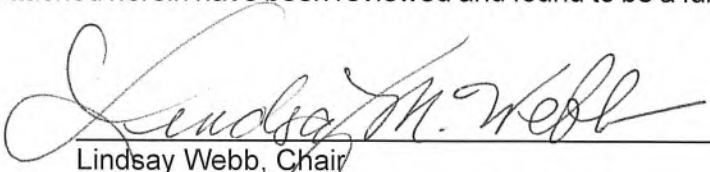


March 20, 2024

The Board of Directors represents that the record of the proceedings of the previous session on December 13, 2023, as contained in the Lucas County Land Reutilization Corporation's official electronic recording and all resolutions attached herein have been reviewed and found to be a full and accurate record of the proceedings.


Lindsay Webb, Chair

Attest:


Joshua Murnen, Secretary of the Corporation



**Lucas County Land Reutilization Corporation
Board of Directors Meeting**

Wednesday, March 20, 2024 at 10:00 A.M.
Associated General Contractors of Northwest Ohio, Inc.
1845 Collingwood Boulevard, Toledo, Ohio 43604

1. Call to order by the Chair Webb
2. Approval of the December 13, 2023 Minutes (posted on the website)
3. Welcoming Director Sobecki to the Board
4. Treasurer's Report
 - a. Final 2023 Budget to Actuals
 - b. Statutory Reutilization Fund Update
 - c. Presentation of Quarterly Financial Statements
5. President's Report
 - a. March 26th Community Update & Films
 - b. **Neighborhood Justice Fund – Presentation of 2023 Annual Report**
 - c. DEI Cohort Opportunity (Center for Community Progress)
 - d. Lead Safe Ohio Program Report
 - **Resolution 2024-001: Ratifying the Grant Agreement with the Ohio Department of Development for the Lead Safe Ohio Program, and Authorizing the President to Solicit Proposals and Enter into Agreements for Lead Safe Renovation Work**
 - e. Welcome Home Ohio Grant Opportunity
 - **Resolution 2024-002: Ratifying an Application and Expenditures under the Welcome Home Ohio Program, and Authorizing an MOU with Maumee Valley Habitat for Humanity to Jointly Administer a Welcome Home Ohio Grant Award**
 - f. Grant Funded Projects Update
 - ODOD Building Demolition & Site Revitalization Program
 - Four Corners
 - Former St. Anthony's Church
 - ODOD Brownfield Remediation Program
 - Bids & Awards
 - g. Development Sales & Vacant Land Transfers
 - h. RISE Neighborhoods & Home Preservation Initiative
6. New Business
7. Adjournment

	<u>2023 Budget</u>	<u>2023 Actual</u>	<u>%</u>
Total Income	\$ 9,531,823	\$ 9,597,577	101%
Total Expenses	\$ 9,828,995	\$ 9,832,439	100%
Operating + Projects Profit (Loss)	\$ (136,935)	\$ (163,490)	
Grants Profit (Loss)	\$ (160,237)	\$ (71,371)	
Total Profit (Loss)	\$ (297,172)	\$ (234,861)	

	<u>2024 Budget</u>	<u>2024 Actuals</u>	<u>% Budget</u>
Operating Income			
Statutory Reutilization Income	\$ 1,600,000	\$ 1,126,969	70%
Investment Income	\$ 200,000	\$ 44,206	22%
Other Income	\$ 10,000	\$ 1,181	12%
Total Operating Income	\$ 1,810,000	\$ 1,172,356	65%
Projects Income			
COT Housing Fund Income	\$ 59,000	\$ -	0%
Project Reimbursement Income	\$ 25,000	\$ 22,207	89%
OLBA Employment Services Income	\$ 130,000	\$ -	0%
HPI Escrow Income	\$ 50,000	\$ 279	1%
Property Sales Income	\$ 700,000	\$ 72,983	10%
Total Projects Income	\$ 964,000	\$ 95,469	10%

	2024 Budget	2024 Actuals	% Budget
Grant Income			
Pre-Development Income	\$ 600,000	\$ -	0%
Site Work Income	\$ 200,000	\$ -	0%
Exterior Renovation Income	\$ 1,000,000	\$ -	0%
Interior Renovation Income	\$ 2,000,000	\$ -	0%
General Conditions Income	\$ 200,000	\$ -	0%
St. Anthony Redevelopment Income	\$ 4,000,000	\$ -	0%
Demolition Preparation Income	\$ 14,100	\$ 8,365	59%
Asbestos Inspection & Abatement Income	\$ 63,450	\$ -	0%
Demolition & Site Clearance Income	\$ 535,800	\$ 17,150	3%
Post-Demolition Restoration Income	\$ 91,650	\$ 4,288	5%
ODOD Cleanup Pilot Income	\$ 705,000	\$ 29,803	4%
Assessments Income	\$ -	\$ -	0%
Infrastructure Income	\$ -	\$ -	0%
Demolition Income	\$ -	\$ -	0%
Cleanup & Remediation Income	\$ -	\$ -	0%
Administrative Income	\$ -	\$ -	0%
ODOD Brownfield Remediation Income	\$ -	\$ -	0%
Pre-Demolition Income	\$ 93,600	\$ -	0%
Demolition Income	\$ 2,963,800	\$ -	0%
Post-Demolition Income	\$ 62,400	\$ -	0%
Administrative Income	\$ -	\$ -	0%
ODOD Building Demolition Income	\$ 3,119,800	\$ -	0%
Remediation & Demolition Income	\$ 798,800	\$ -	0%
Rehabilitation Income	\$ -	\$ -	0%
COT ARPA Income	\$ 798,800	\$ -	0%

	<u>2024 Budget</u>	<u>2024 Actuals</u>	<u>% Budget</u>
Lead Safe Renovation Income	\$ 945,850	\$ -	0%
Equipment Income	\$ 28,850	\$ -	0%
Administrative Income	\$ 108,300	\$ -	0%
ODOD Lead Safe Income	\$ 1,083,000	\$ -	0%
Total Grant Income	\$ 9,706,600	\$ 29,803	0%

	<u>2024 Budget</u>	<u>2024 Actuals</u>	<u>% Budget</u>
Operating Expenses			
Benefits Expenses	\$ 142,000	\$ 36,647	26%
Retirement Expenses	\$ 96,000	\$ 22,248	23%
Payroll Expenses	\$ 82,000	\$ 19,237	23%
Staff Expenses	\$ 1,063,000	\$ 229,357	22%
Office Expenses	\$ 15,000	\$ 5,107	34%
Other Expenses	\$ 500	\$ -	0%
Business Expenses	\$ 40,000	\$ 7,031	18%
Consulting Expenses	\$ 50,000	\$ 68,170	136%
Technology Expenses	\$ 40,000	\$ 585	1%
Travel Expenses	\$ 25,000	\$ 25,384	102%
Total Operating Expenses	\$ 1,553,500	\$ 413,765	27%
Projects Expenses			
Inspection & Referral Expenses	\$ 10,000	\$ 2,600	26%
Ownership Expenses	\$ 400,000	\$ 93,148	23%
Closing Expenses	\$ 500	\$ 3,955	791%
Matching Grant Expenses	\$ 150,000	\$ 8,322	6%
RISE & HPI Expenses	\$ 10,000	\$ -	0%
Neighborhood Justice Fund Expenses	\$ 425,000	\$ 5,490	1%
HPI Escrow Expenses	\$ 50,000	\$ 30,000	60%
Development Expenses	\$ 500,000	\$ 16,463	3%
Total Projects Expenses	\$ 1,545,500	\$ 159,978	10%

	2024 Budget	2024 Actuals	% Budget
Grant Expenses			
Pre-Development Expenses	\$ 300,500	\$ -	0%
Site Work Expenses	\$ 200,000	\$ -	0%
Exterior Renovation Expenses	\$ 1,000,000	\$ -	0%
Interior Renovation Expenses	\$ 2,000,000	\$ -	0%
General Conditions Expenses	\$ 200,000	\$ -	0%
St. Anthony Redevelopment Expenses	\$ 3,700,500	\$ -	0%
Demolition Preparation Expenses	\$ 14,100	\$ 9,407	67%
Asbestos Inspection & Abatement Expenses	\$ 63,450	\$ -	0%
Demolition & Site Clearance Expenses	\$ 535,800	\$ 61,405	11%
Post-Demolition Restoration Expenses	\$ 91,650	\$ 11,056	12%
ODOD Cleanup Pilot Expenses	\$ 705,000	\$ 81,868	12%
Assessments Expenses	\$ -	\$ -	0%
Infrastructure Expenses	\$ -	\$ -	0%
Demolition Expenses	\$ -	\$ -	0%
Cleanup & Remediation Expenses	\$ -	\$ -	0%
Administrative Expenses	\$ -	\$ -	0%
ODOD Brownfield Remediation Expenses	\$ -	\$ -	0%
Pre-Demolition Expenses	\$ 93,600	\$ 400	0%
Demolition Expenses	\$ 2,963,800	\$ 10,535	0%
Post-Demolition Expenses	\$ 62,400	\$ -	0%
Administrative Expenses	\$ -	\$ -	0%
ODOD Building Demolition Expenses	\$ 3,119,800	\$ 10,935	0%

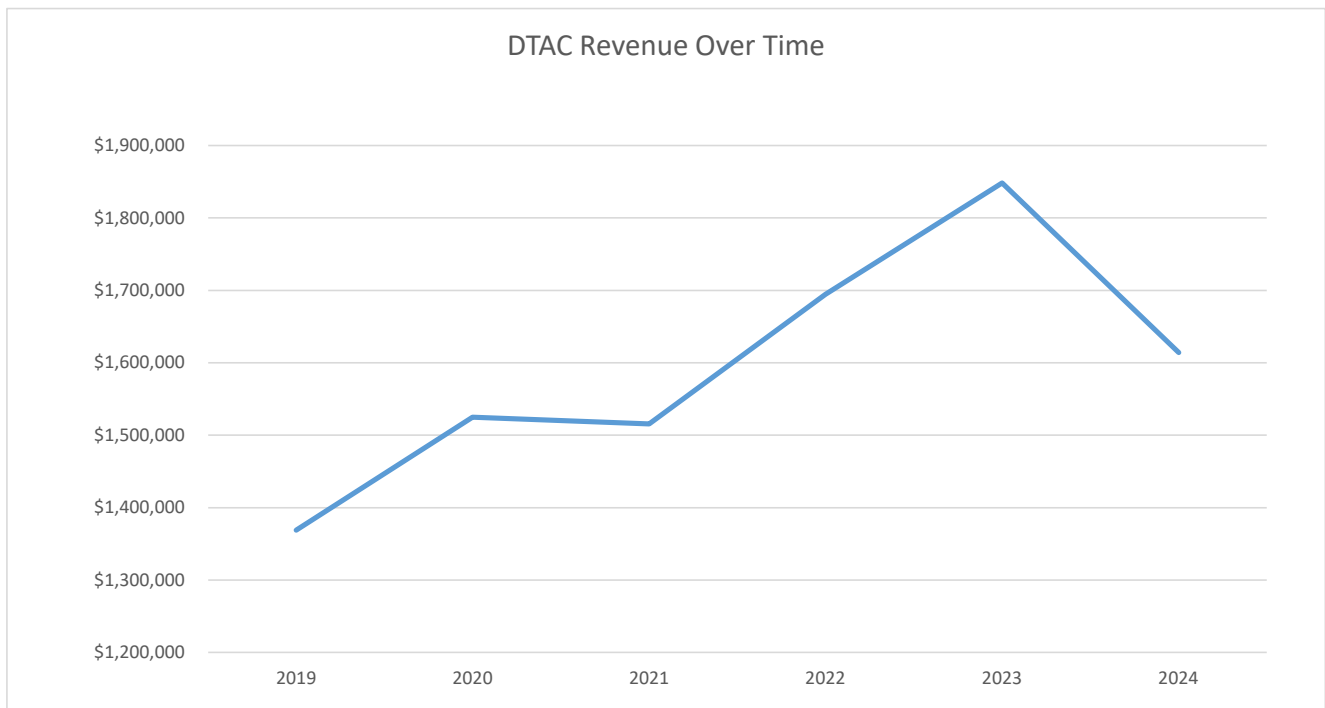
	<u>2024 Budget</u>	<u>2024 Actuals</u>	<u>% Budget</u>
Remediation & Demolition Expenses	\$ 798,800	\$ -	0%
Rehabilitation Expenses	\$ -	\$ -	0%
COT ARPA Expenses	\$ 798,800	\$ -	0%
Lead Safe Renovation Expenses	\$ 945,850	\$ -	0%
Equipment Expenses	\$ 28,850	\$ 27,775	96%
Administrative Expenses	\$ 108,300	\$ -	0%
ODOD Lead Safe Expenses	\$ 1,083,000	\$ 27,775	3%
Total Grant Expenses	\$ 9,407,100	\$ 120,578	1%

	<u>2024 Budget</u>	<u>2024 Actuals</u>	<u>% Budget</u>
Total Income	\$ 12,480,600	\$ 1,297,628	10%
Total Expenses	\$ 12,506,100	\$ 694,320	6%
Operating + Projects Profit (Loss)	\$ (325,000)	\$ 694,082	\$ 1,019,082
Grants Profit (Loss)	\$ 299,500	\$ (90,775)	\$ (390,275)
Total Profit (Loss)	\$ (25,500)	\$ 603,307	\$ 628,807

Statutory Reutilization Income

Year	1st Half	% Diff1	2nd Half	% Diff2	Total	% DiffTot	\$ Change YTY
2019	\$ 979,282	-7%	\$ 389,459	24%	\$ 1,368,741	0%	\$ (1,629)
2020	\$ 1,036,402	6%	\$ 488,531	25%	\$ 1,524,933	11%	\$ 156,191
2021	\$ 1,019,542	-2%	\$ 496,009	2%	\$ 1,515,551	-1%	\$ (9,381)
2022	\$ 1,179,886	16%	\$ 514,455	4%	\$ 1,694,341	12%	\$ 178,790
2023	\$ 1,361,117	15%	\$ 487,098	-5%	\$ 1,848,215	9%	\$ 153,874
2024	\$ 1,126,968	-17%	\$ 487,098	0%	\$ 1,614,066	-13%	\$ (234,149)

Average (2019 - 2024) \$ 1,562,317



Lucas County Land Reutilization Corporation

Bill Payment List

December 12, 2023 - March 15, 2024

DATE	NUM	VENDOR	AMOUNT
1001 FifthThird Checking			
12/13/2023	ACH	Toledo Edison	-21.31
12/13/2023	10441	ARK Restoration & Construction	-29,971.00
12/13/2023	10442	Transtar Electric, Securities & Technologies	-19,765.54
12/13/2023	10443	North Branch Nursery, Inc	-6,565.88
12/13/2023	10444	NWGS	-30.00
12/13/2023	10445	ODP Business Solutions LLC	-39.98
12/13/2023	10446	Sutter Home Inspections, Ltd.	-350.00
12/13/2023	10447	Collingwood Water Co, Inc.	-36.50
12/13/2023	10448	Mail It	-663.08
12/13/2023	10449	Ohio Business Machines	-164.28
12/19/2023	ACH	Ameritas Billing	-10,588.52
12/19/2023	ACH	Data Service Center, Inc.	-97,668.33
12/20/2023	10450	D&R Demolition	-56,070.00
12/20/2023	10451	ARK Restoration & Construction	-14,859.00
12/20/2023	10452	Keystone Press	-492.00
12/20/2023	10453	Shantae Brownlee	-153.27
12/20/2023	10455	Blanchard Tree and Lawn, Inc.	-1,150.00
12/20/2023	10456	Fickwood Plumbing, LLC.	-1,700.00
12/20/2023	10457	Cutting Edge Countertops, Inc.	-1,822.15
12/20/2023	10458	Julia Hernandez	0.00
12/20/2023	10459	Madhouse Creative LLC	-38,600.00
12/20/2023	10460	Sutter Home Inspections, Ltd.	-750.00
12/20/2023	10461	Landscape by Micheal, LLC	-2,950.00
12/20/2023	10462	MP & Son Landscaping	-880.00
12/20/2023	10463	Shorty's Fencing & Supplies LLC	-3,694.00
12/20/2023	10464	Joshua Miley	-15,000.00
12/20/2023	10465	James O'Connor	-15,000.00
12/20/2023	10466	Dennis May Concrete & Construction	-10,500.00
12/20/2023	10467	John Quinlan	-4,498.50
12/20/2023	10468	Transtar Electric, Securities & Technologies	-3,400.00
12/20/2023	10469	Department of Public Utilities	-634.70
12/20/2023	10470	ODP Business Solutions LLC	-175.59
12/20/2023	10471	Ryan Rathburn	-165.00
12/20/2023	10472	Julia Hernandez	-17.29
12/20/2023	ACH	Toledo Edison	-36.01
12/28/2023	ACH	Toledo Edison	-150.06
12/28/2023	ACH	Columbia Gas	-51.61
12/28/2023	ACH	Columbia Gas	-278.28
12/29/2023	10473	AP Preservation	-9,750.00
12/29/2023		CMB Cleaning LLC	0.00
12/29/2023		Louisville Title Agency	0.00
12/29/2023		Lucas County Auditor	0.00
12/29/2023		Maumee Valley Habitat for Humanity	0.00
12/29/2023		Michael Norman	0.00

Lucas County Land Reutilization Corporation

Bill Payment List

December 12, 2023 - March 15, 2024

DATE	NUM	VENDOR	AMOUNT
12/29/2023		CMB Cleaning LLC	0.00
12/29/2023		Louisville Title Agency	0.00
12/29/2023		Lucas County Auditor	0.00
12/29/2023		Maumee Valley Habitat for Humanity	0.00
12/29/2023		Michael Norman	0.00
12/29/2023	10474	CMB Cleaning LLC	-220.00
12/29/2023	10476	Louisville Title Agency	-275.00
12/29/2023	10477	Lucas County Auditor	-133.21
12/29/2023		Maumee Valley Habitat for Humanity	0.00
12/29/2023	10478	Michael Norman	-110.00
12/29/2023	10479	Toledo Design Collective	0.00
12/29/2023	10480	Transtar Electric, Securities & Technologies	-2,250.00
12/29/2023	10481	Maumee Valley Habitat for Humanity	-5,000.00
12/29/2023	10482	Toledo Design Collective	-112.00
12/29/2023	ACH	NWGS	-108.12
01/04/2024	10484	ParkSmart	-1,201.50
01/10/2024	ACH	Capital One Spark	-3,585.93
01/10/2024	10485	NWGS	-30.00
01/10/2024	10486	Madhouse Creative LLC	-720.00
01/10/2024	10487	Lucas County Health Benefits	-12,597.05
01/10/2024	10488	Lucas County Treasurer	0.00
01/10/2024	10489	Kwik Parking	-6,642.00
01/10/2024	10490	Lucas County Treasurer	-5,736.02
01/11/2024	10491	Collingwood Water Co, Inc.	-21.50
01/11/2024	10492	Keystone Press	-141.75
01/11/2024	10493	Ohio Business Machines	-131.96
01/11/2024	ACH	Ameritas Billing	-546.89
01/11/2024	1	Colonial Life Insurance	-927.84
01/11/2024	2	Columbia Gas	-107.34
01/11/2024	ACH	Data Service Center, Inc.	-35,380.61
01/11/2024	4	Data Services fee	-185.50
01/11/2024	ACH	Toledo Edison	-41.56
01/11/2024	10494	MP & Son Landscaping	-1,875.00
01/16/2024	ACH	Ameritas Billing	-546.89
01/16/2024	ACH	Data Service Center, Inc.	-36,062.28
01/16/2024	ACH	Voya Financial	-7,207.82
01/05/2024	3	Voya Financial	-4,485.07
01/17/2024	10495	D&R Demolition	-88,110.00
01/17/2024	10496	Lighthouse	-253.00
01/17/2024	10497	Mail It	-75.00
01/17/2024	10498	Landscape by Micheal, LLC	-1,650.00
01/17/2024	10499	Lucas County Auditor	-5.00
01/17/2024	10500	Mr. Snow Removal & Landscaping	-4,475.00
01/17/2024	10501	Shumaker, Loop & Kendrick, LLP	-3,924.00
01/17/2024	10502	Sons of Nature Lawn Care	-5,495.00

