



Understanding the Cuyahoga Land Bank



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Public Purpose

- To facilitate the reclamation, rehabilitation and reutilization of vacant, abandoned, tax-foreclosed or other real property
- To efficiently hold and manage that real property pending its reclamation, rehabilitation and reutilization
- To assist governmental entities and other non-profit or for-profit entities in the assembly of that real property and the clearing of title in a coordinated manner
- To promote economic and housing development of the county or region



“The County Land Bank”

- **Private Non-Profit Corporation**
- **Government Purposed by the County**
- **High Level of Transactional Capability and Flexibility**
- **Approximate \$9 Million Annual Budget**



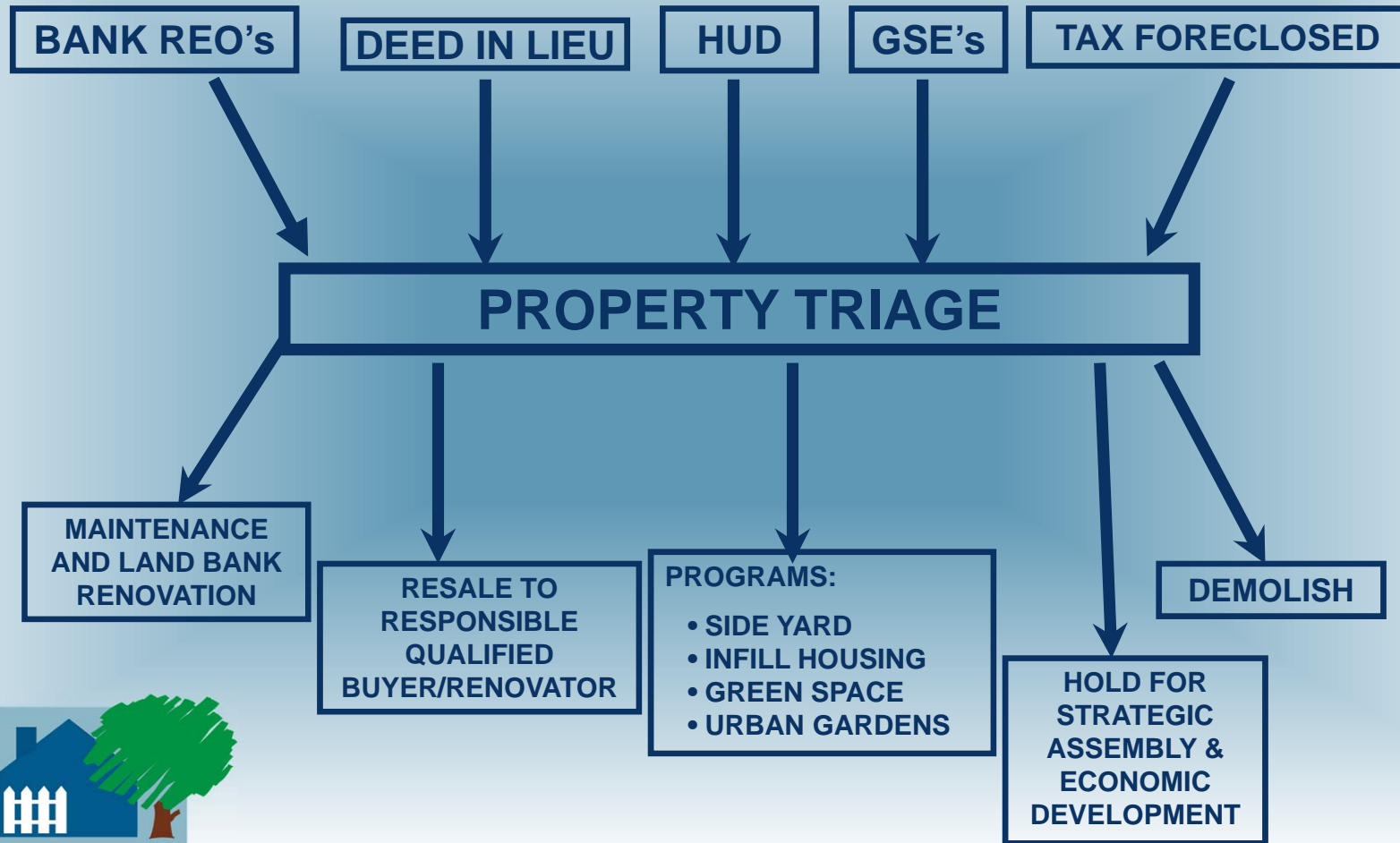
Funding

- **Penalty and Interest on Delinquent, but Subsequently Collected Taxes**
- **Property Sales**
- **Demolition Recoupment**
- **Grants**
- **Approximately \$9 Million Annually**

