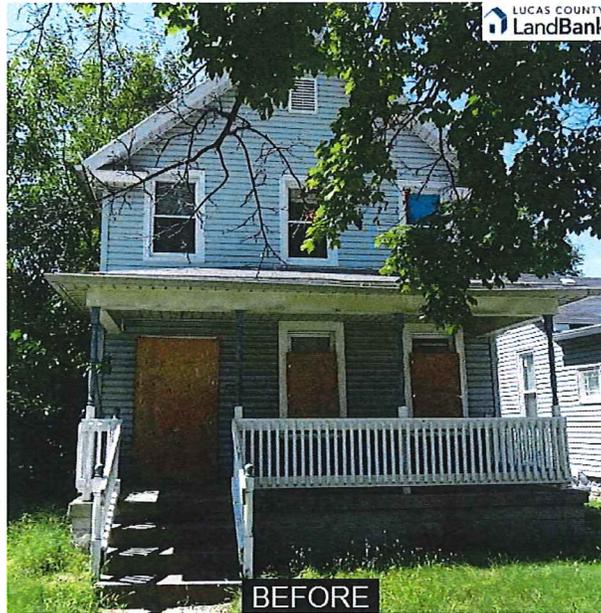
**New Owner:** James & Sherry Boone

This single-family home in the Old South End was sold on 3/17/2016 for \$2,000 with the expectation that Mr. and Mrs. Boone would invest another \$4,099 in renovation.

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2001 Walnut, 43608

Owner-Occupant



**New Owner:** Britney Cooper

This single-family home in North Toledo was sold on 3/18/2016 for \$2,650 with the expectation that Ms. Cooper would invest another \$18,650 in renovation.

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330 OConnell, 43608

Family



**New Owner:** David Hollingshead

This single-family home in North Toledo was sold on 3/18/2016 for \$6,000 with the expectation that Mr. Hollingshead would invest another \$7,700 in renovation.

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924 Frederick, 43608

Rental



**New Owner:** Kim Hill

This single-family home in North Toledo was sold on 3/21/2016 for \$900 with the expectation that Ms. Hill would invest another \$3,750 in renovation.

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1226 Berdan, 43612

Rental



**New Owner:** Elefterios Pastrikos

This duplex in Willys-Overland was sold on 3/23/2016 for \$6,100 with the expectation that Mr. Pastrikos would invest another \$14,000 in renovation.

162 Princeton, 43614

Owner-Occupant



**New Owner:** Daniel & Maria Kekes

This single-family home in Harvard Terrace was sold on 3/24/2016 for \$20,000 with the expectation that Mr. and Mrs. Kekes would invest another \$9,180 in renovation.

422 Chicago, 43611

Rental



**New Owner:** Bill Van Wormer

This single-family home in North River was sold on 3/25/2016 for \$4,000 with the expectation that Mr. Van Wormer would invest another \$10,850 in renovation.

3401 Grayling, 43623

Resale

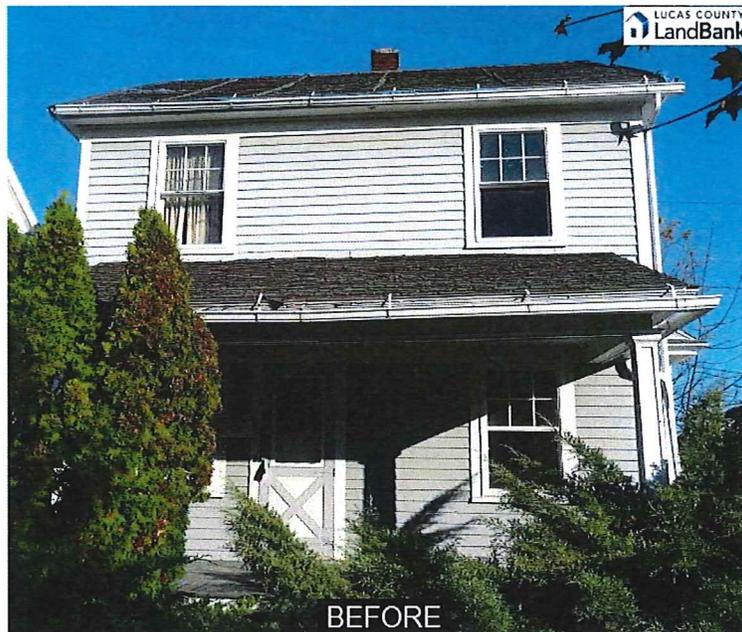


**New Owner:** Sean Driscoll

This single-family home in Franklin Park was sold on 3/28/2016 for \$25,000 with the expectation that Mr. Driscoll would invest another \$41,300 in renovation.