Lucas County Land Reutilization Corporation

Bill Payment List

December 12, 2023 - March 15, 2024

DATE	NUM	VENDOR	AMOUNT
01/17/2024	10503	Total Environmental Services, LLC	-10,535.00
01/17/2024	10504	Sutter Home Inspections, Ltd.	-250.00
01/24/2024	10513	Area Title Agency, Inc	-590.00
01/24/2024	10514	Donna Gibbons	-1,928.50
01/24/2024	10515	Lucas County Health Benefits	-12,597.05
01/24/2024	10516	M&M Heating & Cooling, Inc.	-3,595.00
01/24/2024	10517	ODP Business Solutions LLC	-3.04
01/24/2024	10518	Ohio CDC Association	-375.00
01/24/2024	10519	Ryan Rathburn	-55.00
01/24/2024	10520	Ohio Land Bank Association	-27,750.00
01/24/2024	ACH	Ameritas Billing	-1,351.53
01/24/2024	1	Columbia Gas	-163.94
01/24/2024	2	Toledo Edison	-36.55
01/24/2024	ACH	Ameritas Billing	-499.98
01/24/2024	10521	McDonald Partners LLC	-1,433.09
01/29/2024	ACH	Toledo Edison	-142.75
01/30/2024	ACH	Columbia Gas	-194.03
01/30/2024	ACH	Capital One Spark	-2,568.71
01/31/2024	10522	Area Title Agency, Inc	-295.00
01/31/2024	10523	D&R Demolition	-16,020.00
01/31/2024	10524	DaVonna Pearce	-4.00
01/31/2024	10525	Model Property Development,LLC	-55,074.80
01/31/2024	10526	NeighborWorks Toledo Region	-400.00
01/31/2024	10527	ODP Business Solutions LLC	-29.99
01/31/2024	10528	Sutter Home Inspections, Ltd.	-250.00
01/31/2024	ACH	Ameritas Billing	-546.89
01/31/2024	1	Colonial Life Insurance	-927.84
01/31/2024	ACH	Data Service Center, Inc.	-36,751.79
01/31/2024	3	Voya Financial	-5,648.80
02/01/2024	10529	Department of Public Utilities	-1,070.90
01/31/2024	ACH	NWGS	-708.36
02/07/2024	10530	Collingwood Water Co, Inc.	-56.00
02/07/2024	10531	NWGS	-30.00
02/07/2024	10532	Ohio Business Machines	-93.38
02/07/2024	10533	SciAps, Inc	-27,775.00
02/07/2024	10534	Sutter Home Inspections, Ltd.	-500.00
02/07/2024	ACH	Data Services fee	-246.37
02/21/2024	10535	15 South Ontario LLC	-29,802.70
02/21/2024	10536	HazCorp Environmental Services, Inc.	-400.00
02/21/2024	10537	Laurence & Linda Collins	-2,143.00
02/21/2024	10538	Louisville Title Agency	-895.00
02/21/2024	10539	Lucas County Office of Management and Budget	-1,584.00
02/21/2024	10540	Mail It	-140.13
02/21/2024	10541	Midland Title and Escrow	-100.00
02/21/2024	10542	Ryan Rathburn	-55.00

Lucas County Land Reutilization Corporation

Bill Payment List

December 12, 2023 - March 15, 2024

DATE	NUM	VENDOR	AMOUNT
02/21/2024	10543	Sons of Nature Lawn Care	-695.00
02/21/2024	10544	Sutter Home Inspections, Ltd.	-100.00
02/21/2024	10545	Sons of Nature Lawn Care	-395.00
02/21/2024	10546	Mr. Snow Removal & Landscaping	-2,450.00
02/21/2024	10547	Sutter Home Inspections, Ltd.	-850.00
02/21/2024	ACH	Columbia Gas	-142.71
02/21/2024	ACH	Toledo Edison	-81.37
02/29/2024	10548	Avatar LLC	-112.50
02/29/2024	10549	Department of Public Utilities	-499.51
02/29/2024	10550	Fickwood Plumbing, LLC.	-450.00
02/29/2024	10551	Jennifer S. Lambert	-5,550.00
02/29/2024	10552	Landscape by Micheal, LLC	-3,800.00
02/29/2024	10553	Lucas County Health Benefits	-12,597.05
02/29/2024	10554	Marleau Hercules Fence Co., Inc.	-485.00
02/29/2024	10555	Michael Norman	-699.29
02/29/2024	10556	Midland Title and Escrow	-100.00
02/29/2024	10557	ODP Business Solutions LLC	-30.99
02/29/2024	10558	Old West End Association, INC	-4,250.00
03/01/2024	ACH	Data Service Center, Inc.	-36,586.37
03/01/2024	ACH	Data Service Center, Inc.	-36,501.01
03/01/2024	ACH	Voya Financial	-5,649.70
03/01/2024	ACH	Voya Financial	-6,195.33
03/01/2024	ACH	Capital One Spark	-4,738.39
03/01/2024	1	Colonial Life Insurance	-927.84
03/01/2024	ACH	Toledo Edison	-142.16
03/01/2024	ACH	Data Services fee	-133.60
02/29/2024	ACH	NWGS	-399.76
03/13/2024	10559	Aronld's Home Improvement LLC	-30,000.00
03/13/2024	10560	Collingwood Water Co, Inc.	-43.00
03/13/2024	10561	DMD Environmental, Inc.	-800.00
03/13/2024	10562	Midwest Environmental, Inc	-38,000.00
03/13/2024	10563	Mike Wood	-10,412.50
03/13/2024	10564	Mr. Snow Removal & Landscaping	-1,775.00
03/13/2024	10565	NWGS	-30.00
03/13/2024	10566	ODP Business Solutions LLC	-38.11
03/13/2024	10567	Ohio Business Machines	-154.38
03/13/2024	10568	Ohio Land Bank Association	-400.00
03/13/2024	10569	Ryan Rathburn	-331.04
03/13/2024	10570	Sons of Nature Lawn Care	-5,225.00
03/13/2024	10571	Sutter Home Inspections, Ltd.	-250.00
03/13/2024	10572	Area Title Agency, Inc	-595.00
03/13/2024	10573	Midwest Environmental, Inc	-2,340.00
03/13/2024	10574	Lake Erie Tree Service LLC	-1,900.00
03/13/2024	ACH	Toledo Edison	-31.87
03/13/2024	ACH	Data Service Center, Inc.	-35,899.81

Lucas County Land Reutilization Corporation

Bill Payment List

December 12, 2023 - March 15, 2024

DATE	NUM	VENDOR	AMOUNT
03/13/2024	1	Voya Financial	-6,197.07
03/14/2024	10575	Lucas County Sheriff Office	-2,955.00
Total for 1001 FifthThird Checking			\$ -1,086,570.20
Not Specified			
12/20/2023	10454	Mike Wood	0.00
Total for Not Specified			\$0.00



BUILDING NEIGHBORHOODS

Community Update

Tuesday, March 26, 2024



The Lucas County Land Bank Board and staff cordially invite you to a dynamic community update. You'll hear what we've accomplished in the last few years and be the first to learn more about our upcoming efforts to strengthen our community.



5:00 p.m

Light refreshments

6:00 p.m.

Community update and films



It will also be the world premiere of our new short film series –
Transformation is Possible!



**KeyBank
Discovery Theater**
Imagination Station
1 Discovery Way
Downtown Toledo



RSVPs Encouraged



Neighborhood Justice Fund 2023 Annual Report



Land ♦ People ♦ Buildings

What is the Neighborhood Justice Fund?

For far too long, Black and Brown residents in Lucas County have suffered from wealth disparities and quality of life inequities. Starting in 2020, the Land Bank dedicated \$1.5 million over five years to our Neighborhood Justice Fund to support Land Bank investments in the built environment to grow wealth and foster health in Black and Brown communities. This commitment enables the Land Bank to target funding to projects in neighborhoods that have gone without investment for far too long to uplift these communities of color. The projects selected align with the Land Bank's five-year strategic plan which focuses on land, people, and buildings.



2023 Neighborhood Justice Fund Activity Map



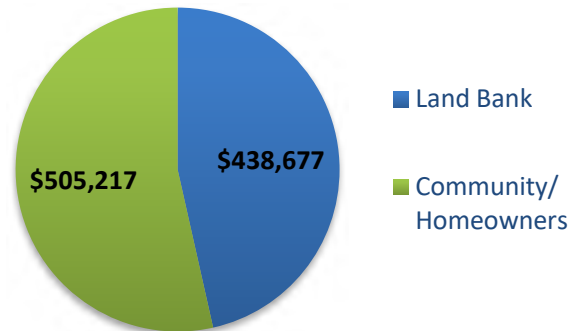
*Stars indicate neighborhoods with high activity this year.

Completed Projects

In 2023, the Land Bank supported 40 NJF projects with \$438,677 of investment, this leveraged \$505,217 of private funds from community groups and homeowners. This year the Land Bank heavily focused on the Marmion Greening in Scott Park and the Gateway and Greening in Clinton Park. This section highlights the people we helped, the land and structures we invested in, and the neighborhoods in which we worked.

Neighborhood Investment

\$943,894



Land

The Land Bank worked on 7 NJF greening sites totaling \$171,485. A majority of the projects continued to focus primarily on the Junction, Clinton Park, and Scott Park Neighborhoods through clean-up, maintenance efforts, the Marmion Greening, and the Clinton Park Gateway & Greening activities. Additionally, NJF funding was used to assist homeowners with projects after participating in our side lot program.

Scott Park – The Marmion Greening

The Land Bank took ownership of 13 lots on Marmion to create this greening site. This site is an example for the community of what the Land Bank can accomplish as we approach the launch of RISE in Scott Park. We look forward to expanding this site through future acquisitions.

Before



After



Clinton Park - Clinton Park Gateway & Greening

What was previously an industrial site in disarray has been transformed into the Clinton Park Gateway & Greening after a brownfield cleanup was completed in 2023. Both sites have new fencing and greening improvements. **The Gateway**, located on Norwood, includes signage to identify the neighborhood. **The Greening**, located on Dorr, features freshly planted trees.

Before – Gateway



Before – Greening



After - Gateway



After – Greening



Side Lot Collaborations

Junction – Ms. Williams purchased a side lot in 2022. We provided an NJF grant to install fencing in 2023. Ms. Williams continued improvements by adding a concrete driveway as well.

Before



After



Clinton Park – Mr. Hill and Ms. Terrell split a side lot between their homes and a grant was used to remove a nuisance tree on Mr. Hill's side of the split.

Before

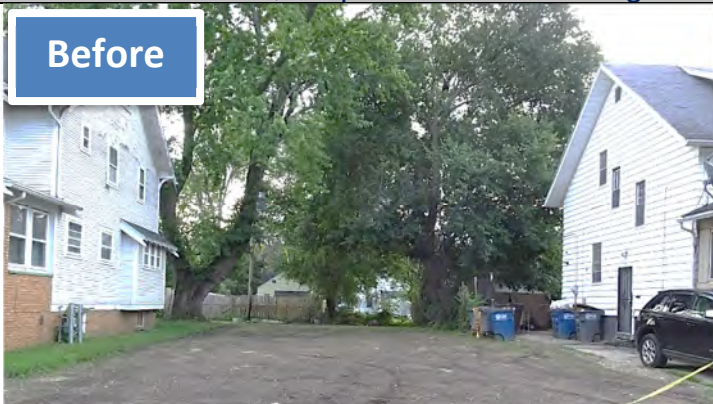


After



Clinton Park - Ms. Williams and Mr. Harris qualified to extend their properties with our side lot program after an ODOO demolition was completed between their homes in 2022. After splitting the lot, we provided new fencing for both neighbors at the new lot line.

Before



After



People

The Land Bank awarded \$15,176 to support the four highlighted NJF projects with the community organizations featured in this section. These funds leveraged \$28,940 of additional investment at the Art Tatum site. These projects assisted community organizations in making improvements on privately owned or adopted property in Lucas County.

Polish Village – A home destroyed by fire was demolished and the land was converted into a green space through our partnership with the **Memorial Community Garden Neighborhood Group** which adopts this space. In 2018 this was one of the first spaces we invested in and we are continuing our commitment to the neighborhood.

Before



After



Old South End – The building pictured below was cited by code enforcement while **Tex-Mex** was applying for an external grant for exterior improvements. We helped them get up to code with new windows and concrete repair so they could access the additional grant funds. We now expect the parking lot to be completed by June 2024.

Before



After



Junction – We continued collaboration with one of our adoptees, the **People's Missionary Baptist Church**, to create a new green space on Heston Street. What started as a boarded home has become a wildflower garden and brick pathway. This relationship began in 2018 when the group began adopting two lots on Heston. Additional investments are planned in 2024 across the eleven lots the Land Bank currently owns on Heston Street.

Before



After



Junction – The Land Bank continued to work with Urban Wholistics at the **Art Tatum** site by planting sustainable clover in 2023.



Buildings

The Land Bank awarded \$223,041 to fund 37 NJF Building projects, assisting 23 homeowners with essential home improvements, resulting in an additional \$453,777 of homeowner investment. This work included exterior siding, paint, foundation repairs, fencing, and greening. We are making it possible for people to remain in their homes while improving their quality of life and strengthening their neighborhoods.

Junction – Ms. Atkins utilized an NJF grant for new siding and wrapped windows on her home. She received an NJF greening grant for the removal of an old fence and the installation of new fencing.



Junction – Susan Hamilton and Donna Dotson, sisters living next door to one another, had decks that didn't meet city code. We completed corrective work by adding railing and preservation work by staining the decks for both sisters.

Before



After

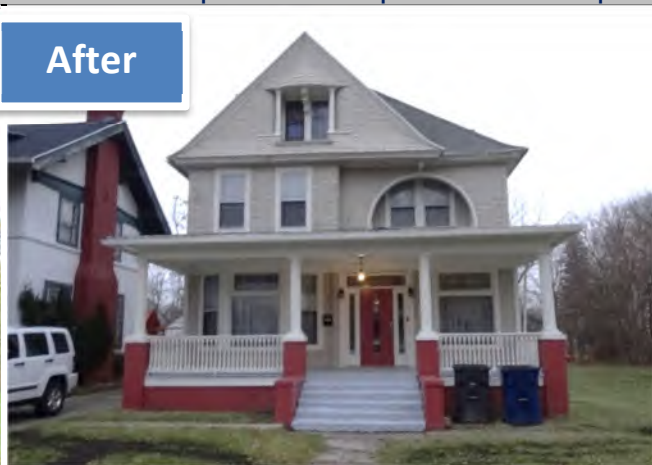


Olde Towne – The NJF grant was used to repair the porch, soffits, fascia, and wood siding for Ms. Coffee's historic home. We also funded a fresh coat of paint after repairs were completed.

Before

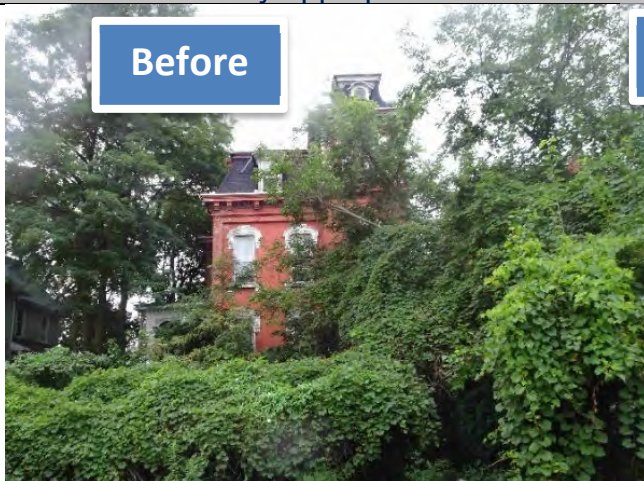


After



Vistula – Ms. Overton began this renovation in 2020. Many challenges presented themselves in the midst of the pandemic. An NJF grant was used for the kitchen and porch to help ensure historically appropriate renovations were made in this massive project.

Before



After



Clinton Park – Mr. Dada received a grant for the installation of completely new foundation. Mr. Dada is continuing on the home through our renovation enforcement program.

Before



After



Clinton Park – The Land Bank began a relationship with Ms. McCadney through our Building Blocks effort. Over the years the McCadney home has received a roof, gutters, fencing & furnace replacement. This year the home received brand new siding and windows. These projects were made possible by a RISE grant, NJF grant, and homeowner matching investment.

Before



After



Clinton Park – Ms. Johnson received a grant for siding repairs and exterior painting for her home.

Before



After



Upton on the Up & Up – below we can see the change over time from 2019 to 2023 on Upton.

Before



After



Ms. McCadney

Land Bank Renovation

Ms. Johnson

Community Spotlight

The Land Bank strives for a proactive and inclusive approach to community engagement which can lead to meaningful collaboration, positive change, and a stronger sense of community cohesion. Building trust and open communication helps to cultivate a sense of ownership and commitment within the community. We are making progress towards more sustainable and impactful outcomes that reflect the collective aspirations of the community.

Englewood – Swayne Field - The Land Bank helped to fund the creation of the Swayne Field Redevelopment Study and served as the fiscal agent for additional funds from the Greater Toledo Community Foundation. A Vision Plan was completed by The Collaborative in partnership with the City of Toledo to reimagine this space.

Current
Site



Junction – Following our engagement session in the Junction community we extended a greening grant to some of the residents. One grantee that resulted from this engagement, Ms. Garth, improved her garden in the back yard with an NJF greening grant. We have continued to foster a relationship with Ms. Garth and her home is now one of our first-round targets for the Lead Safe Ohio grant program in 2024.



Junction Neighborhood – Belmont Transformation

Building neighborhoods takes time and teamwork. The Land Bank worked together with Maumee Valley Habitat for Humanity (MVHFH) to bring new and purposeful use for this land on Belmont. Mr.

Winston's house was constructed first. Mr. Slaughter and Ms. Boles joined the Junction

Neighborhood on Belmont after their new builds were completed in 2023. After construction was complete, the Land Bank offered an NJF grant to all three neighbors for various projects, including tree removal, greening, and fencing.

Before - 2007



In Progress – 2022/2023



After - 2023



Mr. Slaughter

Ms. Boles

Mr. Winston

Junction – The Junction Gateway

The Land Bank partnered with Toledo Design Collective, Urban Wholistics, the Junction Coalition, and Jones Leadership Academy on the Junction Gateway. This space will feature a walking path, wildflowers, artwork, tree canopy, and signage to identify the neighborhood. The sidewalk has been moved back from the street to improve the safety of pedestrians. We reached out to homeowners in the neighborhood, including Ms. Young, who lives adjacent to this site and received an NJF grant for a new fence and a driveway to keep her vehicles off of the busy street.

Before



In Progress - 2023



Final Concept

NOW UNDER CONSTRUCTION - THE JUNCTION GATEWAY



MADE POSSIBLE BY:



Neighborhood Justice Fund

Program Stats: As of December 31, 2023

2023 Annual Report

Funds Available: **\$525,000.00**

Neighborhood Justice Fund	Projects	Award	Leveraged
Completed Projects	40	\$ 438,677	\$ 505,217
Projects Under Contract	3	\$ 22,072	\$ 51,220
Committed Projects <i>(continuing into 2024)</i>	4	\$ 71,860	\$ -
Total	47	\$ 532,609	\$ 556,437

Completed Projects Breakdown	Projects	Award	Leveraged
Homeowners	23	\$ 223,041	\$ 453,777
Greening	7	\$ 171,485	\$ -
Community Orgs.	10	\$ 44,151	\$ 51,440
Total	40	\$ 438,677	\$ 505,217

Projects Under Contract Breakdown	Projects	Award	Leveraged
Homeowners	1	\$ 9,750	\$ 3,250
Greening	0	\$ -	\$ -
Community Orgs.	2	\$ 12,322	\$ 47,970
Total	3	\$ 22,072	\$ 51,220

Committed Projects Breakdown	Projects	Allocated	Leveraged
Homeowners	0	\$ -	\$ -
Greening	4	\$ 52,750	\$ -
Community Orgs.	0	\$ -	\$ -
Total	4	\$ 52,750	\$ -

2023 Completed Projects

Neighborhoods Active in 2023	Projects	Awarded	Leveraged
Clinton Park	10	\$ 140,022	\$ 3,569
Scott Park	2	\$ 70,868	\$ -
Junction	21	\$ 176,198	\$ 37,840
Englewood	1	\$ 5,000	\$ 114,745
Olde Towne	1	\$ 26,528	\$ 47,000
Old South End	2	\$ 5,218	\$ -
Vistula	1	\$ 10,000	\$ 287,063
Polish Village	1	\$ 4,243	\$ -
Oakdale	1	\$ 600	\$ 15,000
Total	40	\$ 438,677	\$ 505,217

Building Neighborhoods

Land

The Land Bank worked on 7 NJF greening sites totaling \$171,485 of investment focused primarily on the Junction, Clinton Park, and Scott Park neighborhoods. Through projects like Marmion Greening, the Clinton Park Gateway & the Junction Gateway clean-up, maintenance and placemaking efforts were made. Additionally, NJF funding assisted homeowners with greening projects in these targeted neighborhoods after purchasing a side lot.