(This does not include \$41,000,000 in NSP-2 funding and \$11,000,000 in Ohio Attorney General “Moving Ohio Forward” Funds)



Establishing Pipelines



Community “External” Collaborations

(Social Service, Faith-Based, Other Non-Profit)





591 E 118th St
Cleveland, Ohio



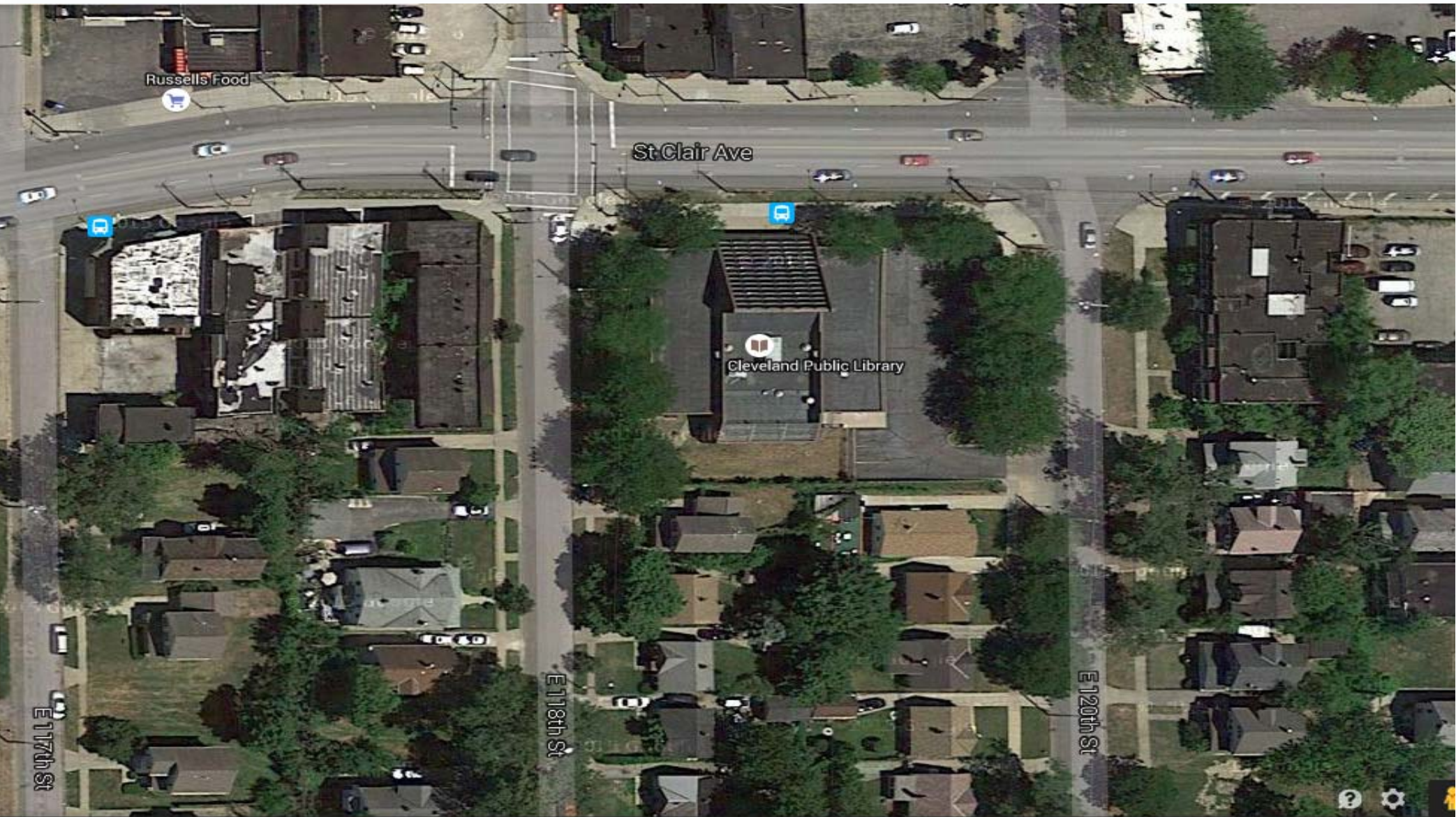
Street View - Aug 2014



Zoom +



Hide imagery



Russell's Food

St Clair Ave

Cleveland Public Library

E 117th St

E 118th St

E 120th St







LAND VALUE	7,600.00	LAND VALUE	21,700.00	OWNER OCCUPANCY CREDIT	N
BUILDING VALUE	17,500.00	BUILDING VALUE	50,000.00	HOMESTEAD	N
TOTAL VALUE	25,100.00	TOTAL VALUE	71,700.00	FORECLOSURE	Y
HOMESTEAD VALUE	0			CERT. PEND.	N
				CERT. SOLD	N
				PAYMENT PLAN	N
HALF YEAR CHARGE AMOUNTS		RATES			
GROSS TAX	1,503.87	FULL RATE	119.83		
LESS 920 RED	240.84	920 RED. RATE	.160145		
SUB TOTAL	1,263.03	EFFECTIVE RATE	100.639828	ESCROW	
NON-BUSINESS CREDIT	0.00			ESCROW	N
OWNER OCCUPANCY CREDIT	0.00			PMT. AMOUNT	0.00
HOMESTEAD RED. AMOUNT	0.00			ACCOUNT	
TOTAL ASSESSMENTS	872.16				