2643 120<sup>th</sup>, 43611

Resale



**New Owner:** Bartley Lydy

This single-family home in Point Place was sold on 3/29/2016 for \$12,500 with the expectation that Mr. Lydy would invest another \$20,100 in renovation.

3314 Millicent, 43615

Resale



**New Owner:** Charles Loveland

This single-family home in Sylvania Township was sold on 3/30/2016 for \$4,900 with the expectation that Mr. Loveland would invest another \$44,000 in renovation.

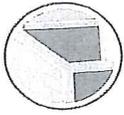
2436 Robinwood, 43620

Owner-Occupant



**New Owner:** KLBS Investments LLC (Kerri Storer)

This duplex home in the Old West End was sold on 4/15/2016 for \$2,777 with the expectation that Ms. Storer would invest another \$110,000 in renovation.



**OHFA NIP Demolition Grant Status Report**

Project Status	Current	Total Budgeted	%
Identified	1218	1135	107%
Acquired	1029	1135	91%
Torn Down	605	1135	53%
Reimbursed	402	1135	35%
Expenditures	\$ 6,076,039	\$ 11,521,525	53%

Reimbursed To Date	Unreimbursed To Date	Total Spending	Grant Award
\$ 3,894,628	\$ 2,181,411	\$ 6,076,039	\$ 11,521,525

Target Areas Name	Projects	%
A Old South End	180	15%
B Cherry Legacy Area	137	11%
C BUMA / Englewood	98	8%
D The Junction / UpTown	238	20%
E East Toledo	223	18%
F ONE Village	263	22%
G Five Points / Overland	35	3%
H Arlington / Scott Park	27	2%

Side Lots Transferred	Current	All Projects	%
	168	1218	14%

COT Contractor	Private Contractor	Privates %	MBE/WBE %
439	159	27%	69%



One Government Center, Ste. 580 | Toledo, Ohio 43604  
 (419) 213-4237 | www.LucasCountyLandBank.org

**PROJECT REPORT  
 THROUGH April 22, 2016**

**Program Overview**

<i>Intakes</i>	<i>Technical Assistance</i>	<i>Potential Loans</i>	<i>Loans In Process</i>	<i>Loans Closed</i>
219*	136	6	0	2

**Technical Assistance**

Address	Technical Assistance	Loan Opportunity	Loan in Process
1252 Corbin	Assessment completed		
401 Platt	Assessment completed		
67 Birkhead	Assessment completed		
2918 Rockwood	Assessment completed		
1825 Ottawa	Assessment completed		
2707 Parkwood	Assessment completed		
2717 Cherry	Assessment completed		
3413 Elm	Assessment completed		
2510 Parkwood	Assessment completed		
2102 Mt. Vernon	Assessment completed	Possible loan	LOAN CLOSED
318 Mellington	Assessment completed		
2711 Cherry	Assessment completed		
821 Pinewood	Assessment completed		
2453 Putnam	Assessment completed		
2510 Scottwood	Assessment completed	Applied	No equity
410 Victoria	Assessment completed		
3141 Scottwood	Assessment completed		
1136 Belmont	Assessment completed		
2361 Hollywood	Assessment completed		
1722 Eileen	Assessment completed		
5334 Rector	Assessment completed		
3123 Kimball	Assessment completed		
104 S. River Waterville	Assessment completed		
3332 River	Assessment completed		

5356 Nebraska	Assessment completed		
3123 Kimball	Assessment completed		
1722 Eileen	Assessment completed		
5344 Rector	Assessment completed		
2103 Scottwood	Assessment completed		
2361 Hollywood	Assessment completed		
301 Parker	Assessment completed		
3332 River Rd.	Assessment completed	Loan Closed	Improvements in process
1632 Oak	Assessment completed		
720 Islington	Assessment completed		
4127 Grantley	Assessment completed		
2829 Goddard	Assessment completed		
1224 Fernwood	Assessment completed		
3008 Meadowwood	Assessment completed		
2910 Burnett	Assessment completed		
2461 Barrington	Assessment completed		
3025 Hopewell	Assessment completed		
2343 Goddard	Assessment completed		
2944 Kenwood	Assessment completed		
2803 Cheltenham	Assessment completed		
2833 Goddard	Assessment completed		
2316 Barrington	Assessment completed		
2923 Goddard	Assessment completed		
2006 Mount Vernon	Assessment completed		
2242 Pemberton	Assessment completed		
904 Prospect	Assessment completed		
2447 Barrington	Assessment completed		
3217 Kenwood	Assessment completed		
3216 Middlesex	Assessment completed		
1744 Mt. Vernon	Assessment completed		
2907 Cheltenham	Assessment completed		
2602 Scottwood	Assessment completed	Loan Submitted	Loan denied
631 Toronto	Assessment completed		
3458 Brantford	Assessment completed		
621 Winthrop	Assessment completed	Loan Submitted	Loan denied
408 Floyd	Assessment completed		
410 Floyd	Assessment completed		
2404 Goddard	Assessment completed		
2903 Kenwood	Assessment completed		
2807 Middlesex	Assessment completed		
2051 Richmond	Assessment completed	Using own funds	Improvements in process
660 E. Broadway	Assessment completed		
2468 Middlesex	Assessment completed		
1438 Primrose	Assessment completed		