People

The Land Bank awarded \$15,176 to four community organizations and businesses such as Memorial Community Garden Neighborhood Group, Tex-Mex Tortilleria, People's Missionary Baptist Church, and Urban Wholistics. These funds leveraged \$28,940 of additional investment. These projects assisted community organizations and businesses in making improvements to publicly owned land currently adopted through our Adopt-a-Lot Program and privately-owned property.

Buildings

The Land Bank awarded \$223,041 to fund 37 NJF Building projects, assisting 23 homeowners with essential home improvements. These funds resulted in an additional \$453,777 of homeowner investment. This work included exterior siding, paint, foundation repairs, fencing, and greening. We hope to make a positive impact by making it possible for people to remain in their homes while improving their quality of life and overall strengthening neighborhoods.



Date: March 20, 2024

Resolution No. 2024-001

Title: Ratifying the Grant Agreement with Ohio Department of Development for the Lead Safe Ohio Program, and Authorizing the President to Solicit Proposals and Enter into Agreements for Lead Safe Renovation Work

Summary/Background: On or around January 4, 2024, the Corporation was awarded a grant from the Ohio Department of Development ("ODOD") under the Lead Safe Ohio Program (the "Program") in the amount of \$1,083,000 (the "Grant"). The purpose of the Grant is to prevent and mitigate lead poisoning in communities throughout Ohio. The Corporation will utilize the Grant by undertaking lead safe renovation work for qualifying property owners and tenants in Lucas County, and for the purchase of an XRF analyzer that will be used by the Toledo-Lucas County Health Department to assist with this work.

The Grant Agreement with ODOD for the Program is attached to this resolution. The President signed the Grant Agreement effective January 17, 2024, and the Corporation now seeks the Board's ratification of the Grant Agreement.

The Corporation is currently working to identify eligible properties that will receive lead safe renovation work under the Program. The Corporation intends to concurrently solicit bids from RRP-certified contractors for lead safe renovation work to be performed at these properties, including the installation of new windows, new siding, and new roofing. To comply with the requirements of the Program, the Corporation intends to award work to qualified contractors for multiple eligible properties on a "per unit" basis in amounts not to exceed the available Grant resources.

To facilitate this contractor procurement process and comply with the requirements of the Program, the Corporation now seeks the Board's authorization to issue a request for bids for lead safe renovation work under the Program, and to negotiate and enter into agreements for lead safe renovation work with the most responsive qualified contractors for amounts not to exceed the available Grant resources.

Authority: Code of Regulations § 9.03; the Corporation's Purchasing Policy

Director Webb 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 Grant Agreement with the Ohio Department of Development for funding the Lead Safe Ohio Program dated January 17, 2024 is ratified.

Section 2. Notwithstanding the Purchasing Policy, the President or his designee is authorized to issue a request for bids and to negotiate and enter into agreements for lead safe renovation work with the most responsive qualified contractors for amounts not to exceed the available Grant resources.

Section 3. This Board finds and determines that all formal actions of the Corporation concerning and relating to the adoption of this resolution were taken in an open meeting of this Board and that all deliberations of the 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 Webb voted yes
Director Wells voted yes
Director Sobecki voted yes
Director Poore voted yes
Director Turner voted yes
Director Beazley voted yes
Director Burciaga voted yes
Director Gibbon voted yes
Director Hughes voted yes



Joshua Murnen, Secretary of the Corporation

PY 2023 Lead Safe Ohio

State of Ohio State and Local Fiscal Recovery Funds (SLFRF) Lead Safe Ohio Program Grant Agreement

This Grant Agreement (the "Agreement") is made and entered into between the State of Ohio, Department of Development (the "Grantor") and **Lucas County Land Reutilization Corporation** (the "Grantee"), for the period **12/1/2023 to 4/30/2026**.

Background Information

- A. The Coronavirus State and Local Fiscal Recovery Funds (SLFRF) program authorized by the American Rescue Plan Act, delivers funds to state, territorial, local and tribal governments to support their response to and recovery from the COVID-19 public health emergency.

Pursuant to Ohio House Bill 45 of the 134th General Assembly ("House Bill 45"), appropriation item 1956F6, ARPA Lead Prevention and Mitigation (herein referred to individually as "Project" or collectively as "Projects").

NOW, THEREFORE, in consideration of the foregoing and the mutual promises and covenants hereinafter set forth, the parties hereby agree as follows:

Statement of the Agreement

1. **Award of Grant Funds.** Grantor hereby grants funds to Grantee in the amount of **\$1,083,000** (the "Grant Funds"), for the sole and express purpose of providing for the performance of the program listed above and undertaking the Project(s) as listed in **Attachment A: Scope of Work and Budget**, which is attached hereto, made a part hereof, and incorporated herein by reference. The award of the Grant Funds shall be contingent upon the special conditions set forth in **Attachment B: Program Requirements**, attached hereto, made a part hereof and incorporated herein by reference, which must be complied with in full.
2. **Scope of Work.** Grantee shall undertake the Project(s) as listed in Attachment A. Grantor may, from time to time, as it deems appropriate and necessary, communicate specific instructions and requests and provide guidance and direction to Grantee concerning the performance of work described in this Agreement. Within a reasonable period of time, Grantee shall comply with such instructions and fulfill such requests to the satisfaction of Grantor. These instructions and requests are to ensure the satisfactory completion of the work contemplated under this Agreement.
3. **Use of Grant Funds.** The Grant Funds shall be used solely for the stated purposes set forth in this Agreement and Attachment A, and the expenditures shall be supported by contracts, invoices, vouchers and other data as appropriate, including the reports listed in accordance with the schedule set forth in **Attachment C: Reporting Requirements**, which is attached hereto, made a part hereof and incorporated herein by reference, evidencing the costs incurred. Any and all interest earned on the Grant Funds can be maintained by Grantee and expended on activities included in Attachment A: Scope of Work. If the Grant Funds are not expended in accordance with the terms, conditions and time period set forth in this Agreement or the total amount of the Grant Funds exceeds the eligible costs of the Project(s), the amounts improperly expended or not expended shall be returned to Grantor within 30 days after the expiration or termination of this Agreement. Grantee shall not pledge the Grant Funds as security for any loan or debt of any kind other than that described in this Agreement. Grantee shall require

PY 2023 Lead Safe Ohio

delivery before payment is made for purchased goods, equipment or services unless the Grantee obtains satisfactory security from the vendor. Grantee will follow the terms and conditions of the U.S Department of the Treasury, **Attachment F: Award Terms and Conditions**.

4. **Term.** The parties agree the term of this Agreement shall be the Grant Period. Grantee shall not incur any expenses to be reimbursed with the Grant Funds except during the Grant Period.
5. **Payment of Grant Funds.** Payment to Grantee of the Grant Funds shall be made upon the timely submission to Grantor of a draw request. Grantor reserves the right to suspend payments should Grantee fail to provide required reports in a timely and adequate fashion or if Grantee fails to meet other terms and conditions of this Agreement.
6. **Accounting of Grant Funds.** Grant Funds shall be deposited and maintained in a separate fund account upon the books and records of Grantee (the "Account"). Grantee shall keep all records of the Account in a manner consistent with generally accepted accounting principles. All disbursements from the Account shall be for obligations incurred in the performance of this Agreement and shall be supported by contracts, invoices, vouchers, and other data, as appropriate, evidencing the necessity of such expenditure. Grantor may withhold payment requests if Grantee fails to comply with the above requirements until such compliance is demonstrated.
7. **Reporting Requirements.** Grantee shall submit to Grantor the reports required in Attachment C. All records of the Grantee shall be maintained in accordance with **Program Policy 20-01: Grant Operations and Financial Management Policy**.
8. **Grantee Requirements.** Grantee shall comply with Grantor's Program Policy Notices, located online at <https://development.force.com/OCDTA/s/>, which may be amended and updated from time to time. Grantee shall comply with assurances and certifications contained in **Attachment D: Grantee Assurances and Certifications**, which is attached hereto and made a part hereof.
9. **Records, Access and Maintenance.** Grantee shall establish, and physically control for at least three years from the final close out of this Agreement such records as are required by Grantor, including but not limited to, financial reports, intake and participant information, program and audit reports. The parties further agree that records required by Grantor with respect to any questioned costs, audit disallowances, litigation or dispute between Grantor and Grantee shall be maintained for the time needed for the resolution of any such issue. If for any reason Grantor shall require a review of the records related to the Project(s), Grantee shall, at its own cost and expense, segregate all such records related to the Project(s) from its other records of operation.
10. **Inspections.** At any time during normal business hours upon three days' prior written notice and as often as Grantor may deem necessary and in such a manner as not to interfere unreasonably with the normal business operations, Grantee shall make available to Grantor, and to appropriate state agencies or officials, for examination, all of its records with respect to matters covered by this Agreement including, but not limited to, records of personnel and conditions of employment and shall permit Grantor to audit, examine and make excerpts or transcripts from such records.

PY 2023 Lead Safe Ohio

11. **Audits.** Grantee shall ensure the Grant Funds are audited according to the requirements of **Attachment E: Grant Administration Guidelines**, which is attached hereto, made a part hereof, and incorporated herein by reference.
12. **Equal Employment Opportunity.** Grantee will not discriminate against any employee or applicant for employment because of race, religion, color, sex, national origin, disability, age, military status, ancestry, veteran status, or any other factor specified in **Section 125.111 of the Ohio Revised Code, in the Civil Rights Act of 1964, as amended, or in section 504 of the Rehabilitation Act of 1973, as amended, and in any subsequent legislation pertaining to civil rights**. Grantee will take affirmative action to ensure that applicants are considered for employment and that employees are treated during employment, without regard to the classes. Grantee will, in all solicitations or advertisements for employees placed by or on behalf of Grantee, state that all qualified applicants will receive consideration for employment without regard to the classes. Grantee will incorporate the requirements of this paragraph in all of its respective contracts for any of the work for which the Grant Funds are expended (other than subcontracts for standard commercial supplies or raw materials), and the Grantee will require all of its subcontractors for any part of such work to incorporate such requirements in all subcontracts for such work.
13. **Property and Equipment Purchases.** All items purchased by Grantee are and shall remain the property of Grantee, except if Grantor exercises its right to terminate this Agreement pursuant to paragraph 15, in which case all property and equipment purchased by Grantee with any Grant Funds herein awarded shall revert to Grantor. Grantee shall provide for the security and safekeeping of all items obtained through this Agreement.
14. **Certification of Grant Funds.** None of the rights, duties and obligations described in this Agreement shall be binding on either party until all statutory provisions of the O.R.C., including but not limited to, Section 126.07, have been complied with, and until such time as all funds have been made available and are forthcoming from the appropriate state agencies.
15. **Termination**
 - a. Grantor may immediately terminate this Agreement by giving reasonable written notice of termination to Grantee for any of the following occurrences:
 - i. Failure of Grantee to fulfill in a timely and proper manner any of its obligations under this Agreement.
 - ii. Failure of Grantee to submit any report required by this Agreement that is complete and accurate.
 - iii. Failure of Grantee to use the Grant Funds for the stated purposes in this Agreement.
 - b. Early Termination: Grantor may also terminate this Agreement if Grantee (i) defaults under another Agreement between the Grantor and/or the Tax Credit Authority and Grantee and/or the Clean Ohio Council, (ii) admits Grantee's inability to pay its debts as such debts become due, (iii) Grantee commences a voluntary bankruptcy, (iv) an involuntary bankruptcy action occurs against Grantee which remains undismissed or unstayed for 60 days, (v) Grantee fails to meet the minimum funding requirements under the Employee Retirement Income Security Act or other such employee benefits plan, or (vi) Grantor has reason to believe Grantee has ceased operations at the Project location.

PY 2023 Lead Safe Ohio

The events permitting early termination by Grantor shall be considered a default by Grantee and subject to the Effects of Termination under Section 16 of this Agreement.

16. **Effects of Termination.** Within 60 days after termination of this Agreement, Grantee shall surrender all reports, documents, and other materials assembled and prepared pursuant to Agreement, which shall become the property of Grantor, unless otherwise directed by Grantor. After receiving written notice of termination, Grantee shall incur no new obligations and shall cancel as many outstanding obligations as possible. Upon compliance with this Section, Grantee shall receive compensation for all activities satisfactorily performed prior to the effective date of termination.
17. **Forbearance Not a Waiver.** No act of forbearance or failure to insist on the prompt performance by Grantee of its obligations under this Agreement, either express or implied, shall be construed as a waiver by Grantor of any of its rights hereunder.
18. **Conflict of Interest.** No personnel of Grantee, contractor of Grantee or personnel of any such contractor, and no public official who exercises any functions or responsibilities in connection with the review or approval of any work completed under this Agreement, shall, prior to the completion of such work, voluntarily or involuntarily acquire any personal interest, direct or indirect, which is incompatible or in conflict with the discharge or fulfillment of his or her functions or responsibilities with respect to the completion of the work contemplated under this Agreement. Grantee shall immediately disclose in writing to Grantor any such person who, prior to or after the execution of this Agreement, acquires any personal interest, voluntarily or involuntarily. Grantee shall cause any such person who, prior to or after the execution of this Agreement, acquires any personal interest, voluntarily or involuntarily, to immediately disclose such interest to Grantor in writing. Thereafter, such person shall not participate in any action affecting the work under this Agreement unless Grantor determines that, considering the personal interest disclosed, his or her participation in any such action would not be contrary to the public interest. Additional information found in **Program Policy 15-07: Resolving a Potential Conflict of Interest.**
19. **Liability.** Unless Grantee is an Ohio political sub-division and can prove to Grantor it is self-insured, Grantee shall maintain liability and property insurance to cover actionable legal claims for liability or loss which are the result of injury to or death of any person, damage to property (including property of Grantor) caused by the negligent acts or omissions, or negligent conduct of Grantee, to the extent permitted by law, in connection with the activities of this Agreement. Furthermore, each party to this Agreement agrees to be liable for the negligent acts or negligent omissions by or through itself, its employees, agents and subcontractors. Each party further agrees to defend itself and themselves and pay any judgments and costs arising out of such negligent acts or omissions, and nothing in this Agreement shall impute or transfer any such liability from one to the other.
20. **Adherence to State and Federal Laws, Regulations.**
 - a. **General.** Grantee shall comply with all applicable federal, state, and local laws in the performance of Grantee's obligations under this Agreement, the completion of the Project and the operation of the Project as long as Grantee has any obligation to Grantor under this Agreement. Without limiting the generality of such obligation, Grantee shall pay or cause to be paid all unemployment compensation, insurance premiums, workers' compensation premiums, income tax withholding, social security withhold, and any and

PY 2023 Lead Safe Ohio

all other taxes or payroll deductions required for all employees engaged by Grantee in connection with the Project, and Grantee shall comply with all applicable environmental, zoning, planning and building laws and regulations.

- b. Ethics.** Grantee, by its signature on this document, certifies: (1) it has reviewed and understands the Ohio ethics and conflict of interest laws including, without limitation, **ORC Sections 102.01 et seq., 2921.01, 2921.42, 2921.421, 2921.43, and 3517.13(I) and (J)**, and (2) will take no action inconsistent with those laws, as any of them may be amended or supplemented from time to time. Grantee understands that failure to comply with the ethics and conflict of interest laws, is, grounds for termination of this Agreement and the grant of funds made pursuant to this Agreement and may result in the loss of other contracts or grants with the State of Ohio.
- 21. Outstanding Liabilities.** Grantee represents and warrants it does not owe: (1) any delinquent taxes to the State of Ohio (the "State") or a political subdivision of the State; (2) any amount to the State or a state agency for the administration or enforcement of any environmental laws of the State; and (3) any other amount to the State, a state agency or a political subdivision of the State that are past due, whether or not the amounts owed are being contested in a court of law.
- 22. Falsification of Information.** Grantee represents and warrants that it has made no false statements to Grantor in the process of obtaining this award of the Grant Funds. If Grantee has knowingly made a false statement to Grantor to obtain this award of the Grant Funds, Grantee shall be required to return all the Grant Funds immediately pursuant to **O.R.C. Section 9.66(C)(2)** and shall be ineligible for any future economic development assistance from the State, any state agency or a political subdivision pursuant to **O.R.C. Section 9.66(C)(1)**. Any person who provides a false statement to secure economic development assistance may be guilty of falsification, a misdemeanor of the first degree, pursuant to O.R.C. 2921.13(F)(1), which is punishable by a fine of not more than \$1,000 and/or a term of imprisonment of not more than 180 days.
- 23. Public Records.** Grantee acknowledges that this Agreement and other records in the possession or control of Grantor regarding the Project are public records under **O.R.C. 149.43** and are open to public inspection unless a legal exemption applies.
- 24. Miscellaneous.**

 - a. Governing Law.** This Agreement shall be governed by the laws of the State of Ohio as to all matters, including but not limited to matters of validity, construction, effect and performance.
 - b. Forum and Venue.** Grantee irrevocably submits to the non-exclusive jurisdiction of any federal or state court sitting in Columbus, Ohio, in any action or proceeding arising out of or related to this Agreement, Grantee agrees that all claims in respect of such action or proceeding may be heard and determined in any such court, and Grantee irrevocably waives any objection it may now or hereafter have as to the venue of any such action or proceeding brought in such court or that such court is an inconvenient forum. Nothing in this Agreement shall limit the right of Grantor to bring any action or proceedings against Grantee in the courts of any other jurisdiction. Any actions or proceedings by Grantee against Grantor or the State of Ohio involving, directly or indirectly, any matter in any

PY 2023 Lead Safe Ohio

way arising out of or related to this Agreement shall be brought only in a court in Columbus, Ohio.

- c. **Entire Agreement.** This Agreement, including its exhibits and documents incorporated into it by reference, constitutes the entire agreement and understanding of the parties with respect to its subject matter. Any prior written or verbal agreement, understanding or representation between the parties or any of their respective officers, agents, or employees is superseded and no such prior agreement, understanding or representation shall be deemed to affect or modify any of the terms or conditions of this Agreement.
- d. **Severability.** Whenever possible, each provision of this Agreement shall be interpreted in such manner as to be effective and valid under applicable law, but if any provision of this Agreement is held to be prohibited by or invalid under applicable law, such provision shall be ineffective only to the extent of such prohibition or invalidity, without invalidating the remainder of such provisions of this Agreement.
- e. **Notices.** All notices, consents, demands, requests and other communications which may or are required to be given hereunder shall be in writing and shall be deemed duly given if personally delivered or sent by United States mail, registered or certified, return receipt requested, postage prepaid, to the addresses set forth hereunder or to such other address as the other party hereto may designate in written notice transmitted in accordance with this provision.
 - i. In the case of Grantor, to:

Ohio Department of Development
Office of Community Enhancements
77 South High Street, P.O. Box 1001
Columbus, Ohio 43216-1001
Attn: Deputy Chief
 - ii. In the case of Grantee, to:
Lucas County Land Reutilization Corporation
1 Government Center, Suite 580 Toledo, Ohio 43604
- f. **Amendments or Modifications.** Either party may at any time during the term of this Agreement request amendments or modifications, as described in the applicable State of Ohio Consolidated Plan Submission. Requests for amendment or modification of this Agreement shall be in writing and shall specify the requested changes and the justification of such changes. The parties shall review the request for modification in terms of the regulations and goals relating to the Project(s). Should the parties consent to modification of this Agreement, then an amendment shall be drawn, approved, and executed in the same manner as the original Agreement. Additional information found in **Program Policy 20-01: Grant Operations and Financial Management Policy**.
- g. **Pronouns.** The use of any gender pronoun shall be deemed to include all the other genders, and the use of any singular noun or verb shall be deemed to include the plural, and vice versa, whenever the context so requires.