HALF YEAR NET TAXES	2,135.19				

	CHARGES	PAYMENTS	BALANCE DUE
TAX BALANCE SUMMARY:	13,937.35	0.00	13,937.35

2014 (pay in 2015) CHARGE AND PAYMENT DETAIL Tax information is up to the hour - tell me more.

TAXSET	CHARGE TYPE	CHARGES	PAYMENTS	BALANCE
Cleveland	December interest - 2014	186.95	0.00	186.95
	Prior year penalty - 2012	378.32	0.00	378.32
	Prior year penalty - 2013	202.34	0.00	202.34
	Prior year tax - 2012	2,440.82	0.00	2,440.82
	Prior year interest - 2013	112.76	0.00	112.76
	Prior year August interest - 2014	234.56	0.00	234.56
	Prior year tax - 2013	1,305.34	0.00	1,305.34
	DELQ BALANCE	4,861.09	0.00	4,861.09
	1st half penalty	126.30	0.00	126.30
	1st half tax	1,263.03	0.00	1,263.03
	1ST HALF BALANCE	1,389.33	0.00	1,389.33
	2nd half tax	1,263.03	0.00	1,263.03
	2ND HALF BALANCE	1,263.03	0.00	1,263.03
M221020J-BOARD UP	1st half SPA fee penalty	0.11	0.00	0.11
	1st half SPA fee	1.05	0.00	1.05
	1st half tax	105.00	0.00	105.00
	1st half penalty	10.50	0.00	10.50
	1ST HALF BALANCE	116.66	0.00	116.66
	2nd half tax	105.00	0.00	105.00