428 Knower	Assessment completed		
2815 Collingwood	Assessment completed		
1932 Upton	Assessment completed		
915 Prospect	Assessment completed		
2510 Scottwood	Re-assess for work done		
2660 Tully	Assessment completed		
1377 Wildwood	Assessment completed		
3454 Oakway	Assessment completed		
3402 Oakway	Assessment completed		
2611 Robinwood	Assessment completed		
1101 Waverly	Assessment completed		
305 Broadway	Assessment completed		
1715 Gilbert	Assessment completed		
202 Kevin	Assessment completed		
721 Searles	Assessment completed		
2422 Glenwood	Assessment completed		
321 Summit	Assessment completed		
624 Acklin	Assessment completed		
2854 Scottwood	Assessment completed		
3116 Darlington	Assessment completed		
5434 Fortune	Assessment completed		
4602 288 <sup>th</sup>	Assessment completed		
3541 146 <sup>th</sup>	Assessment completed		
5585 302 <sup>nd</sup>	Assessment completed		
4302 Onadaga	Assessment completed		
1918 Starr	Assessment completed		
1344 Corry	Assessment completed		
2621 106 <sup>th</sup>	Assessment completed		
3109 Eastmoreland	Assessment completed		
2527 116 <sup>th</sup>	Assessment completed		
2720 128 <sup>th</sup>	Assessment completed		
4805 293 <sup>rd</sup>	Assessment completed		
230 Trails End	Assessment completed		
920 N. Detroit	Assessment completed		
4264 W. River	Assessment completed	Using own funds	Improvements in process
4306 Sheraton	Assessment completed		
5026 307 <sup>th</sup>	Assessment completed		
3511 Beechway	Assessment completed		
5512 Pageland	Assessment completed		
2416 Starr	Assessment completed		
3038 Lincolnshire	Assessment completed		
1853 Genesee	Assessment completed	Possible Loan	
6046 326 <sup>th</sup> St.	Assessment completed		
2826 123 <sup>rd</sup> St	Assessment completed	Possible Loan	
2728 Sulphur	Assessment completed		

Springs			
2525 Brenner	Assessment completed		
2950 113 <sup>th</sup> St.	Assessment completed		
2748 Gladhaven	Assessment completed		
1147 Carlton	Assessment completed		
1216 Tecumseh	Assessment completed		
251 Elgin	Assessment completed	Possible loan	
2464 Scottwood	Assessment completed	Possible loan	
2364 Meadowwood	Assessment completed	Possible loan	
5144 Ketukkee	Assessment completed	Possible loan	
34 Birkhead	Assessment completed		
2649 Starr	Assessment completed		
2323 Drummond	Assessment completed	Possible loan	
3833 Drexel	Assessment completed		
3028 Drummond	Assessment completed		
740 Parker	Assessment completed	Possible loan	
415 W. Dudley	Assessment completed		
628 Brighton	Assessment completed	Possible Loan	
1565 Avondale	Assessment completed		
1813 Talbot	No show		
2223 Robinwood	Assessment completed	Possible Loan	
822 Delence	Assessment completed	Recommended demolition	
1014 Alldays	Assessment completed	Possible loan	
628 Evesham	Assessment completed	Recommended demolition	

\* Amount may not match LAIN because only able to indicate one Land Bank program in the system.

**ZIP CODE ANALYSIS OF USE:**

Zip Code	# of Inquiries	Zip Code	# of Inquiries
43610	26	43614	5
43608	15	43609	6
43607	16	43612	7
43620	24	43611	25
43606	48	43613	1
43605	17	43615	4
43566	1	43602	2
43616	4	43537	1