PY 2023 Lead Safe Ohio

- h. Headings.** Section headings contained in this Agreement are inserted for convenience only and shall not be deemed to be a part of this Agreement.
- i. Assignment.** Neither this Agreement nor any rights, duties, or obligations described herein shall be assigned, subcontracted or sub-granted by Grantee without the prior express written consent of Grantor. Additional information found in **Program Policy 15-01: Responsibility for Grant Administration**.
- j. Permissible Expenses.** If “travel expenses,” as defined in **Ohio Administrative Code Section 126-1-02 (the “Expense Rule”)**, are a cost of the Project and are eligible for reimbursement with Grant Funds, Grantee shall be reimbursed accordingly. Grantee agrees it shall not be reimbursed, and Grantor shall not pay any items that are deemed to be “non-reimbursable travel expenses” under the Expense Rule, whether purchased by the Grantee or Grantor or their respective employees or agents.
- k. Binding Effect.** Each and all of the terms and conditions of this Agreement shall extend to and bind and inure to the benefit of Grantee, its successors and permitted assigns.
- l. Survival.** Any provision of this Agreement which, by its nature, is intended to survive the expiration or other termination of this Agreement, including, without limitation, any indemnification obligation, shall so survive and shall benefit the parties and their respective successors and permitted assigns.
- m. Counterparts; PDF Accepted.** This Agreement may be executed in any number of counterparts, each of which when so executed shall be deemed to be an original and all of which taken together shall constitute one and the same agreement. Copies of signatures sent by facsimile transmission or provided electronically in portable document format (“PDF”) shall be deemed to be originals for purposes of execution and proof of this Agreement.

PY 2023 Lead Safe Ohio

Signature

Each of the parties has caused this Grant Agreement to be executed by its authorized representatives as of the dates set forth below their respective signatures.

Grantee:

Lucas County Land Reutilization Corporation

Authorized Official



Printed Name:

David Mann

Title:

President

Date:

January 8, 2024

Grantor:

State of Ohio

Department of Development

By:

E-SIGNED by Patrick Smith
on 2024-01-17 19:49:06 EST

Printed Name:

Title:

Chief, Community Services Division

Date:

2024-01-17 19:49:06 UTC

PY 2023 Lead Safe Ohio

Attachment A: Scope of Work and Budget

Grantee Information	
Grantee	Lucas County Land Reutilization Corporation
Address	1 Government Center, Suite 580 Toledo, Ohio 43604
County(ies)	Lucas
Phone	(419) 213-4293
UEIN	XMSRMHN49HP7

Grant Information	
CFDA	21.027
Program	Lead Safe Ohio
Grant Number	LED-2023 - 202495
Grant Award	\$1,083,000

Grant Dates	
Award Date	12/1/2023
Milestone #1: 50% funds obligated	3/31/2024
Milestone #2: 90% funds obligated	5/31/2024
Claw Back for Reallocation	7/1/2024
Work Completion Date	2/28/2026
Final Draw Date	3/31/2026
Final Report Due	4/30/2026

Project Description

Lead Safe Ohio Program has provided funding for construction activities for homes, congregate care settings, and childcare facilities built before 1978, with an emphasis on work in high-risk zip codes and Ohio's low to moderate income populations. Funds can be utilized for lead safe renovation, lead abatement and mitigation activities, and purchase of equipment such as XRF analyzers and HEPA-vacs. The breakdown of budgeted program activities is detailed in the table below.

Awarded Program Budget	
Budget Category	Category Cost
Lead Safe Renovations (LSR)	\$945,850
Lead Abatement	\$0
Lead Cleaning Only	\$0
Equipment	\$28,850
Administration	\$108,300
Total Awarded:	\$1,083,000

PY 2023 Lead Safe Ohio

Proposed Outcomes		
Property/Equipment Type	Budget	Projected Outcomes
Owner Occupied	\$851,265	18
Renter Occupied	\$94,585	2
Childcare Facilities	\$0	0
Congregate Shelters	\$0	0
XRF	\$28,850	1
HEPA-vac	\$0	0

PY 2023 Lead Safe Ohio

Attachment B: Program Requirements

1. **Grant Execution.** This Agreement must be signed by Grantee's authorized official, approved by its governing body and returned to Grantor within 10 working days of receipt. Failure to do so may result in the cancellation of this Agreement.
2. **Use of Funds.**
 - a. Funding from the Coronavirus State and Local Fiscal Recovery Funds is subject to the requirements specified in the Final Rule released by Treasury on Jan. 6, 2022. Treasury released an Overview of the Final Rule, which provides a summary of major rule provisions to assist recipients and stakeholders.
 - b. The Final Rule took effect on April 1, 2022, recipients may consult the Statement Regarding Compliance with the Coronavirus State and Local Fiscal Recovery Funds Interim Final Rule and Final Rule for more information on compliance with the Interim Final Rule and the Final Rule.
 - c. Tool for Determining Low and Moderate Income (LMI) Households provides a spreadsheet to assist recipients in determining income thresholds for the Final Rule's definition of LMI in their jurisdiction and assist with administering the public health and economic response provisions of the Final Rule.
 - d. Must be completed in accordance with all program guidelines and policies as detailed at <https://development.ohio.gov/leadsafeohio>.
3. **Eligible Costs.**
 - a. Expenditures may only be made for those activities contained in **Attachment A: Scope of Work**, which is attached hereto, made a part hereof and incorporated herein by reference. In no case may expenditures be made for an activity considered ineligible under the SLFRF Program or not allowed under House Bill 45.
 - b. Expenses incurred after the execution of House Bill 45 on Jan. 6, 2023, shall be eligible if the project meets the requirements of House Bill 45.
 - c. Amendments to this Agreement may only be made with prior approval by Grantor. Amendments to Attachment A must be made in accordance with the procedures set in **Program Policy 20-01: Grant Operations and Financial Management Policy**.
 - d. Requirements of House Bill 45:
 - i. Of the appropriation item 1956F6, ARPA Lead Prevention and Mitigation, not less than \$20,000,000 in fiscal year 2023 shall be used by the Department of Development, in coordination with the Department of Health, to support lead poisoning prevention projects in the state including, but not limited to, lead-safe building certification, screening and testing for lead poisoning, education and community engagement, and early intervention for children and families impacted by lead.

PY 2023 Lead Safe Ohio

- ii. The amount remaining in fiscal year 2023 under the foregoing appropriation item 1956F6, ARPA Lead Prevention and Mitigation, shall be used by the Department of Development for workforce development, recruitment, and retention of lead contractors and to conduct lead abatement services including window and door replacement in residential properties, congregate care settings, and childcare facilities constructed before 1978.
 - iii. Any unexpended and unencumbered portion of the foregoing appropriation item 1956F6, ARPA Lead Prevention and Mitigation, at the end of fiscal year 2023 is hereby reappropriated for the same purpose in fiscal year 2024.
4. **Program Income.** Any program income resulting from expenditures of the Grant Funds must be returned to Grantor.
5. **Obligation Requirements.** All funds must be obligated by the Grantee to meet the requirement of U.S Treasury's Final Rule. Obligation is defined as a legally binding contract agreement with a contractor. Contracts must be set up in the Grantor's system in accordance with the milestones detailed in the grant guidelines. Contractor contracts utilizing these funds may not be edited after **Nov. 30, 2024**.
6. **Project Completion Requirements.** All projects, as identified in Attachment A, must be 100% completed and inspected, i.e., work finished and final inspection conducted, by **2/28/2026**. Any work not completed and inspected by this time may not continue without written approval by Grantor. The Grantee must submit the Work Completion form for every project address or an extension will be necessary to complete committed projects. There must be a clause in each contract, funded in whole or in part with SLFRF funds under this Grant Agreement, which stipulates that work be completed no later than **2/28/2026**.

Project completion includes and requires a beneficiary(ies) for all projects identified in Attachment A. Grantee must submit beneficiary data for every project address or an extension will be necessary to complete committed projects.
7. **Drawdown Requests.** All committed SLFRF funds must be 100% drawn for eligible project expenditures by **3/31/2026** or an extension will be necessary to complete committed projects. If any uncommitted, unspent SLFRF funds remain, the grant amount will be reduced without penalty.
8. **Close-Out Requirements.**
 - a. Final Performance Reports for Grantee's program, as described in Attachment A, must be submitted to Grantor by **4/30/2026**.
 - b. A beneficiary is required for all projects identified in Attachment A. Beneficiary data must be submitted to OCE as part of the Final Performance Report.

If a Final Performance Report is not submitted by **4/30/2026**, due to non-completion of the project, Grantee may request an extension.
9. **Eligibility Criteria.**

PY 2023 Lead Safe Ohio

- a. All households assisted with SLFRF must qualify by income at 80% or below of the area median income (AMI), or
 - b. A household with an income over 80% AMI can qualify for assistance if they provide documentation of housing insecurity. Housing insecurity for the purpose of the Lead Safe Ohio program is defined as the household uncertainty of safety and occupants could be jeopardized due to lead based paint concerns.
 - c. If the household is over 80% AMI and has documented housing insecurity, the homes after rehabilitation value limit must be below the established limit for the household to be eligible for the Lead Safe Ohio program. OCE has established after rehab value limit guidance for grantees regarding the HOME program. Lead Safe Ohio program shall follow the same guidance for determining the after-rehab value, however, one state-wide limit has been established for the State of Ohio based on HUD's 2022 published HOME Homeownership Value Limits. The **statewide limit for a home value is \$314,000 for households over 80% AMI.**
 - d. If applicable, Grantees undertaking activities that provide, or assist in providing, a rental housing project must reasonably ensure that the rental housing project will be affordable to those families and individuals targeted for the rental housing project.
 - e. If applicable, Grantees undertaking activities that will provide, or assist in providing, a housing project must prepare and implement a plan to reasonably assist any families and individuals displaced by the housing project in obtaining decent affordable housing.
 - f. Grantee shall not violate **Section 4112.02 of the Ohio Revised Code**, Unlawful Discriminatory Practices.
10. **Construction Standards.** Construction activities carried out under the Lead Safe Ohio program shall be subject to the rules set forth in the Residential Rehabilitation Standards (RRS) or the Residential Code of Ohio as well as any local building codes and regulations. Absent local building codes and regulations, the Residential Code of Ohio shall be the minimum standard applied. Grantor encourages Lead Safe Ohio Grantee to source Ohio-manufactured windows, doors, and other building materials whenever practical.
11. **Relocation Policy.** Where short-term relocation is required to facilitate funded projects, grantees shall provide relocation assistance as detailed in **Program Policy 22-02: Relocation Policy** found here: <https://development.force.com/OCDTA/s/article/Relocation-Policy>. This policy conforms to HUD requirements found at 24 CFR 570.606.
12. **Special Condition on Lead-Based Paint.** The Special Condition applies only to residential units, child occupied facilities and congregate shelters undergoing repair where workers who have successfully completed the one-day EPA Renovations, Repair and Painting Training Program apply interim control measures to identified lead-based paint hazards or any lead-based paint hazards created as a result of the repair work pursuant to 40 CFR part 745 For activities that are covered by this Special Condition, Grantee shall:
- a. Distribute copies of lead-based paint educational brochures and materials prior to

PY 2023 Lead Safe Ohio

performance of any work when required to by **40 CFR part 745** and get a receipt from the occupant that they have received the pamphlet entitled Renovate Right and found at <https://www.epa.gov/lead/renovate-right-important-lead-hazard-information-families-child-care-providers-and-schools>.

- b. For repair projects not otherwise exempt, all painted surfaces which may be disturbed by the repair **shall** be treated as though they contain lead-based paint. For projects disturbing known or presumed lead-based paint use only lead-safe renovators who have completed the EPA Renovation, Repair, and Painting/Renovator's and Remodeler's Training Program at a training provider approved by the Ohio Department of Health (ODH) as required in 40 CFR Part 745.
- c. Use clearance technicians who are trained by an ODH approved training provider or use a licensed Lead Paint Inspector/Risk Assessor or a licensed Clearance Technician to clear units after rehabilitation. Clearance testing shall be conducted consistent with the **Ohio Administrative Code (OAC) 3701-32.12**.
- d. Maintain a file of information on appropriately qualified personnel (including proof of their qualifications) that are involved in inspecting, rehabilitating, cleaning or examining projects where repair work has been performed on assisted projects funded by Grantee and furnish such information to Grantor personnel upon request.
- e. Maintain records in respective project files that document the results of any required clearance examination for a minimum of three years after closeout of the program and allows Grantor to inspect these records upon request at any time during the three years after completion.
- f. Have scope of work prepared by persons who have, at a minimum, successfully completed the one-day EPA Renovation, Repair, and Painting/Renovator's and Remodeler's Training Program or the Lead-Based Paint Risk Assessor Training or the Lead-Based Paint Contractor Training provided by a trainer approved and listed by ODH.
- g. Specify in the scope of work for projects involving lead-safe renovation each area that is subject to a clearance examination.
- h. Include the following provisions in each contract for repair in a lead-safe manner that is supported with these funds:
 - i. That the contractor shall make available for inspection by Grantor staff, as well as Grantee's local staff, during normal business hours anytime while the repair is going on the entire work site, work specifications, and any documents related to the project.
 - ii. That the contractor will do work in a lead-safe manner in order to protect both workmen and occupants.
 - iii. That the contractor:

PY 2023 Lead Safe Ohio

1. Shall maintain at the work site documentation of certification of all persons working on the project who have successfully completed the EPA Renovation, Repair, and Painting/Renovator's and Remodeler's Training Program (or documentation that such persons are licensed abatement contractors or workers); and
 2. Shall provide such documentation to Grantor personnel upon request.
 - iv. That Grantee will terminate an agreement with any contractor who does not do the repair work in a lead-safe manner consistent with the EPA Renovation, Repair and Painting rule (RRP), found at 40 CFR Part 745, and who fails to correct the inconsistent work practices.
 - v. That Grantee will not pay for renovation, remodeling, or paint repair work done in a non-lead safe manner.
13. **Special Condition on Lead-Based Paint, if combined with HUD funding.** The Special Condition applies only to residential units and/or child occupied facilities that undergo rehabilitation or repair with these funds where a lead-safe renovator or lead abatement contractor listed by Ohio Department of Health (ODH) applies interim or abatement control measures to identified lead-based paint hazards or any lead-based paint hazards created as a result of the rehabilitation work pursuant to **24 CFR Part 35.930**. This Special Condition does not apply to units that are listed as exempt at **24 CFR Part 35.115**. If funding is being utilized only for supportive measures, Grantee may follow 11 above. For activities that are covered by this Special Condition, Grantee shall:
- a. Distribute copies of lead-based paint educational brochures and materials prior to performance of any work when required to by **24 CFR 35.130** and get a receipt from the occupant that they have received the pamphlet.
 - b. Use only Lead Abatement Contractors licensed by ODH.
 - c. Use clearance technicians licensed by ODH or use a licensed Lead Abatement Risk Assessor to clear units after rehabilitation.
 - d. Maintain a file of information on appropriately qualified personnel (including proof of their qualifications) that are involved in inspecting, rehabilitating, cleaning or examining projects where rehabilitation, remodeling, or paint repair work has been performed on assisted projects funded by Grantee and furnish such information to Grantor upon request.
 - e. Maintain records in respective project files that document the results of any required clearance examination for a minimum of three years after completion of the project and allow Grantor to inspect these records upon request at any time during the three years after completion.
 - f. Have a Risk Assessment performed by a licensed Risk Assessor on units prior to rehabilitation and maintain a copy of the Risk Assessment report in the project file, which file shall be retained by Grantee for a period of three years after completion of the project, and which shall be made available for Grantor inspection upon request at any

PY 2023 Lead Safe Ohio

time during this three-year time period.

- g. Have a scope of work prepared by persons who have, at a minimum, successfully obtained a lead abatement contractor license.
- h. A contractor awarded a bid for a lead hazard control job must be licensed by the State of Ohio as a lead abatement contractor and must employ only licensed lead abatement contractors or workers. All lead abatement contractors must follow all HUD, United States Occupational Safety and Health Administration (OSHA), US EPA, state, and local regulations when performing lead hazard control work. Guidelines at <https://odh.ohio.gov/know-our-programs/lead-licensure-and-accreditation-program/laws-and-rules>
- i. Specify in the scope of work for projects involving lead-safe renovation or lead abatement each area that is subject to a clearance examination, and if the area is less than the entire unit, how the area will be appropriately isolated from the rest of the work site.
- j. Include the following provisions in each contract for renovation, rehabilitation, or paint repair that is supported with these funds:
 - 1) That the contractor shall make the project and its files available for inspection by Grantor, Grantee, or ODH compliance officers during normal business hours anytime while the renovation, rehabilitation, or paint repair is being completed. This includes the entire work site, work specifications, and any documents related to the project.
 - 2) That the contractor will do work in accordance with **24 CFR Part 35** and **O.A.C. 3701-32** in order to protect both workmen and occupants.
 - 3) That the contractor:
 - a) Shall maintain at the work site documentation of certification of all persons working on the project who maintain an abatement contractors or workers ODH license.
 - b) Shall provide such documentation to Grantor upon request.
 - 4) That Grantee will terminate an agreement with any contractor who does not do the repair work in a manner consistent with **24 CFR 35.900 to 35.940**, and the HUD Guidelines for Evaluation and Control of Lead-Based Paint Hazards in Housing; and who fails to correct the inconsistent work practices.
 - 5) That Grantee will not pay for repair work done in a non-lead safe manner.
 - 6) That each HUD-assisted unit that is subject to repair must pass a clearance examination. Clearance must be achieved using the methods and standards prescribed by **O.A.C. 3701-32-12**.

PY 2023 Lead Safe Ohio

- 7) That a laboratory approved by the director of ODH shall conduct the analysis of all environmental samples.

PY 2023 Lead Safe Ohio

Attachment C: Reporting Requirements

Grantee shall submit the reports listed below in an adequate and timely fashion. Grantor shall provide a format for these reports and shall instruct Grantee on the proper completion of said reports.

All report forms and requirements listed herein shall be provided by Grantor, but shall not be construed to limit Grantor in making additional and/or further requests, nor in the change or addition of detail to the items listed below:

1. Grantee shall submit to Grantor a Status Report quarterly, at minimum, or within 15 days of request by Grantor.
2. Grantee shall submit a Final Performance Report at the conclusion of the project(s) which are the subject of this Agreement.
3. Grantee shall comply with the reporting requirements as outlined in **2 CFR 200**.
4. Grantee shall retain all records, receipts, etc., for a period of three years after the Final Closeout of this Agreement per **2 CFR 200.333**. Grantor shall notify Grantee in writing once this Agreement has met the necessary requirements of Final Closeout.

PY 2023 Lead Safe Ohio

Attachment D: Grantee Assurances and Certifications

Grantee hereby assures and certifies to the following conditions:

1. For any individual and/or family receiving assistance under the provisions of this Agreement that violates the program requirements, Grantee may terminate assistance in accordance with a formal process as established by Grantee. Such process must recognize the right of individual(s) affected, which may include a hearing.
2. Grantee shall provide all eligible activities under this program in a manner that is free from religious influences and in accordance with the following principles:
 - a. It will not discriminate against any person applying for any of the eligible activities under this Program on the basis of religion and will not limit such housing or other eligible activities or give preference to persons on the basis of religion;
 - b. It will not discriminate against any person applying for any of the eligible activities under this Program on the basis of religion and will not limit such housing or other eligible activities or give preference to persons on the basis of religion; and
 - c. It will provide no religious instruction or counseling, conduct no religious worship or services, engage in no religious proselytizing, and exert no other religious influence in the provision of eligible activities under this Program.
3. Its activities concerning lead-based paint will comply with the Lead-Based Paint requirements of **24 CFR Part 35, subparts A, B, J, K and R.**
4. Within 30 days after the Grant Period ends or this Agreement is terminated, Grantee shall repay to Grantor any unspent Grant Funds drawn pursuant to this Agreement as well as any unauthorized expenditure of Project Funds.

PY 2023 Lead Safe Ohio

Attachment E: Grant Administration Guidelines

Grantees receiving a state-funded grant award of less than \$500,000 do not have an audit requirement. Grantor may, at its option, choose to send department auditors to complete an audit of any state-funded grant award.