Demolition Procedures

Demo Specifications

Bid Process

Contracting

EPA Notification

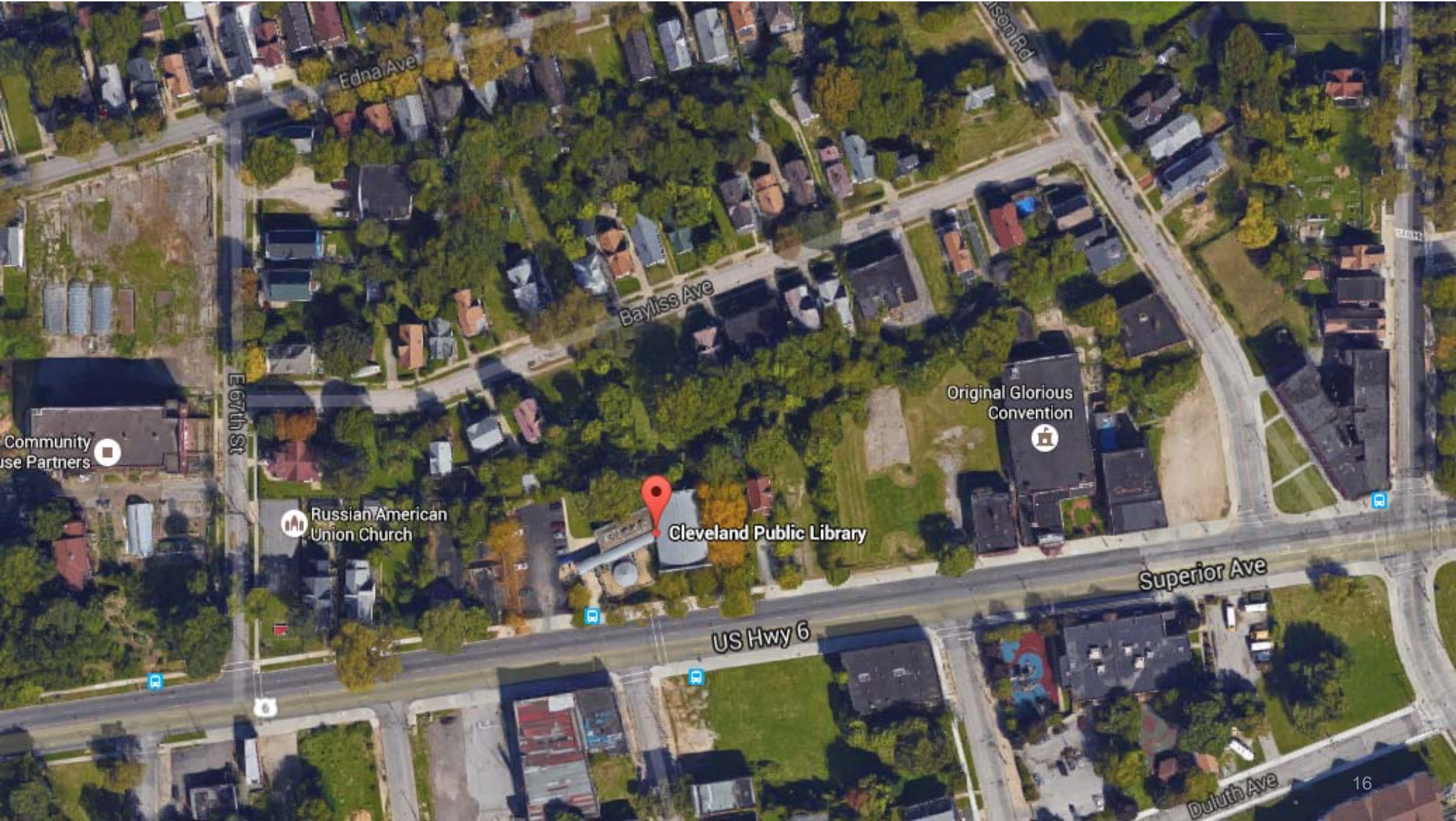
Demolition Proceed Order

Site Inspections

CUYAHOGA
LAND
BANK







Edna Ave

Bayliss Ave

E 67th St

Community Use Partners

Russian American Union Church

Cleveland Public Library

Original Glorious Convention

US Hwy 6

Superior Ave

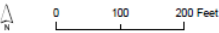
Duluth Ave

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Property Analysis Addison Rd. & Superior Ave.

- Shelf
- Tax Certificate Sold
- Privately Held Tax
- Delinquent Vacant Lot
- Not Advertised Delinquent
- Condemnation
- Eligible for BOR Foreclosure
- Tax Delinquent
- Forfeiture
- Active Foreclosure
- City of Cleveland Land Bank
- Pending Direct Transfer to CCLRC
- CCLRC Acquired Demo Complete
- Affidavit to CCLRC



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