Grantees receiving a state-funded grant award equal to or greater than \$500,000 are required to submit either a single audit or a grant specific audit report to Ohio Department of Development, Audit Office, 77 South High Street Columbus, Ohio 43215-6130.

1. **Single Audit:** Grantee obtains an organization-wide audit. The report includes organization-wide financial statements, an opinion on the financial statements, a report on internal controls, and a report on compliance with the terms and conditions of the grant agreements.

The audit report must include a schedule of federal grants. This report should include the division name, the grant name and number, the amount of cash received, the expenditures charged and the balance at the end of the audit period. The audit report must include a report on compliance with the terms and conditions of federal grants.

Single audits must be performed by an independent public accountant. Grantees must forward audits, as part of the reporting package, to the Federal Audit Clearinghouse within 30 days following its release by the audit firm, but no later than nine months following the Grantee's fiscal year end. The Grantee is required to notify Grantor within seven days following submission that the audit and reporting package were sent to the Federal Audit Clearinghouse. The notification should be made to singleaudit@development.ohio.gov. The Grantee may also, but is not required, to include a copy of the audit report with the notification.

2. **Grant Specific Audit:** Grantee obtains an audit of a specific grant that is equal to or greater than \$500,000. The audit report must include a statement of revenues and expenditures for the grant, an opinion on the statements of revenues and expenditures, a report on internal controls as they relate to the grant, and a report on compliance with the terms and conditions of the grant agreement.

A grant specific audit must be performed by an independent public accountant.

Grant specific audits must be submitted to Grantor within 30 days of the date of the release, but no later than nine months after the end of the grant period. The audit can be sent via email to singleaudit@development.ohio.gov or mailed to the address above.

3. **Audit Standards:** Audits performed by independent public accountants must be performed in accordance with generally accepted auditing standards or generally accepted government auditing standards for financial and compliance audits, whichever is applicable.

PY 2023 Lead Safe Ohio

Attachment F: Award Terms and Conditions

U.S. DEPARTMENT OF THE TREASURY CORONAVIRUS STATE FISCAL RECOVERY FUND AWARD TERMS AND CONDITIONS

1. Use of Funds.

- a. Recipient understands and agrees that the funds disbursed under this award may only be used in compliance with section 602(c) of the Social Security Act (the Act) and Treasury's regulations implementing that section and guidance.
- b. Recipient will determine prior to engaging in any project using this assistance that it has the institutional, managerial, and financial capability to ensure proper planning, management, and completion of such project.

2. Period of Performance. The period of performance for this award begins on the date hereof and ends on the date detailed in Attachment A.

3. Reporting. Recipient agrees to comply with any reporting obligations established by Treasury, as it relates to this award.

4. Maintenance of and Access to Records

- a. Recipient shall maintain records and financial documents sufficient to evidence compliance with section 602(c) and Treasury's regulations implementing that section and guidance regarding the eligible uses of funds.
- b. The Treasury Office of Inspector General and the Government Accountability Office, or their authorized representatives, shall have the right of access to records (electronic and otherwise) of Recipient in order to conduct audits or other investigations.
- c. Records shall be maintained by Recipient for a period of five years after all funds have been expended or returned to Treasury, whichever is later.

5. Pre-award Costs. Costs incurred before the execution of House Bill 45, as defined in 2 C.F.R. § 200.458, may not be paid with funding from this award.

6. Administrative Costs. Recipient may use funds provided under this award to cover both direct and indirect costs.

7. Cost Sharing. Cost sharing or matching funds are not required to be provided by Recipient.

8. Conflicts of Interest. Recipient understands and agrees it must maintain a conflict of interest policy consistent with 2 C.F.R. § 200.318(c) and that such conflict of interest policy is applicable to each activity funded under this award. Recipient and subrecipients must disclose in writing to Treasury or the pass-through entity, as appropriate, any potential conflict of interest affecting the awarded funds in accordance with 2 C.F.R. § 200.112.

PY 2023 Lead Safe Ohio

9. Compliance with Applicable Law and Regulations.

- a. Recipient agrees to comply with the requirements of section 602 of the Act, regulations adopted by Treasury pursuant to section 602(f) of the Act, and guidance issued by Treasury regarding the foregoing. Recipient also agrees to comply with all other applicable federal statutes, regulations, and executive orders, and Recipient shall provide for such compliance by other parties in any agreements it enters into with other parties relating to this award.
- b. Federal regulations applicable to this award include, without limitation, the following:
 - i. Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards, 2 C.F.R. Part 200, other than such provisions as Treasury may determine are inapplicable to this Award and subject to such exceptions as may be otherwise provided by Treasury. Subpart F – Audit Requirements of the Uniform Guidance, implementing the Single Audit Act, shall apply to this award.
 - ii. Universal Identifier and System for Award Management (SAM), 2 C.F.R. Part 25, pursuant to which the award term set forth in Appendix A to 2 C.F.R. Part 25 is hereby incorporated by reference.
 - iii. Reporting Subaward and Executive Compensation Information, 2 C.F.R. Part 170, pursuant to which the award term set forth in Appendix A to 2 C.F.R. Part 170 is hereby incorporated by reference.
 - iv. OMB Guidelines to Agencies on Governmentwide Debarment and Suspension (Nonprocurement), 2 C.F.R. Part 180, including the requirement to include a term or condition in all lower tier covered transactions (contracts and subcontracts described in 2 C.F.R. Part 180, subpart B) that the award is subject to 2 C.F.R. Part 180 and Treasury's implementing regulation at 31 C.F.R. Part 19.
 - v. Recipient Integrity and Performance Matters, pursuant to which the award term set forth in 2 C.F.R. Part 200, Appendix XII to Part 200 is hereby incorporated by reference.
 - vi. Governmentwide Requirements for Drug-Free Workplace, 31 C.F.R. Part 20.
 - vii. New Restrictions on Lobbying, 31 C.F.R. Part 21.
 - viii. Uniform Relocation Assistance and Real Property Acquisitions Act of 1970 (42 U.S.C. §§ 4601-4655) and implementing regulations.
 - ix. Generally applicable federal environmental laws and regulations.
- c. Statutes and regulations prohibiting discrimination applicable to this award, include, without limitation, the following:
 - i. Title VI of the Civil Rights Act of 1964 (42 U.S.C. §§ 2000d et seq.) and Treasury's implementing regulations at 31 C.F.R. Part 22, which prohibit discrimination on the basis of race, color, or national origin under programs or activities receiving federal financial assistance;
 - ii. The Fair Housing Act, Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§ 3601 et seq.), which prohibits discrimination in housing on the basis of race, color, religion, national origin, sex, familial status, or disability;

PY 2023 Lead Safe Ohio

- iii. Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. § 794), which prohibits discrimination on the basis of disability under any program or activity receiving federal financial assistance;
 - iv. The Age Discrimination Act of 1975, as amended (42 U.S.C. §§ 6101 et seq.), and Treasury's implementing regulations at 31 C.F.R. Part 23, which prohibit discrimination on the basis of age in programs or activities receiving federal financial assistance; and
 - v. Title II of the Americans with Disabilities Act of 1990, as amended (42 U.S.C. §§ 12101 et seq.), which prohibits discrimination on the basis of disability under programs, activities, and services provided or made available by state and local governments or instrumentalities or agencies thereto.
10. Remedial Actions. In the event of Recipient's noncompliance with section 602 of the Act, other applicable laws, Treasury's implementing regulations, guidance, or any reporting or other program requirements, Treasury may impose additional conditions on the receipt of a subsequent tranche of future award funds, if any, or take other available remedies as set forth in 2 C.F.R. §200.339. In the case of a violation of section 602(c) of the Act regarding the use of funds, previous payments shall be subject to recoupment as provided in section 602(e) of the Act and any additional payments may be subject to withholding as provided in sections 602(b)(6)(A)(ii)(III) of the Act.
11. Hatch Act. Recipient agrees to comply, as applicable, with requirements of the Hatch Act (5 U.S.C. §§ 1501-1508 and 7324-7328), which limit certain political activities of State or local government employees whose principal employment is in connection with an activity financed in whole or in part by this federal assistance.
12. False Statements. Recipient understands that making false statements or claims in connection with this award is a violation of federal law and may result in criminal, civil, or administrative sanctions, including fines, imprisonment, civil damages and penalties, debarment from participating in federal awards or contracts, and/or any other remedy available by law.
13. Publications. Any publications produced with funds from this award must display the following language: "This project [is being] [was] supported, in whole or in part, by federal award number [enter project FAIN] awarded to EXECUTIVE OFFICE OF STATE OF OHIO by the U.S. Department of the Treasury."
14. Debts Owed the Federal Government.
- a. Any funds paid to Recipient (1) in excess of the amount to which Recipient is finally determined to be authorized to retain under the terms of this award; (2) that are determined by the Treasury Office of Inspector General to have been misused; or (3) that are determined by Treasury to be subject to a repayment obligation pursuant to sections 602(e) and 603(b)(2)(D) of the Act and have not been repaid by Recipient shall constitute a debt to

PY 2023 Lead Safe Ohio

the federal government.

- b. Any debts determined to be owed the federal government must be paid promptly by Recipient. A debt is delinquent if it has not been paid by the date specified in Treasury's initial written demand for payment, unless other satisfactory arrangements have been made or if the Recipient knowingly or improperly retains funds that are a debt as defined in paragraph 14(a). Treasury will take any actions available to it to collect such a debt.

15. Disclaimer.

- a. The United States expressly disclaims any and all responsibility or liability to Recipient or third persons for the actions of Recipient or third persons resulting in death, bodily injury, property damages, or any other losses resulting in any way from the performance of this award or any other losses resulting in any way from the performance of this award or any contract, or subcontract under this award.
- b. The acceptance of this award by Recipient does not in any way establish an agency relationship between the United States and Recipient.

16. Protections for Whistleblowers.

- a. In accordance with 41 U.S.C. § 4712, Recipient may not discharge, demote, or otherwise discriminate against an employee in reprisal for disclosing to any of the list of persons or entities provided below, information that the employee reasonably believes is evidence of gross mismanagement of a federal contract or grant, a gross waste of federal funds, an abuse of authority relating to a federal contract or grant, a substantial and specific danger to public health or safety, or a violation of law, rule, or regulation related to a federal contract (including the competition for or negotiation of a contract) or grant.
- b. The list of persons and entities referenced in the paragraph above includes the following:
 - i. A member of Congress or a representative of a committee of Congress;
 - ii. An Inspector General;
 - iii. The Government Accountability Office;
 - iv. A Treasury employee responsible for contract or grant oversight or management;
 - v. An authorized official of the Department of Justice or other law enforcement agency;
 - vi. A court or grand jury; or
 - vii. A management official or other employee of Recipient, contractor, or subcontractor who has the responsibility to investigate, discover, or address misconduct.
- c. Recipient shall inform its employees in writing of the rights and remedies provided under this section, in the predominant native language of the workforce.

17. Increasing Seat Belt Use in the United States. Pursuant to Executive Order 13043, 62 FR 19217 (Apr. 18, 1997), Recipient should encourage its contractors to adopt and enforce on-the-job seat belt policies and programs for their employees when operating company-owned, rented or personally owned vehicles.

PY 2023 Lead Safe Ohio

18. Reducing Text Messaging While Driving. Pursuant to Executive Order 13513, 74 FR 51225 (Oct. 6, 2009), Recipient should encourage its employees, subrecipients, and contractors to adopt and enforce policies that ban text messaging while driving, and Recipient should establish workplace safety policies to decrease accidents caused by distracted drivers.



Date: March 20, 2024

Resolution No. 2024-002

Title: Ratifying an Application and Expenditures under the Welcome Home Ohio Program, and Authorizing an MOU with Maumee Valley Habitat for Humanity to Jointly Administer a Welcome Home Ohio Grant Award

Summary/Background: On or around February 9, 2024, the Corporation submitted an application for funding for \$1,360,000 under the Welcome Home Ohio Program (the "Program") administered through the Ohio Department of Development ("ODOD"). The Corporation will utilize Program funding to purchase and renovate qualified residential properties to preserve and create homeownership opportunities for home buyers at or below 80% area median income. A copy of the Corporation's Welcome Home Ohio (WHO) application is attached to this resolution.

The Corporation intends to purchase and renovate up to eight (8) properties to sell to home buyers. Purchases will be made through a combination of Sheriff's sales and purchases through the private real estate market. The Corporation made its first purchase of a property at 2776 Arletta on March 14, 2024 for \$88,000 and expects to make future expenditures exceeding \$50,000. To facilitate the acquisition of properties for the Program in extremely competitive purchasing environments, the Corporation seeks the authority to expend up to \$180,000 to purchase any property using Program funds without the prior approval of the Board.

The Corporation has also been engaged in conversations with Maumee Valley Habitat for Humanity (Habitat) regarding its funding application under the Program. The Corporation and Habitat share a goal of preserving and creating safe, sustainable, affordable homeownership opportunities throughout Lucas County. The Corporation believes that a successful partnership with Habitat will facilitate the renovation and sale of properties to qualified owner-occupant purchasers through the Program. Accordingly, the Corporation seeks authority to negotiate and enter into a Memorandum of Understanding with Habitat that will establish a framework for collaboration under the Program.

Authority: Code of Regulations § 9.03; the Corporation's Purchasing Policy

Director Hughes 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 Corporation's application to the Ohio Department of Development for grant funding under the Welcome Home Ohio program for the requested amount of \$1,360,000 is ratified.

Section 2. The President's expenditure of \$88,000 for the purchase of 2776 Arletta, Toledo, Ohio is ratified. Notwithstanding the Purchasing Policy, the President may negotiate and enter into contracts to purchase qualifying residential property under the Welcome Home Ohio Program without the express approval or ratification of the Board in an amount not to exceed \$180,000 per property, until such Program funds are exhausted.

Section 3. The President is authorized to negotiate and enter into a Memorandum of Understanding with

Maumee Valley Habitat for Humanity establishing a framework for collaboration on the renovation and sale of properties under the Welcome Home Ohio Program, on such terms as the President determines to be in the best interest of the Corporation and the goals and objectives of the Welcome Home Ohio Program.

Section 4. This Board finds and determines that all formal actions of the Corporation concerning and relating to the adoption of this resolution were taken in an open meeting of this Board and that all deliberations of the Board that resulted in those formal actions were in a meeting open to the public in compliance with the law.

Section 5. This resolution shall be in full force and effect from and immediately upon its adoption.

Action Taken:

Director Webb voted yes
Director Wells voted yes
Director Sobecki voted yes
Director Poore voted yes
Director Turner voted yes
Director Beazley voted yes
Director Burciaga voted yes
Director Gibbon voted yes
Director Hughes voted yes



Joshua Murnen, Secretary of the Corporation

Welcome Home Ohio (WHO) Application

Application Information

Application Name:	DEV--2024 - 206210
Applied Programs:	122.631 Purchasing;122.632 Rehab/Construction
Created On:	1/9/2024 10:40 AM
Created By:	David Mann
Online Application Status:	Application Submitted

Business Information

Federal Tax ID:	27-3629072
Applicant Name:	Lucas County Land Reutilization Corporation
Applicant Charter Number:	1959665
Unique Entity Identifier:	XMSRMHN49HP7
OAKS ID:	0000254564
Applicant Address:	1 Government Center, Suite 580, Toledo, Ohio, 43604
Service Area:	Lucas

Project Contact Information

Contact Type	First Name	Last Name	Organization	Phone Number	Email
Primary Contact	David	Mann	Lucas County Land Reutilization Corporation	(419) 213-4261	dmann@co.lucas.oh.us

Fiscal Contact	Shantae	Brownlee	Lucas County Land Reutilization Corporation	(419) 213-4267	sbrownlee@co.lucas.oh.us
Public POC	David	Mann	Lucas County Land Bank	(419) 213-4293	lucascountylandbank@co.lucas.oh.us

Budget Information

Address of Properties

Address Line 1	Address Line 2	City	State	Project Postal Code	Estimate cost for project?	Additional Funding Sources Leveraged	Which program would this fall under?
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How many residential properties are you applying to have funded?

Program	Number of Properties	Total Expected Cost	Requested Budget	Total Leveraged Funds
122.631 Purchasing	8.00	1120000.00	1120000.00	0.00
122.632 Rehab/Construction	8.00	480000.00	240000.00	240000.00
Total	16.00	1600000.00	0.00	240000.00

Capacity

Do you currently offer Homeowner Financial Counseling internally or a partner agency?	Yes
Please provide details on the Homeowner Financial Counseling you offer:	In partnership with Habitat (see 'Pipeline of Projects' for a deeper explanation), we will offer at least one year of robust homeowner financial counseling. All future homeowners in the WHO program will participate in educational classes and counseling that spans 16 – 18 total months. This coursework includes an 8-hour 'Realizing the American Dream' homeownership course provided by NeighborWorks. In addition, the future homeowners will receive financial education courses through the Financial Peace University. A complete educational schedule, which includes coursework on insurance, mortgages, fire safety, home maintenance, and wealth building, is available to review if requested. We are confident that this financial counseling program more than meets the rules and spirit of the WHO program for future homeowners.
	The Lucas County Land Bank was founded about 14 years ago as the second county land bank in Ohio. Although Lucas County is only the sixth largest county in Ohio, our dedicated team of 10 professionals makes us one of the best-staffed land banks in the state. Our leadership team includes two licensed attorneys and five individuals with decades of collective experience in housing development, construction, compliance, and outcome delivery. From our inception, we have acquired and made productive about 7,000 formerly abandoned parcels of land in Lucas County, which is about 4% of all the real estate in this county, meaning that

<p>Please describe your administrative capacity to monitor program compliance:</p>	<p>we have had one of the largest impacts on the built environment and neighborhood quality in this county’s history. We have overseen almost 1,000 home renovation projects since our founding, and we have acquired, gut renovated, and sold 19 move-in-ready homes to new homeowners since 2017. A number of those projects included local grant funding that came with a 5-year homeownership restriction, and we have been able to manage that compliance well. While we have never delivered an affordable housing project with the level of compliance expected under the WHO program, our proposed partnership with Habitat (see ‘Pipeline of Projects’ for a deeper explanation) fills in any gaps there that might exist. Since 2012, we have worked extensively with Habitat on dozens of different housing projects. As two of the most capable housing providers in our community, we are confident that our WHO program partnership will be successful and we have the administrative capacity to monitor program compliance and deliver successful outcomes.</p>
<p>Please describe your contractor/rehabilitation team capacity for these projects:</p>	<p>As described above, our administrative capacity to deliver projects includes a capable construction team and a construction partnership with Habitat that we are confident will meet the WHO program's expectations. We employ a Director of Construction with 8 years of experience at this organization, and 20+ years professionally in home renovation and construction work. The construction team includes a full-time Construction Specialist with years of direct experience in home renovation and 8 additional in-office employees who support bidding, permitting, budgeting, and quality control. Together, this team has overseen and delivered more than 80% of all the construction projects that the Land Bank has completed. We also expect to partner with Habitat’s construction team and its Construction Director to ensure that we can meet the expectations of our WHO program approach (see ‘Pipeline of Projects’ for a deeper explanation).</p>

Timeline

Pipeline of Projects:

As we continue to explore how to make Welcome Home Ohio successful in Lucas County, and as Development and our land bank colleagues do the same statewide, we have decided to build a pipeline of projects in partnership with Maumee Valley Habitat for Humanity (“Habitat”). In this pipeline, our goal is to create long-term affordable housing opportunities for homeowners participating in Habitat’s existing affordable housing program by acquiring and rehabbing in neighborhoods of high opportunity where available properties are often secured first by investors. Using the purchase grant opportunity, we will identify and purchase 8 qualifying residential properties between \$120,000 and \$140,000 in value (with some fungibility in the actual purchase price based on what we learn on the ground when we start making offers/bids). As of 2020, the median home value in our market was less than \$100,000, so properties within the proposed purchase range are often in neighborhoods with higher opportunity and better quality of life (e.g., access to jobs, access to fresh food, and access to services). We would source those properties through open market listings, mortgage and tax foreclosure sales, and private auctions. Upon acquisition, we will use the rehab grant to make necessary improvements and updates to the property of between \$30,000 and \$60,000, taking advantage of the collective construction experience of the Land Bank and Habitat. Still, we expect that the properties will not need a full gut renovation in the way that we often see with an abandoned house. Every rehab project is complicated because every house is different and has been used differently over the years. So, much of the initial effort in this pipeline will be to inspect, assess, value engineer, and then complete each rehab project with available construction capacity. Upon the completion of the acquisition and rehab project, we will continue our Habitat partnership by selling the property to a qualified future homeowner who is already a part of Habitat’s buyer pipeline. Habitat is an accomplished affordable housing provider in Lucas County, but like all affordable housing providers, Habitat has more demand for its homes from qualified buyers than it has homes available. At Habitat, an affordable buyer is a buyer at or below the 80% AMI income threshold, which means that Habitat has a ready pipeline of income-qualified buyers. As previously discussed in this application, Habitat also has a robust financial counseling system. Habitat is also a local mortgage lender and will provide financing to these WHO program projects. In Habitat’s traditional model, a ready future homeowner is sold the home with a 0% mortgage financed by Habitat. While those mortgages are usually seller-financed, in the WHO context, the Land Bank will be the seller of the property, while Habitat provides 0% mortgage financing instead of a traditional lender. We expect this system to work well because Habitat will have already built a deep relationship with the future homeowner, and then going forward, Habitat will be involved in the mortgage servicing with that new homeowner. To ensure compliance with both the 5-year and 20-year terms of this WHO program project, the Land Bank will impose certain deed restrictions on the buyer including a first right of refusal to repurchase the property from the homeowner if they decide to sell. If a future transfer occurs in the WHO program compliance period, the Land Bank and Habitat will be able to work with the homeowner to ensure that the property is re-controlled and can ultimately be re-sold to another homeowner who meets the income requirements and all other aspects of the WHO program. At the maximum level, we would expect to expend about \$170,000 in WHO funding to acquire and rehab a property. Regardless of the

	ultimate investment, we intend to deliver a project that will sell for no more than \$180,000 to a qualified buyer. In Lucas County, this strategy and these price points, coupled with a strong buyer pipeline supported by Habitat, can deliver excellent outcomes and ensure that homes remain affordably in the hands of owners instead of rental investors.
Purchase of First Property:	Sat Jun 01 00:00:00 GMT 2024
Beginning of First Rehab/Construction:	Mon Jul 08 00:00:00 GMT 2024
First Property for Sale:	Mon Feb 03 00:00:00 GMT 2025
Additional Comments:	Our proposed pipeline may be smaller than our total Lucas County capacity once we build out all of the necessary systems that will be required to accomplish a successful WHO purchase, rehab, and sale. Because there will be future funding rounds available, we would ask for future consideration to pursue additional WHO purchase and rehab/construct dollars as we deliver successes under this hoped-for first award, potentially in partnership with other local community development and affordable housing organizations.

Submit

I understand that by signing this application, I grant the Ohio Department of Development or its authorized agents access to any records needed for verification and evaluation of the information provided in this application. I understand that filling out this application does not guarantee that I will receive assistance.

I certify that the information I have provided in this application is, to the best of my knowledge, a true, accurate and complete disclosure of the requested information. I understand that I may be help civilly and criminally liable under Federal and State lay for knowingly making false or fraudulent statements.

Typed Name: /s David Mann **Title:** President & CEO **Date:** 2/7/2024 2:38 PM

Projects	Totals	%
All (Original)	1034	
Removed	104	10.1%
Active	930	89.9%
Torn Down	262	28.2%
Ready to Bill	2	0.2%
Pre-Billed	221	23.8%

Toledo Project Costs	Total Cost	Average Cost	
Survey	\$ 114,425	\$ 401	
Abate	\$ 109,868	\$ 650	
Rat	\$ 13,175	\$ 81	
Utility	\$ 153,783	\$ 949	
Demo	\$ 1,337,208	\$ 8,254	
Tree	\$ -	\$ -	
Post-Demo	\$ 20,370	\$ 126	Budget Avg
Totals	\$ 1,748,830	\$ 10,462	\$ 12,800

ODOD Billing	Budget	Incurred	Remaining
Admin	\$ -	\$ -	\$ -
Pre-Demolition	\$ 315,300	\$ 100,390	\$ 214,910
Demolition	\$ 9,865,981	\$ 1,605,394	\$ 8,260,587
Post-Demolition	\$ 177,919	\$ 62,823	\$ 115,096
Total	\$ 10,359,200	\$ 1,768,606	\$ 8,590,594

Target Areas	Total	Torn Down	Torn Down %
A	72	2	3%
B	105	2	2%
C	55	7	13%
D	242	24	10%
E	166	39	23%
F	282	178	63%
X	8	8	100%
Total	930	260	28%

Reimbursement Requests						
Month	Date	Buildings	Grant Funds	Match Funds	Total	Approved
Jan-23	1/31/2023	0	\$ -	\$ -	\$ -	
Feb-23	2/28/2023	0	\$ -	\$ -	\$ -	
Mar-23	3/29/2023	12	\$ 116,737.10	\$ 38,912.37	\$ 155,649.47	4/11/2023
Apr-23	4/25/2023	10	\$ 73,952.37	\$ 24,650.79	\$ 98,603.16	6/6/2023
May-23	5/31/2023	0	\$ -	\$ -	\$ -	
Jun-23	6/7/2023	6	\$ 446,849.93	\$ -	\$ 446,849.93	7/19/2023
Jul-23	7/31/2023	0	\$ -	\$ -	\$ -	
Aug-23	8/31/2023	0	\$ -	\$ -	\$ -	
Sep-23	9/30/2023	0	\$ -	\$ -	\$ -	
Oct-23	10/31/2023	0	\$ -	\$ -	\$ -	
Nov-23	11/30/2023	0	\$ -	\$ -	\$ -	
Dec-23	12/31/2023	0	\$ -	\$ -	\$ -	
Jan-24	1/31/2024	0	\$ -	\$ -	\$ -	
Feb-24	2/29/2024	0	\$ -	\$ -	\$ -	
Mar-24	3/11/2024	2	\$ 21,059.00	\$ -	\$ 21,059.00	
Apr-24					\$ -	
May-24					\$ -	
Jun-24					\$ -	
Jul-24					\$ -	
Aug-24					\$ -	
Sep-24					\$ -	
Oct-24					\$ -	
Nov-24					\$ -	
Dec-24					\$ -	
Jan-25					\$ -	
Feb-25					\$ -	
Mar-25					\$ -	
Apr-25					\$ -	
May-25					\$ -	
Jun-25					\$ -	
Jul-25					\$ -	
Aug-25					\$ -	
Sep-25					\$ -	
Oct-25					\$ -	

Grant Award	
Total Award	\$ 10,359,200
Funds Remaining	\$ 9,700,602

Match Award	\$ 3,286,400
Match Spent	\$ 409,234
Match Remaining	\$ 2,877,166

Project %	3%
Funds %	6%



LUCAS COUNTY
Land Bank

Property Development Report

December 9, 2023 – March 15, 2024

COMPLETED RENOVATION PROJECTS

2021 Barrows, 43613

Family



Buyer: Perry Keel

This single-family home in DeVilbiss was sold on 1/11/2023 for \$17,000 with the expectation that Mr. Keel would invest another \$24,900 in the renovation. The property passed the Land Bank's safety & habitability inspection on 12/6/2023.

2614 Brentwood, 43610

Rental



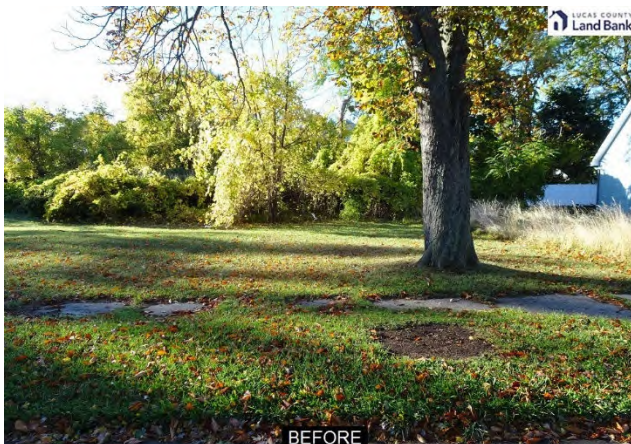
Buyer: Takeya Draper

This duplex in Olde Towne was sold on 6/24/2021 for \$3,000 with the expectation that Ms. Draper would invest another \$54,500 in the renovation. The property passed the Land Bank's safety & habitability inspection on 12/11/2023.

115 Dickens, 43607**Owner-Occupant (Resale)**

Buyer: Maumee Valley Habitat for Humanity

This vacant lot in Sleepy Hollow was sold on 12/22/2021 for \$300 with the expectation that Maumee Valley Habitat for Humanity would invest another \$145,000 to build a new house. The property passed the Land Bank's new construction requirements on 12/13/2023. The property has since been resold to an owner-occupant.

531 Belmont, 43607**Owner-Occupant (Resale)**

Buyer: Maumee Valley Habitat for Humanity

This vacant lot in Point Place was sold on 12/10/2021 for \$300 with the expectation that Maumee Valley Habitat for Humanity would invest another \$120,850 to build a new house. The property passed the Land Bank's new construction requirements on 12/20/2023. The property has since been resold to an owner-occupant.

2406 Putnam, 43620**Owner-Occupant****Buyer:** Cynthia Coffee

This single-family home in Olde Towne was sold on 9/16/2020 for \$2,300 with the expectation that Ms. Coffee would invest another \$43,000 in the renovation. The property passed the Land Bank's safety & habitability inspection on 12/21/2023.

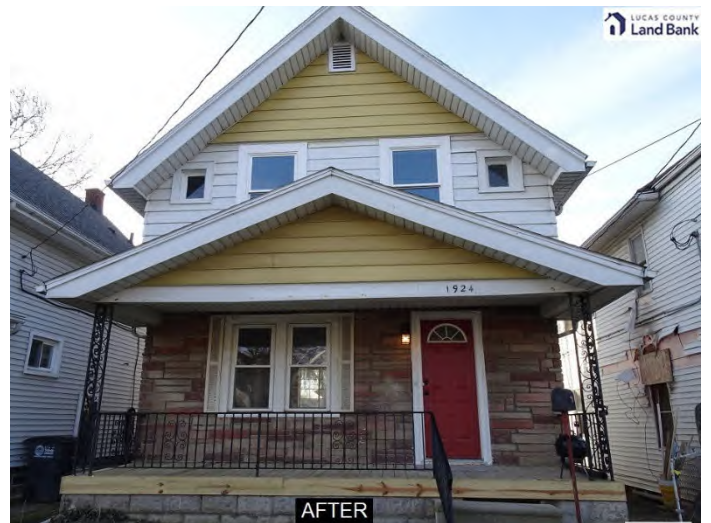
219 Milford, 43605**Owner-Occupant (Resale)****Buyer:** Oscar Garcia

This single-family home in Birmingham was sold on 9/15/2022 for \$10,000 with the expectation that Mr. Garcia would invest another \$20,700 in the renovation. The property passed the Land Bank's safety & habitability inspection on 1/9/2024. The property has since been resold to an owner-occupant.

4934 Lewis, 43612**Commercial**

Buyer: Best-One Fleet Service JAM

This commercial property in Bennett Park was sold on 7/30/2021 for \$20,000 with the expectation that the Mr. Jones would invest another \$4,185,000 in the renovation. The property obtained a Certificate of Occupancy and met the Land Bank's requirements as of 1/31/2024.

1924 Greenwood, 43605**Owner-Occupant (Resale)**

Buyer: Donna Jean Bellamy

This single-family home in Raymer was sold on 1/24/2023 for \$7,500 with the expectation that Ms. Bellamy would invest another \$23,800 in the renovation. The property passed the Land Bank's safety & habitability inspection on 2/7/2024. The property is currently being marketed for resale to an owner-occupant.

916 Woodward, 43608**Owner-Occupant (Resale)****Buyer:** Marvin Jackson

This single-family home in Polish Village was sold on 12/11/2023 for \$15,000 with the expectation that Mr. Jackson would invest another \$37,000 in the renovation. The property passed the Land Bank's safety & habitability inspection on 2/8/2024. The property is currently being marketed for resale to an owner-occupant.

1947 Fernwood, 43607**Owner-Occupant (Resale)****Buyer:** Alejandra Ordonez

This single-family home in Westmoreland was sold on 2/24/2023 for \$10,000 with the expectation that Ms. Ordonez would invest another \$44,000 in the renovation. The property passed the Land Bank's safety & habitability inspection on 2/9/2024. The property is currently being marketed for resale to an owner-occupant.

2424 Valentine, 43605**Owner-Occupant (Resale)**

Buyer: LVDSOLD LLC (Scott & Lisa Van Dootingh)

This single-family home in Birmingham was sold on 5/31/2023 for \$4,400 with the expectation that Mr. and Mrs. Van Dootingh would invest another \$38,500 in the renovation. The property passed the Land Bank's safety & habitability inspection on 2/22/2024. The property is currently being marketed for resale to an owner-occupant.

631 E Broadway, 43605**Owner-Occupant (Resale)**

Buyer: American Landmark Properties LLC (Stephen Leu)

This single-family home in Raymer was sold on 5/24/2023 for \$5,000 with the expectation that Mr. Leu would invest another \$28,600 in the renovation. The property passed the Land Bank's safety & habitability inspection on 2/26/2024. The property has since been resold to an owner-occupant.

3636 Revere, 43612**Owner-Occupant (Resale)**

Buyer: Family G&C Investments LLC (Angel Carrillo)

This single-family home in Willys was sold on 7/19/2023 for \$27,900 with the expectation that Ms. Carrillo would invest another \$81,950 in the renovation. The property passed the Land Bank's safety & habitability inspection on 3/1/2024. The property is currently being marketed for resale to an owner-occupant.

1818 Trinity, 43606**Owner-Occupant (Resale)**

Buyer: Jamal Tyson Bey

This single-family home in Englewood was sold on 9/8/2021 for \$5,000 with the expectation that Mr. Bey would invest another \$51,800 in the renovation. The property passed the Land Bank's safety & habitability inspection on 3/8/2024. The property is currently being marketed for resale to an owner-occupant.

122 Columbia, 43620**Owner-Occupant****Buyer:** Tiago Gigante

This single-family home in Olde Towne was sold on 2/21/2023 for \$6,000 with the expectation that Mr. Gigante would invest another \$31,400 in the renovation. The property passed the Land Bank's safety & habitability inspection on 3/8/2024.

2636 Scottwood, 43610**Owner-Occupant (Move-In Ready)****Buyer:** Christopher Hanley

This single-family home in the Old West End was sold on 3/15/2024 for \$146,000 to its new homeowner, Christopher Hanley, after a substantial investment by the Land Bank and a LISC Core City grant to preserve and restore this home to a move-in-ready condition.

PROPERTIES SOLD

907 Oakwood, 43607

Rental



Buyer: Celine Pierloot

This duplex in Englewood was sold on 12/13/2023 for \$7,500 with the expectation that Ms. Pierloot would invest another \$41,250 in the renovation.

618 W Sylvania, 43612

Owner-Occupant (Resale)



Buyer: FIDE Investments LLC (Andrew Van Engen)

This single-family home in Asbury Park was sold on 12/20/2023 for \$26,000 with the expectation that Mr. Van Engen would invest another \$70,000 in the renovation. The home will then be marketed for resale to an owner-occupant.

904 Woodward, 43608

Owner-Occupant



Buyer: David & Tonya Hoover

This single-family home in Polish Village was sold on 12/22/2023 for \$12,000 with the expectation that Mr. and Mrs. Hoover would invest another \$14,933 in the renovation.

1109 Hamilton, 43607

Owner-Occupant (Resale)



Buyer: Patrick & Therese Nwokolo

This single-family home in Junction was sold on 1/5/2024 for \$7,500 with the expectation that Mr. and Mrs. Nwokolo would invest another \$20,000 in the renovation. The home will then be marketed for resale to an owner-occupant.

508 E Pearl, 43608

Owner-Occupant



Buyer: Johnnie Barringer

This single-family home in Polish Village was sold on 1/9/2024 for \$6,000 with the expectation that Mr. Barringer would invest another \$19,107 in the renovation.

1322 Liberty, 43605

Rental



Buyer: Joshua Grant

This single-family home in Oakdale was sold on 1/10/2024 for \$10,500 with the expectation that Mr. Grant would invest another \$13,350 in the renovation.

3028 Parkwood, 43610

Owner-Occupant (Resale)



Buyer: Dorain & Shannon Rayford

This single-family home in the Old West End was sold on 1/22/2024 for \$25,000 with the expectation that Mr. and Mrs. Rayford would invest another \$24,000 in the renovation. The home will then be marketed for resale to an owner-occupant.

1104 Norwood, 43610

Owner-Occupant

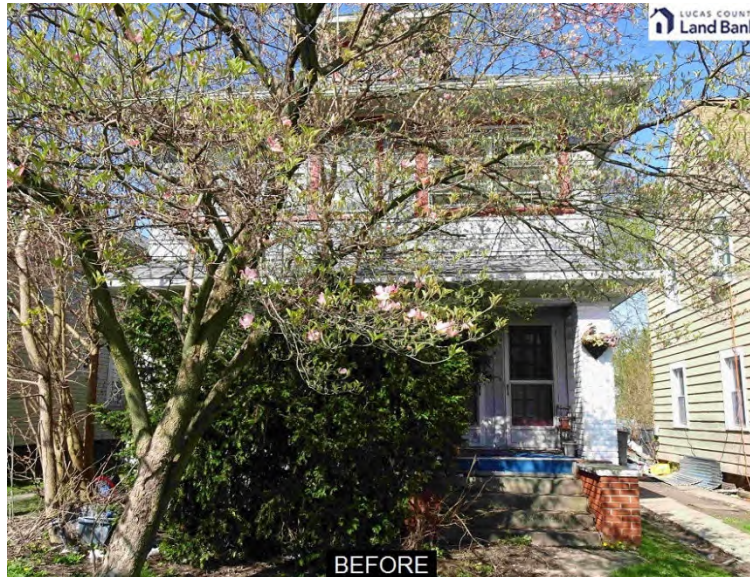


Buyer: Moniecia Caban

This single-family home in Englewood was sold on 2/6/2024 for \$6,850 with the expectation that Ms. Caban would invest another \$33,150 in the renovation.

3825 Revere, 43612

Owner-Occupant



Buyer: Toledo Investment Group LLC (Baldev Singh)

This duplex in Willys was sold on 2/9/2024 for \$15,000 with the expectation that Mr. Singh would invest another \$76,260 in the renovation.

268 E Hudson, 43608

Owner-Occupant (Resale)



Buyer: William Delporte

This single-family home in Polish Village was sold on 2/26/2024 for \$12,000 with the expectation that Mr. Delporte would invest another \$32,450 in the renovation.

PARCEL	ADDRESS	CITY	ZIP	TRANSFER DATE	PURCHASER	NEIGHBORHOOD	END-USE TYPE
1011507	2464 MAPLEWOOD AVE	TOLEDO	43620	11/2/2023	Margot Joniec	Old West End	Side Lot - Homeowner
1011507	2464 MAPLEWOOD AVE	TOLEDO	43620	11/2/2023	Elizabeth Dalzell	Old West End	Vacant Land
1103247	319 IRA RD	TOLEDO	43613	12/5/2023	Raymond Wilson	Ravine Park	Side Lot - Rental
0200394	636 W SYLVANIA AVE	TOLEDO	43612	12/5/2023	Earnest Moore	Asbury Park	Side Lot - Homeowner
1122907	1209 MARMION AVE	TOLEDO	43607	12/5/2023	Robert Williams	Scott Park	Side Lot - Homeowner
1123521	1213 EVESHAM AVE	TOLEDO	43607	12/5/2023	DeWayne Wilson	Scott Park	Side Lot - Homeowner
1226227	408 STARR AVE	TOLEDO	43605	12/5/2023	Tony Nieves & Sarah Diaz	Starr	Side Lot - Rental
1703517	127 OSWALD ST	TOLEDO	43605	12/5/2023	Cristina Salgau	Starr	Side Lot - Rental
2054271	1011 TURNER AVE	TOLEDO	43607	12/5/2023	Dorit Yakuel	Secor Gardens	Side Lot - Rental
0327031	3808 PITT ST	TOLEDO	43612	12/7/2023	Shannon Bauer	Industrial North	Side Lot - Rental
0600174	727 HOAG ST	TOLEDO	43607	12/11/2023	Junction Coalition	Junction	**License - Greening
0741734	1303 BLUM ST	TOLEDO	43607	12/11/2023	Junction Coalition	Junction	**License - Greening
0741737	1301 BLUM ST	TOLEDO	43607	12/11/2023	Junction Coalition	Junction	**License - Greening
0746781	3264 BUCKEYE ST	TOLEDO	43608	12/11/2023	Steven Ayala	Polish Village	Adopt a Lot
0746784	3260 BUCKEYE ST	TOLEDO	43608	12/11/2023	Steven Ayala	Polish Village	Adopt a Lot
1546684	1012 N MICHIGAN ST	TOLEDO	43604	12/11/2023	Peter & Valerie Garforth	Vistula	Adopt a Lot
0211807	863 ROGERS ST	TOLEDO	43605	12/11/2023	City of Toledo	Navarre	Vacant Land

PARCEL	ADDRESS	CITY	ZIP	TRANSFER DATE	PURCHASER	NEIGHBORHOOD	END-USE TYPE
0231451	927 SOUTH AVE	TOLEDO	43609	12/11/2023	Mount Arrarat Missionary Baptist Church	Old South End	Adopt a Lot
0231451	927 SOUTH AVE	TOLEDO	43609	12/11/2023	City of Toledo	Old South End	Vacant Land
0300611	1420 CAMPBELL ST	TOLEDO	43609	12/11/2023	City of Toledo	Junction	Vacant Land
0307121	2819 ALBION ST	TOLEDO	43610	12/11/2023	City of Toledo	Overland	Vacant Land
0307124	2817 ALBION ST	TOLEDO	43610	12/11/2023	City of Toledo	Overland	Vacant Land
0312861	1144 WOODLAND AVE	TOLEDO	43607	12/11/2023	City of Toledo	Junction	Vacant Land
0312871	1136 WOODLAND AVE	TOLEDO	43607	12/11/2023	City of Toledo	Junction	Vacant Land
0313047	1106 PINWOOD AVE	TOLEDO	43607	12/11/2023	City of Toledo	Junction	Vacant Land
0313101	1137 PINWOOD AVE	TOLEDO	43607	12/11/2023	City of Toledo	Junction	Vacant Land
0313121	1153 PINWOOD AVE	TOLEDO	43607	12/11/2023	City of Toledo	Junction	Vacant Land
0313127	1157 PINWOOD AVE	TOLEDO	43607	12/11/2023	City of Toledo	Junction	Vacant Land
0314377	2429 TRENTON AVE	TOLEDO	43606	12/11/2023	City of Toledo	Auburndale	Vacant Land
0316821	517 DEVON PL	TOLEDO	43610	12/11/2023	City of Toledo	OWENI	Vacant Land
0317001	3265 PARKWOOD AVE	TOLEDO	43610	12/11/2023	City of Toledo	OWENI	Vacant Land
0317007	3261 PARKWOOD AVE	TOLEDO	43610	12/11/2023	City of Toledo	OWENI	Vacant Land
0317014	613 HIGHLAND AVE	TOLEDO	43610	12/11/2023	City of Toledo	OWENI	Vacant Land
0317054	616 ARCADIA AVE	TOLEDO	43610	12/11/2023	City of Toledo	OWENI	Vacant Land

PARCEL	ADDRESS	CITY	ZIP	TRANSFER DATE	PURCHASER	NEIGHBORHOOD	END-USE TYPE
0317421	526 LOWELL DR	TOLEDO	43610	12/11/2023	City of Toledo	OWENI	Vacant Land
0323547	3140 N DETROIT AVE	TOLEDO	43610	12/11/2023	City of Toledo	OWENI	Vacant Land
0323591	730 W CENTRAL AVE	TOLEDO	43610	12/11/2023	City of Toledo	OWENI	Vacant Land
0324171	3223 CAMBRIDGE AVE	TOLEDO	43610	12/11/2023	City of Toledo	OWENI	Vacant Land
0324191	428 ARCADIA AVE	TOLEDO	43610	12/11/2023	City of Toledo	OWENI	Vacant Land
0324204	438 ARCADIA AVE	TOLEDO	43610	12/11/2023	City of Toledo	OWENI	Vacant Land
0324811	406 ARCADIA AVE	TOLEDO	43610	12/11/2023	City of Toledo	OWENI	Vacant Land
0324864	3301 CHERRY ST	TOLEDO	43610	12/11/2023	City of Toledo	OWENI	Vacant Land
0325131	3117 COTTAGE AVE	TOLEDO	43608	12/11/2023	City of Toledo	Joe E. Brown Park	Vacant Land
0325898	115 W PARK ST	TOLEDO	43608	12/11/2023	Debra Witcher	Joe E. Brown Park	Adopt a Lot
0325898	115 W PARK ST	TOLEDO	43608	12/11/2023	City of Toledo	Joe E. Brown Park	Vacant Land
0328831	3225 N DETROIT AVE	TOLEDO	43610	12/11/2023	City of Toledo	Overland	Vacant Land
0328844	3211 N DETROIT AVE	TOLEDO	43610	12/11/2023	City of Toledo	Overland	Vacant Land
0328977	746 HIGHLAND AVE	TOLEDO	43610	12/11/2023	City of Toledo	Overland	Vacant Land
0329071	3207 GLENWOOD AVE	TOLEDO	43610	12/11/2023	City of Toledo	Overland	Vacant Land
0329081	746 ARCADIA AVE	TOLEDO	43610	12/11/2023	City of Toledo	Overland	Vacant Land
0329121	3226 MAPLEWOOD AVE	TOLEDO	43610	12/11/2023	City of Toledo	Overland	Vacant Land

PARCEL	ADDRESS	CITY	ZIP	TRANSFER DATE	PURCHASER	NEIGHBORHOOD	END-USE TYPE
0329287	3215 MAPLEWOOD AVE	TOLEDO	43610	12/11/2023	City of Toledo	Overland	Vacant Land
0329617	3326 GLENWOOD AVE	TOLEDO	43610	12/11/2023	City of Toledo	Overland	Vacant Land
0329621	3324 GLENWOOD AVE	TOLEDO	43610	12/11/2023	City of Toledo	Overland	Vacant Land
0329624	3320 GLENWOOD AVE	TOLEDO	43610	12/11/2023	City of Toledo	Overland	Vacant Land
0329627	3316 GLENWOOD AVE	TOLEDO	43610	12/11/2023	City of Toledo	Overland	Vacant Land
0329631	3314 GLENWOOD AVE	TOLEDO	43610	12/11/2023	City of Toledo	Overland	Vacant Land
0329837	3124 LAGRANGE ST	TOLEDO	43608	12/11/2023	City of Toledo	Polish Village	Vacant Land
0454457	2671 PRATT ST	TOLEDO	43605	12/11/2023	City of Toledo	Ironville	Vacant Land
0459974	1252 PROSPECT AVE	TOLEDO	43607	12/11/2023	City of Toledo	Englewood	Vacant Land
0459977	1244 PROSPECT AVE	TOLEDO	43606	12/11/2023	City of Toledo	Englewood	Vacant Land
0463074	951 PINEWOOD AVE	TOLEDO	43607	12/11/2023	City of Toledo	Junction	Vacant Land
0463077	949 PINEWOOD AVE	TOLEDO	43607	12/11/2023	City of Toledo	Junction	Vacant Land
0600174	727 HOAG ST	TOLEDO	43607	12/11/2023	Junction Coalition	Junction	**License - Greening
0600174	727 HOAG ST	TOLEDO	43607	12/11/2023	City of Toledo	Junction	Vacant Land
0600371	1323 BELMONT AVE	TOLEDO	43607	12/11/2023	City of Toledo	Junction	Vacant Land
0601064	500 CLARK ST	TOLEDO	43605	12/11/2023	Lawrence & Janet Mooney	Starr	Adopt a Lot
0601064	500 CLARK ST	TOLEDO	43605	12/11/2023	City of Toledo	Starr	Tear Down

PARCEL	ADDRESS	CITY	ZIP	TRANSFER DATE	PURCHASER	NEIGHBORHOOD	END-USE TYPE
0602097	601 AVONDALE AVE	TOLEDO	43604	12/11/2023	City of Toledo	Junction	Vacant Land
0602107	609 AVONDALE AVE	TOLEDO	43604	12/11/2023	City of Toledo	Junction	Vacant Land
0602124	627 AVONDALE AVE	TOLEDO	43604	12/11/2023	City of Toledo	Junction	Vacant Land
0602241	803 AVONDALE AVE	TOLEDO	43604	12/11/2023	City of Toledo	Junction	Vacant Land
0602247	813 AVONDALE AVE	TOLEDO	43604	12/11/2023	City of Toledo	Junction	Vacant Land
0602337	935 AVONDALE AVE	TOLEDO	43607	12/11/2023	City of Toledo	Junction	Vacant Land
0602357	957 AVONDALE AVE	TOLEDO	43607	12/11/2023	City of Toledo	Junction	Vacant Land
0602431	846 AVONDALE AVE	TOLEDO	43607	12/11/2023	City of Toledo	Junction	Vacant Land
0602437	856 AVONDALE AVE	TOLEDO	43607	12/11/2023	City of Toledo	Junction	Vacant Land
0741734	1303 BLUM ST	TOLEDO	43607	12/11/2023	Junction Coalition	Junction	**License - Greening
0741734	1303 BLUM ST	TOLEDO	43607	12/11/2023	City of Toledo	Junction	Vacant Land
0741737	1301 BLUM ST	TOLEDO	43607	12/11/2023	Junction Coalition	Junction	**License - Greening
0741737	1301 BLUM ST	TOLEDO	43607	12/11/2023	City of Toledo	Junction	Vacant Land
0742131	1237 LUCAS ST	TOLEDO	43607	12/11/2023	City of Toledo	Junction	Vacant Land
0742767	3419 COLLINGWOOD BLVD	TOLEDO	43610	12/11/2023	City of Toledo	OWENI	Vacant Land
0746137	1854 HOMER AVE	TOLEDO	43608	12/11/2023	City of Toledo	Manhattan Park	Vacant Land
0746674	1852 CLAY AVE	TOLEDO	43608	12/11/2023	Zachery Bussie	Manhattan Park	Adopt a Lot

PARCEL	ADDRESS	CITY	ZIP	TRANSFER DATE	PURCHASER	NEIGHBORHOOD	END-USE TYPE
0746674	1852 CLAY AVE	TOLEDO	43608	12/11/2023	City of Toledo	Manhattan Park	Vacant Land
0746781	3264 BUCKEYE ST	TOLEDO	43608	12/11/2023	Steven Ayala	Polish Village	Adopt a Lot
0746781	3264 BUCKEYE ST	TOLEDO	43608	12/11/2023	City of Toledo	Polish Village	Vacant Land
0746784	3260 BUCKEYE ST	TOLEDO	43608	12/11/2023	Steven Ayala	Polish Village	Adopt a Lot
0746784	3260 BUCKEYE ST	TOLEDO	43608	12/11/2023	City of Toledo	Polish Village	Vacant Land
0851681	3167 GLENWOOD AVE	TOLEDO	43610	12/11/2023	City of Toledo	Overland	Vacant Land
0851807	3120 MAPLEWOOD AVE	TOLEDO	43610	12/11/2023	City of Toledo	Overland	Vacant Land
0851834	3152 MAPLEWOOD AVE	TOLEDO	43610	12/11/2023	City of Toledo	Overland	Vacant Land
0852934	814 WOODLAND AVE	TOLEDO	43607	12/11/2023	City of Toledo	Junction	Vacant Land
0852971	850 WOODLAND AVE	TOLEDO	43607	12/11/2023	City of Toledo	Junction	Vacant Land
0853964	1535 HAMILTON ST	TOLEDO	43607	12/11/2023	City of Toledo	Junction	Vacant Land
0901374	1780 OTTAWA DR	TOLEDO	43606	12/11/2023	Shelia Brown	BUMA	**License - Greening
0901374	1780 OTTAWA DR	TOLEDO	43606	12/11/2023	City of Toledo	BUMA	Tear Down
0906814	420 MELROSE AVE	TOLEDO	43610	12/11/2023	City of Toledo	Olde Towne	Vacant Land
0914344	603 WALBRIDGE AVE	TOLEDO	43609	12/11/2023	Sofia Quintero Art & Cultural Ctr Inc	Old South End	**License - Greening
0914344	603 WALBRIDGE AVE	TOLEDO	43609	12/11/2023	City of Toledo	Old South End	Vacant Land
0914351	553 WALBRIDGE AVE	TOLEDO	43609	12/11/2023	Sofia Quintero Art & Cultural Ctr Inc	Old South End	**License - Greening

PARCEL	ADDRESS	CITY	ZIP	TRANSFER DATE	PURCHASER	NEIGHBORHOOD	END-USE TYPE
0914351	553 WALBRIDGE AVE	TOLEDO	43609	12/11/2023	City of Toledo	Old South End	Vacant Land
0915311	518 MAUMEE AVE	TOLEDO	43609	12/11/2023	City of Toledo	Old South End	Vacant Land
0915317	524 MAUMEE AVE	TOLEDO	43609	12/11/2023	City of Toledo	Old South End	Vacant Land
0956264	3344 WILSON PL	TOLEDO	43608	12/11/2023	City of Toledo	Joe E. Brown Park	Vacant Land
0957264	604 HAMILTON ST	TOLEDO	43604	12/11/2023	City of Toledo	Junction	Vacant Land
0957265	600 HAMILTON ST	TOLEDO	43604	12/11/2023	City of Toledo	Junction	Tear Down
0957611	616 TECUMSEH ST	TOLEDO	43604	12/11/2023	City of Toledo	Junction	Vacant Land
0958234	862 VANCE ST	TOLEDO	43607	12/11/2023	City of Toledo	Junction	Vacant Land
0964364	2128 HAWTHORNE ST	TOLEDO	43606	12/11/2023	City of Toledo	Clinton Park	Vacant Land
0964737	2408 LAWTON AVE	TOLEDO	43620	12/11/2023	City of Toledo	Overland	Vacant Land
1002071	646 ASHWOOD AVE	TOLEDO	43608	12/11/2023	Lerline Goodner	Sherman	Adopt a Lot
1002071	646 ASHWOOD AVE	TOLEDO	43608	12/11/2023	City of Toledo	Sherman	Tear Down
1002767	3427 GLADSTONE AVE	TOLEDO	43608	12/11/2023	Harold & Eurydice Moss	Joe E. Brown Park	Adopt a Lot
1002767	3427 GLADSTONE AVE	TOLEDO	43608	12/11/2023	City of Toledo	Joe E. Brown Park	Tear Down
1002774	3417 GLADSTONE AVE	TOLEDO	43608	12/11/2023	Harold & Eurydice Moss	Joe E. Brown Park	Adopt a Lot
1002774	3417 GLADSTONE AVE	TOLEDO	43608	12/11/2023	City of Toledo	Joe E. Brown Park	Vacant Land
1019367	2614 LAGRANGE ST	TOLEDO	43608	12/11/2023	City of Toledo	Sherman	Vacant Land

PARCEL	ADDRESS	CITY	ZIP	TRANSFER DATE	PURCHASER	NEIGHBORHOOD	END-USE TYPE
1020724	1034 PINWOOD AVE	TOLEDO	43607	12/11/2023	City of Toledo	Junction	Vacant Land
1020744	1018 PINWOOD AVE	TOLEDO	43607	12/11/2023	City of Toledo	Junction	Vacant Land
1020764	1001 PINWOOD AVE	TOLEDO	43607	12/11/2023	City of Toledo	Junction	Vacant Land
1020901	1004 INDIANA AVE	TOLEDO	43607	12/11/2023	City of Toledo	Junction	Vacant Land
1020911	1035 INDIANA AVE	TOLEDO	43607	12/11/2023	City of Toledo	Junction	Vacant Land
1020921	1037 INDIANA AVE	TOLEDO	43607	12/11/2023	City of Toledo	Junction	Vacant Land
1020924	1039 INDIANA AVE	TOLEDO	43607	12/11/2023	City of Toledo	Junction	Vacant Land
1111251	2705 N SUMMIT ST	TOLEDO	43611	12/11/2023	City of Toledo	North River	Vacant Land
1111254	2711 N SUMMIT ST	TOLEDO	43611	12/11/2023	City of Toledo	North River	Vacant Land
1332834	2903 SCOTTWOOD AVE	TOLEDO	43610	12/11/2023	City of Toledo	Old West End	Vacant Land
1436241	824 BELMONT AVE	TOLEDO	43607	12/11/2023	City of Toledo	Junction	Vacant Land
1436314	706 BELMONT AVE	TOLEDO	43604	12/11/2023	City of Toledo	Junction	Vacant Land
1436347	642 BELMONT AVE	TOLEDO	43607	12/11/2023	City of Toledo	Junction	Vacant Land
1436351	636 BELMONT AVE	TOLEDO	43607	12/11/2023	City of Toledo	Junction	Vacant Land
1526474	902 E MANHATTAN BLVD	TOLEDO	43608	12/11/2023	United Vision Baptist Church	Polish Village	Adopt a Lot
1526474	902 E MANHATTAN BLVD	TOLEDO	43608	12/11/2023	City of Toledo	Polish Village	Utility Kill
1546684	1012 N MICHIGAN ST	TOLEDO	43604	12/11/2023	City of Toledo	Vistula	Vacant Land

PARCEL	ADDRESS	CITY	ZIP	TRANSFER DATE	PURCHASER	NEIGHBORHOOD	END-USE TYPE
1601611	1330 HAMILTON ST	TOLEDO	43607	12/11/2023	City of Toledo	Junction	Vacant Land
1601647	1262 HAMILTON ST	TOLEDO	43607	12/11/2023	City of Toledo	Junction	Vacant Land
1602351	1071 BUCKINGHAM ST	TOLEDO	43607	12/11/2023	City of Toledo	Junction	Vacant Land
1602354	1075 BUCKINGHAM ST	TOLEDO	43607	12/11/2023	City of Toledo	Junction	Utility Kill
1602527	1344 CAMPBELL ST	TOLEDO	43607	12/11/2023	City of Toledo	Junction	Vacant Land
1602534	1340 CAMPBELL ST	TOLEDO	43607	12/11/2023	City of Toledo	Junction	Vacant Land
1617837	3410 N DETROIT AVE	TOLEDO	43610	12/11/2023	City of Toledo	OWENI	Vacant Land
1626274	511 CHURCH ST	TOLEDO	43605	12/11/2023	City of Toledo	Navarre	Vacant Land
1628844	3406 GLENWOOD AVE	TOLEDO	43610	12/11/2023	City of Toledo	Overland	Vacant Land
1628847	3408 GLENWOOD AVE	TOLEDO	43610	12/11/2023	City of Toledo	Overland	Vacant Land
0225291	1019 ALDEN CT	TOLEDO	43609	12/13/2023	Cindy Kirk	Harvard Terrace	Adopt a Lot
0107897	1456 MILBURN AVE	TOLEDO	43606	12/13/2023	Thomas Jackson	BUMA	**License - Greening
0107897	1456 MILBURN AVE	TOLEDO	43606	12/13/2023	City of Toledo	BUMA	Vacant Land
0107904	1454 MILBURN AVE	TOLEDO	43606	12/13/2023	Thomas Jackson	BUMA	**License - Greening
0107904	1454 MILBURN AVE	TOLEDO	43606	12/13/2023	City of Toledo	BUMA	Vacant Land
0107911	1452 MILBURN AVE	TOLEDO	43606	12/13/2023	Thomas Jackson	BUMA	**License - Greening
0107911	1452 MILBURN AVE	TOLEDO	43606	12/13/2023	City of Toledo	BUMA	Vacant Land
0107917	1450 MILBURN AVE	TOLEDO	43606	12/13/2023	Thomas Jackson	BUMA	**License - Greening
0107917	1450 MILBURN AVE	TOLEDO	43606	12/13/2023	City of Toledo	BUMA	Vacant Land
0107987	1432 MACOMBER ST	TOLEDO	43606	12/13/2023	Leonard Chandler St	BUMA	Adopt a Lot

PARCEL	ADDRESS	CITY	ZIP	TRANSFER DATE	PURCHASER	NEIGHBORHOOD	END-USE TYPE
0107987	1432 MACOMBER ST	TOLEDO	43606	12/13/2023	City of Toledo	BUMA	Vacant Land
0109707	1640 MILBURN AVE	TOLEDO	43606	12/13/2023	Thomas Jackson	BUMA	**License - Greening
0109707	1640 MILBURN AVE	TOLEDO	43606	12/13/2023	City of Toledo	BUMA	Vacant Land
0109841	1611 MILBURN AVE	TOLEDO	43606	12/13/2023	Thomas Jackson	BUMA	**License - Greening
0109841	1611 MILBURN AVE	TOLEDO	43606	12/13/2023	City of Toledo	BUMA	Vacant Land
0204537	2532 LAWRENCE AVE	TOLEDO	43610	12/13/2023	Annette Williams	Old West End	Adopt a Lot
0204537	2532 LAWRENCE AVE	TOLEDO	43610	12/13/2023	City of Toledo	Old West End	Vacant Land
0206241	701 BARTLEY PL	TOLEDO	43609	12/13/2023	City of Toledo	Old South End	Vacant Land
0216094	2346 YORK ST	TOLEDO	43605	12/13/2023	Scott Morris	Birmingham	Adopt a Lot
0216094	2346 YORK ST	TOLEDO	43605	12/13/2023	City of Toledo	Birmingham	Vacant Land
0217351	2331 CALEDONIA ST	TOLEDO	43605	12/13/2023	City of Toledo	Birmingham	Vacant Land
0221107	1326 WOODLAND AVE	TOLEDO	43607	12/13/2023	Lenard Bryant-Bey	Junction	Adopt a Lot
0221107	1326 WOODLAND AVE	TOLEDO	43607	12/13/2023	City of Toledo	Junction	Vacant Land
0221941	331 SOUTH AVE	TOLEDO	43609	12/13/2023	City of Toledo	Old South End	Vacant Land
0221947	339 SOUTH AVE	TOLEDO	43609	12/13/2023	City of Toledo	Old South End	Vacant Land
0222877	2602 FULTON ST	TOLEDO	43610	12/13/2023	Romain Hornbeak	Olde Towne	Adopt a Lot
0222877	2602 FULTON ST	TOLEDO	43610	12/13/2023	City of Toledo	Olde Towne	Vacant Land
0222944	118 ISLINGTON ST	TOLEDO	43610	12/13/2023	Cheryl Hammond-Vagts	Olde Towne	**License - Greening
0222944	118 ISLINGTON ST	TOLEDO	43610	12/13/2023	City of Toledo	Olde Towne	Vacant Land
0225291	1019 ALDEN CT	TOLEDO	43609	12/13/2023	City of Toledo	Harvard Terrace	Vacant Land

PARCEL	ADDRESS	CITY	ZIP	TRANSFER DATE	PURCHASER	NEIGHBORHOOD	END-USE TYPE
0227974	1682 PINEWOOD AVE	TOLEDO	43607	12/13/2023	Teea Mulligan	Junction	**License - Greening
0227974	1682 PINEWOOD AVE	TOLEDO	43607	12/13/2023	City of Toledo	Junction	Vacant Land
0229991	1468 VANCE ST	TOLEDO	43607	12/13/2023	City of Toledo	Junction	Vacant Land
0230094	1419 VANCE ST	TOLEDO	43607	12/13/2023	City of Toledo	Junction	Vacant Land
0319664	1226 CRYSTAL ST	TOLEDO	43605	12/13/2023	City of Toledo	Oakdale	Vacant Land
0319671	1232 CRYSTAL ST	TOLEDO	43605	12/13/2023	City of Toledo	Oakdale	Vacant Land
0322961	3348 N DETROIT AVE	TOLEDO	43610	12/13/2023	City of Toledo	OWENI	Vacant Land
0322964	3346 N DETROIT AVE	TOLEDO	43610	12/13/2023	City of Toledo	OWENI	Vacant Land
0322971	3340 N DETROIT AVE	TOLEDO	43610	12/13/2023	City of Toledo	OWENI	Vacant Land
0322977	3336 N DETROIT AVE	TOLEDO	43610	12/13/2023	City of Toledo	OWENI	Vacant Land
0322981	3332 N DETROIT AVE	TOLEDO	43610	12/13/2023	City of Toledo	OWENI	Vacant Land
0322991	3324 N DETROIT AVE	TOLEDO	43610	12/13/2023	City of Toledo	OWENI	Vacant Land
0323307	3262 N DETROIT AVE	TOLEDO	43607	12/13/2023	City of Toledo	OWENI	Vacant Land
0323534	3154 N DETROIT AVE	TOLEDO	43610	12/13/2023	City of Toledo	OWENI	Vacant Land
0329691	3367 N DETROIT AVE	TOLEDO	43610	12/13/2023	City of Toledo	Overland	Vacant Land
0329694	3369 N DETROIT AVE	TOLEDO	43610	12/13/2023	City of Toledo	Overland	Vacant Land
0329841	3126 LAGRANGE ST	TOLEDO	43608	12/13/2023	City of Toledo	Polish Village	Vacant Land
0400231	3451 TWINING ST	TOLEDO	43608	12/13/2023	City of Toledo	Polish Village	Vacant Land
0402501	302 EASTERN AVE	TOLEDO	43609	12/13/2023	City of Toledo	Old South End	Vacant Land
0411704	1201 MANILA ST	TOLEDO	43607	12/13/2023	City of Toledo	Scott Park	Vacant Land

PARCEL	ADDRESS	CITY	ZIP	TRANSFER DATE	PURCHASER	NEIGHBORHOOD	END-USE TYPE
0452094	1012 COLBURN ST	TOLEDO	43609	12/13/2023	City of Toledo	Old South End	Vacant Land
0454441	2655 PRATT ST	TOLEDO	43605	12/13/2023	City of Toledo	Ironville	Vacant Land
0459984	1240 PROSPECT AVE	TOLEDO	43606	12/13/2023	City of Toledo	Englewood	Vacant Land
0602474	924 AVONDALE AVE	TOLEDO	43607	12/13/2023	City of Toledo	Junction	Vacant Land
0602584	855 INDIANA AVE	TOLEDO	43604	12/13/2023	City of Toledo	Junction	Vacant Land
0603374	342 E BROADWAY ST	TOLEDO	43605	12/13/2023	City of Toledo	Starr	Vacant Land
0605247	3399 GLENWOOD AVE	TOLEDO	43610	12/13/2023	City of Toledo	Overland	Vacant Land
0605277	3377 N DETROIT AVE	TOLEDO	43610	12/13/2023	City of Toledo	Overland	Vacant Land
0608434	1302 GOODALE AVE	TOLEDO	43606	12/13/2023	Crystal Rowlett	Auburndale	Adopt a Lot
0608434	1302 GOODALE AVE	TOLEDO	43606	12/13/2023	City of Toledo	Auburndale	Vacant Land
0701517	918 HAMILTON ST	TOLEDO	43607	12/13/2023	City of Toledo	Junction	Vacant Land
0707114	1607 WESTERN AVE	TOLEDO	43609	12/13/2023	City of Toledo	Walbridge	Vacant Land
0707267	336 DALE ST	TOLEDO	43609	12/13/2023	City of Toledo	Walbridge	Vacant Land
0707474	180 METTLER ST	TOLEDO	43608	12/13/2023	Shawn White	Sherman	Adopt a Lot
0707474	180 METTLER ST	TOLEDO	43608	12/13/2023	City of Toledo	Sherman	Vacant Land
0713341	562 PALMWOOD AVE	TOLEDO	43604	12/13/2023	City of Toledo	Englewood	Vacant Land
0714074	718 NICHOLAS ST	TOLEDO	43609	12/13/2023	Jessica Buck	Highland Heights	Adopt a Lot
0714074	718 NICHOLAS ST	TOLEDO	43609	12/13/2023	City of Toledo	Highland Heights	Vacant Land
0720754	1202 COLBURN ST	TOLEDO	43609	12/13/2023	Barbara Nelson	Walbridge	Adopt a Lot
0720754	1202 COLBURN ST	TOLEDO	43609	12/13/2023	City of Toledo	Walbridge	Vacant Land

PARCEL	ADDRESS	CITY	ZIP	TRANSFER DATE	PURCHASER	NEIGHBORHOOD	END-USE TYPE
0736567	3804 HOILES AVE	TOLEDO	43612	12/13/2023	City of Toledo	Willys	Vacant Land
0740171	1152 BELMONT AVE	TOLEDO	43607	12/13/2023	City of Toledo	Junction	Vacant Land
0740174	1148 BELMONT AVE	TOLEDO	43607	12/13/2023	City of Toledo	Junction	Vacant Land
0740614	1158 NEBRASKA AVE	TOLEDO	43607	12/13/2023	City of Toledo	Junction	Vacant Land
1401007	921 BOOTH AVE	TOLEDO	43608	12/13/2023	Memorial Community Garden Neighborhood Group	Polish Village	**License - Greening
1401007	921 BOOTH AVE	TOLEDO	43608	12/13/2023	City of Toledo	Polish Village	Vacant Land
1401231	839 HOMER AVE	TOLEDO	43608	12/13/2023	City of Toledo	Polish Village	Vacant Land
1408234	220 FIELD AVE	TOLEDO	43609	12/13/2023	Carol & Ronald Kekes	Old South End	Adopt a Lot
1408234	220 FIELD AVE	TOLEDO	43609	12/13/2023	City of Toledo	Old South End	Vacant Land
1411994	706 PROUTY AVE	TOLEDO	43609	12/13/2023	Claude Wilson	Old South End	Adopt a Lot
1411994	706 PROUTY AVE	TOLEDO	43609	12/13/2023	City of Toledo	Old South End	Vacant Land
1411997	710 PROUTY AVE	TOLEDO	43609	12/13/2023	Claude Wilson	Old South End	Adopt a Lot
1411997	710 PROUTY AVE	TOLEDO	43609	12/13/2023	City of Toledo	Old South End	Vacant Land
1417554	273 KNOWER ST	TOLEDO	43609	12/13/2023	Galen McCollum	Old South End	Adopt a Lot
1417554	273 KNOWER ST	TOLEDO	43609	12/13/2023	City of Toledo	Old South End	Vacant Land
1421831	547 DEXTER ST	TOLEDO	43608	12/13/2023	City of Toledo	Sherman	Vacant Land
1422401	530 COLONIAL CT	TOLEDO	43620	12/13/2023	City of Toledo	Old West End	Vacant Land
1423057	2544 AYERS AVE	TOLEDO	43606	12/13/2023	Crystal Rowlett	Auburndale	Adopt a Lot
1423057	2544 AYERS AVE	TOLEDO	43606	12/13/2023	City of Toledo	Auburndale	Vacant Land
1434301	668 WALBRIDGE AVE	TOLEDO	43609	12/13/2023	City of Toledo	Old South End	Vacant Land

PARCEL	ADDRESS	CITY	ZIP	TRANSFER DATE	PURCHASER	NEIGHBORHOOD	END-USE TYPE
1434304	662 WALBRIDGE AVE	TOLEDO	43609	12/13/2023	City of Toledo	Old South End	Vacant Land
0221444	742 BOALT ST	TOLEDO	43609	12/15/2023	Cebon Allen	Old South End	Side Lot - Homeowner
0724301	105 W BANCROFT ST	TOLEDO	43620	12/26/2023	Clinton Chambers	Warren-Sherman	Side Lot - Rental
0724307	107 W BANCROFT ST	TOLEDO	43607	12/26/2023	Clinton Chambers	Warren-Sherman	Side Lot - Rental
3370334	726 HOWARD RD	CURTICE	43612	12/26/2023	James McMaster	Jerusalem Twp	Interested - Side Lot
0218034	306 PAINE AVE	TOLEDO	43605	12/26/2023	James Campbell	Birmingham	Side Lot - Rental
0218037	308 PAINE AVE	TOLEDO	43605	12/26/2023	James Campbell	Birmingham	Side Lot - Rental
0230121	1451 VANCE ST	TOLEDO	43607	12/26/2023	Nathaniel & Burgetta Garth	Junction	Side Lot - Homeowner
0724301	105 W BANCROFT ST	TOLEDO	43620	12/26/2023	Clinton Chambers	Warren-Sherman	Side Lot - Rental
0724307	107 W BANCROFT ST	TOLEDO	43607	12/26/2023	Clinton Chambers	Warren-Sherman	Side Lot - Rental
0902604	333 PARKER AVE	TOLEDO	43605	12/26/2023	Roxanna Dezanett	Raymer	Side Lot - Homeowner
0956304	3321 BLANCHARD ST	TOLEDO	43608	12/26/2023	Matthew Groen	Joe E. Brown Park	Side Lot - Rental
1131717	1219 WARWICK AVE	TOLEDO	43607	12/26/2023	Alethea Easterly	Scott Park	Vacant Land
1012191	2440 WARREN ST	TOLEDO	43620	12/27/2023	Capers Warren	Olde Towne	Side Lot - Homeowner
0958584	729 VANCE ST	TOLEDO	43604	1/10/2024	Juanita Russell	Junction	Side Lot - Homeowner
1628831	3417 N DETROIT AVE	TOLEDO	43610	1/10/2024	Vincent Williams	Overland	Side Lot - Rental
0854327	1625 BUCKINGHAM ST	TOLEDO	43607	1/12/2024	Louis C Hayes Jr	Junction	Side Lot - Homeowner
0322881	3315 PARKWOOD AVE	TOLEDO	43610	1/12/2024	Otis & Bobbie Roscoe	OWENI	Side Lot - Homeowner
1116944	604 CINCINNATI ST	TOLEDO	43611	1/12/2024	Olivia Tarring	North River	Side Lot - Homeowner
1609721	924 ORCHARD ST	TOLEDO	43609	1/12/2024	Adam Palmer	Old South End	Side Lot - Homeowner

PARCEL	ADDRESS	CITY	ZIP	TRANSFER DATE	PURCHASER	NEIGHBORHOOD	END-USE TYPE
1609724	928 ORCHARD ST	TOLEDO	43609	1/12/2024	Adam Palmer	Old South End	Side Lot - Homeowner
3369631	541 WATERWAY RD	CURTICE	43412	1/12/2024	Jeff Rahla	Jerusalem Twp	Side Lot - Homeowner
3369634	537 WATERWAY RD	CURTICE	43412	1/12/2024	Jeff Rahla	Jerusalem Twp	Side Lot - Homeowner
0316867	3361 COLLINGWOOD BLVD	TOLEDO	43610	1/17/2024	Ralph & Gloria Kimbers	OWENI	Side Lot - Homeowner
0316871	3365 COLLINGWOOD BLVD	TOLEDO	43610	1/17/2024	Ralph & Gloria Kimbers	OWENI	Side Lot - Homeowner
1131167	1009 SHIRLEY AVE	TOLEDO	43607	1/25/2024	Nickolas Grace	Scott Park	Side Lot - Rental
0410237	3351 LAGRANGE ST	TOLEDO	43608	1/30/2024	Georgia Roscoe	Joe E. Brown Park	Side Lot - Rental
1425451	3019 A ST	TOLEDO	43608	1/30/2024	Rose Barnes	Sherman	Side Lot - Homeowner
1541394	3923 VERMAAS AVE	TOLEDO	43612	1/30/2024	Cheyenne Davis	Asbury Park	Side Lot - Homeowner
0550907	498 N WESTWOOD AVE	TOLEDO	43607	2/5/2024	Timothy Julious	Scott Park	Side Lot - Homeowner
0550907	498 N WESTWOOD AVE	TOLEDO	43607	2/5/2024	Timothy Julious	Scott Park	Side Lot - Homeowner
1028137	21 GREENWOOD AVE	TOLEDO	43605	2/8/2024	Brittney Barton & Justin Johnson	Starr	Side Lot - Homeowner
0404991	2809 105TH ST	TOLEDO	43611	2/8/2024	William Greene	Point Place	Side Lot - Homeowner
0404991	2809 105TH ST	TOLEDO	43611	2/8/2024	Kevin Wade	Point Place	Side Lot - Homeowner
1028137	21 GREENWOOD AVE	TOLEDO	43605	2/8/2024	Tomas Brito	Starr	Side Lot - Homeowner
0902621	351 PARKER AVE	TOLEDO	43605	2/13/2024	Dorit Yakuel	Raymer	Side Lot - Rental
1401084	1112 HOMER AVE	TOLEDO	43608	2/13/2024	Ruby Alderson	Polish Village	Side Lot - Homeowner
1500297	820 ASH ST	TOLEDO	43611	2/13/2024	Jerry Dalton	Vistula	Side Lot - Commercial
1611801	1257 PALMWOOD AVE	TOLEDO	43607	2/13/2024	Jonnetta Tucker	Englewood	Side Lot - Rental
7880087	6125 SYLVAN GREEN RD	SYLVANIA	43560	2/14/2024	David Ziemke	Sylvania Twp	Side Lot - Homeowner

PARCEL	ADDRESS	CITY	ZIP	TRANSFER DATE	PURCHASER	NEIGHBORHOOD	END-USE TYPE
7880087	6125 SYLVAN GREEN RD	SYLVANIA	43560	2/14/2024	Roland & Sandra Emmanuel	Sylvania Twp	Side Lot - Homeowner
0322917	3351 PARKWOOD AVE	TOLEDO	43610	2/15/2024	Ronya Beene	OWENI	Side Lot - Homeowner
0701467	805 HAMILTON ST	TOLEDO	43607	2/21/2024	Keith Chisholm	Junction	Side Lot - Homeowner
1203097	117 E PARK ST	TOLEDO	43608	2/21/2024	Keith Sutton	Joe E. Brown Park	Side Lot - Rental
Total Vacant Lots Transferred: 280							

RISE Neighborhoods & Home Preservation Initiative

As of March 19, 2024

Current Focus

Home Preservation Initiative	Quarter	Total	Funded
Home Visits	45	1233	82
New Lead Safe Ohio Home Visits	23	23	0
HPI Equity/RISE Loans	0	16	\$ 379,679
Energy-Efficiency Loans*	0	66	\$ 673,175
New Energy-Efficiency Grant	0	0	\$ -
		Total	\$ 1,052,854

Site Opportunities	Investigating	Acquired	Total
Clinton Park	3	29	32
Garfield	1	14	15
Scott Park	0	29	29
Secor Gardens	0	6	6
		Total	82

Matching Grants	Projects	Awarded	Investment
Clinton Park	22	\$ 165,736	\$ 277,388
Garfield	7	\$ 18,826	\$ 21,992
Scott Park	5	\$ 23,000	\$ 45,798
Secor Gardens	26	\$ 102,668	\$ 215,798
Totals	60	\$ 310,230	\$ 560,976

Development Projects	Funding	Goal	Stage
4030 Westway (Library Village)	LB	Move-In	Construction
417 Oswald (Garfield/Starr)	LB	Move-In	Construction
2053 Calumet (Clinton Park)	LB	Move-In	Planning

New We're launching an energy efficiency matching grant program in 2024 using funds allocated in the annual budget. This is open to any homeowner who has had a Home Visit and has a qualifying repair.

* Due to adverse changes in state law, residential PACE loan opportunities are no longer being marketed to residents at the request of partners.

Long-Term Commitments

Garfield

The team worked hard in 2023 to engage neighborhood residents with our Home Preservation Initiative. This translated into 6 matching grants (5 of them on Mott Ave) for homeowners to improve their homes. We will extend the grant application period through the first half of 2024, and will work closely with the City and the Metroparks along Front Street with the recent \$28 million federal transportation award!

Scott Park

The team officially launched our RISE program in the Scott Park neighborhood in March 2024 after a well-attended community introduction and listening session last November. In 2023, the entire 1000 block of Marmion was transformed into a greening site, with new sidewalks, beautiful fencing, and cleaned-up landscaping. The Land Bank sold 3 properties through our Renovation Enforcement program.

Clinton Park

Following our RISE engagement with residents from 2021-2023, new sidewalks and fencing were installed at the Baron Steel remediation project post-demolition. This is the largest single project the Land Bank has ever completed and an enormous win for the Clinton Park residents. We marketed and sold our second move-in-ready project on Parkdale in late 2023, with continued projects anticipated for 2024.

Secor Gardens

Our first move-in-ready project in the neighborhood was sold to a first-time homebuyer in 2023. We also established a new high comparable sale for the neighborhood. The neighborhood received much positive exposure during the marketing period, and we are looking to incorporate a new neighborhood gateway project following the foreclosure & demolition of house on a large lot at Secor & Keil Roads.