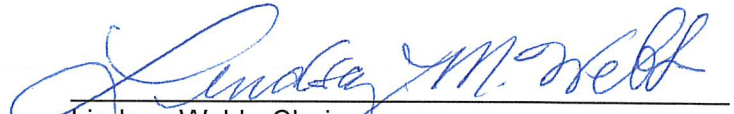


September 17, 2025

The Board of Directors represents that the record of the proceedings of the previous session on June 18, 2025, 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, September 17, 2025 at 10:00 A.M.
Associated General Contractors of Northwest Ohio, Inc.
1845 Collingwood Boulevard, Toledo, Ohio 43604

1. Call to order by Chair Webb
2. Approval of the June 18, 2025 Minutes (posted on the website)
3. Treasurer's Report
 - a. Minutes of the Finance and Human Resources Committee for September 10, 2025
 - b. Statutory Reutilization Fund Update
 - c. Presentation of the 2025 Quarterly Budget to Actuals
 - d. **Resolution 2025-009: Second Amendment to the 2025 Annual Budget; Ratifying Expenditures**
4. President's Report
 - a. Four Corners Project Update
 - b. Proposing an Alternative Capital Lease Policy
 - c. **Resolution 2025-010: Authorizing the Corporation to Enter into Pre-Development Agreements and Related Leases with The RKP Group and Its Affiliates for the Spitzer and Nicholas Buildings in Support of the Four Corners Redevelopment Project**
 - d. St. Anthony's Redevelopment project update
 - e. Bids & Awards
 - f. Development Sales & Vacant Land Transfers
5. New Business
6. Adjournment



**Board of Directors
Finance and Human Resources Committee Minutes
September 10, 2025 at 2:00 p.m.**

Present: Chair Webb, Director Hughes, Director Beazley, Director Turner, President Mann, Treasurer Brownlee

Guests: Raina Dawson, Treasurer's office

Agenda

1. Status of 2025 Budget

President Mann and Treasurer Brownlee reported that the 2025 budget was on pace without issues. \$11.5 million in revenue has been earned to date, with \$9.8 million in expenses. The 2025 budget continues to be the largest ever managed by the Land Bank.

A minor budget amendment will be brought to the September Board meeting. The budget amendment adjusts the final Statutory Reutilization Fund amount for 2025 upwards by another \$150,000. The budget amendment also adjusts the ODO Brownfield Remediation grant accounts to reflect the \$4.93 million in new brownfield grant awards entered into in June.

2. 2026 Budget Goals

President Mann and Treasurer Brownlee reviewed their current assumptions for the 2026 budget. A Committee meeting will be scheduled in November or early December before the December Board meeting to review the proposed 2026 budget.

In the area of staffing, no changes are expected in 2026, and the Land Bank would maintain its 10-person team. 2026 is a "27th pay period" year. Due to a quirk of the modern calendar, every about 7 years, a 27th pay period happens. This will cause the 2026 budget for staffing to be artificially higher until it balances out by the end of 2027.

In the area of programming, the staff intends to bring a new RISE neighborhood proposal to the Board in December for 2026. The RISE neighborhood effort is being explored with the John Henry Eldred Jr. Foundation, along with other local community development partners, and the Foundation expects to be a significant funder of the efforts.

The Land Bank is also hosting the 2026 Ohio Land Bank conference, and we are expected to make financial and staff time investments as the local host committee.

Finally, in the area of grant awards, most of the awards in the last few years have a due date in 2026. The staff expects that much of our energy will be devoted to closing out those projects and reimbursing the grant dollars successfully by the deadline.

Because of the grant dollars, the 2026 budget is also expected to be one of the largest in Land Bank history.

3. Human Resources

President Mann reported that Hunter Kick had his first anniversary with the Land Bank on August 21, 2025. He earned a favorable performance review and has been promoted to the position of Construction Manager. Our construction team is doing excellent work.

President Mann also reported that he expected to incorporate an across-the-board wage increase in the 2026 budget and consider performance bonus awards for 2025. Currently, annual inflation stands at 2.7% and is growing; this metric will be considered in the context of wage increases. Overall, the team has performed exceptionally well in 2025, particularly given the quantity and complexity of projects underway.

President Mann asked that he be treated to the same opportunities for a wage increase and performance bonus as the remainder of the team, no more and no less. The Committee generally agreed.

4. Alternative Capital Lease policy

President Mann asked that the Board begin considering the adoption of an alternative capital lease policy for the Land Bank. An alternative capital lease is a tool available to Ohio land banks related to real property tax and sales tax exemptions. Port authorities have traditionally used the capital lease tool, and land banks are in a similar position.

First and foremost, the Land Bank's real property and sales tax exemptions exist to promote the redevelopment and reuse of vacant, abandoned, and tax-delinquent properties. A policy can help the Land Bank ensure that this tool is carefully applied to other property transactions when it is needed.

The draft policy will be shared with the Committee and introduced for consideration at the September Board meeting.

5. Tax Foreclosure processes

President Mann reported that the Land Bank has been struggling to acquire properties through the tax foreclosure process. One of the challenges that is unique to 2025 is the large number of Board of Revision valuation appeals, which many of the Treasurer's staff had to support instead

of tax foreclosure work. As those valuation appeals are finishing, opportunities for stronger performance through the end of the year are possible.

Residents do not understand the nuances or administrative roles in the tax foreclosure process. Because properties can often take 2 years to move through the system, when they used to take 6 months, frustration is brewing. The Land Bank is in the difficult position of having to meet resident expectations without much direct involvement in the tax foreclosure processes of the Treasurer's office and Prosecutor's office.

Treasurer Webb shared that she recognizes the challenge, and she and her team are working to dedicate resources to meet the twin needs of delinquent property tax collection and abandoned property tax foreclosure. One discussion that will be ongoing into 2026 is whether there are other tools at the disposal of the Land Bank to streamline these efforts.

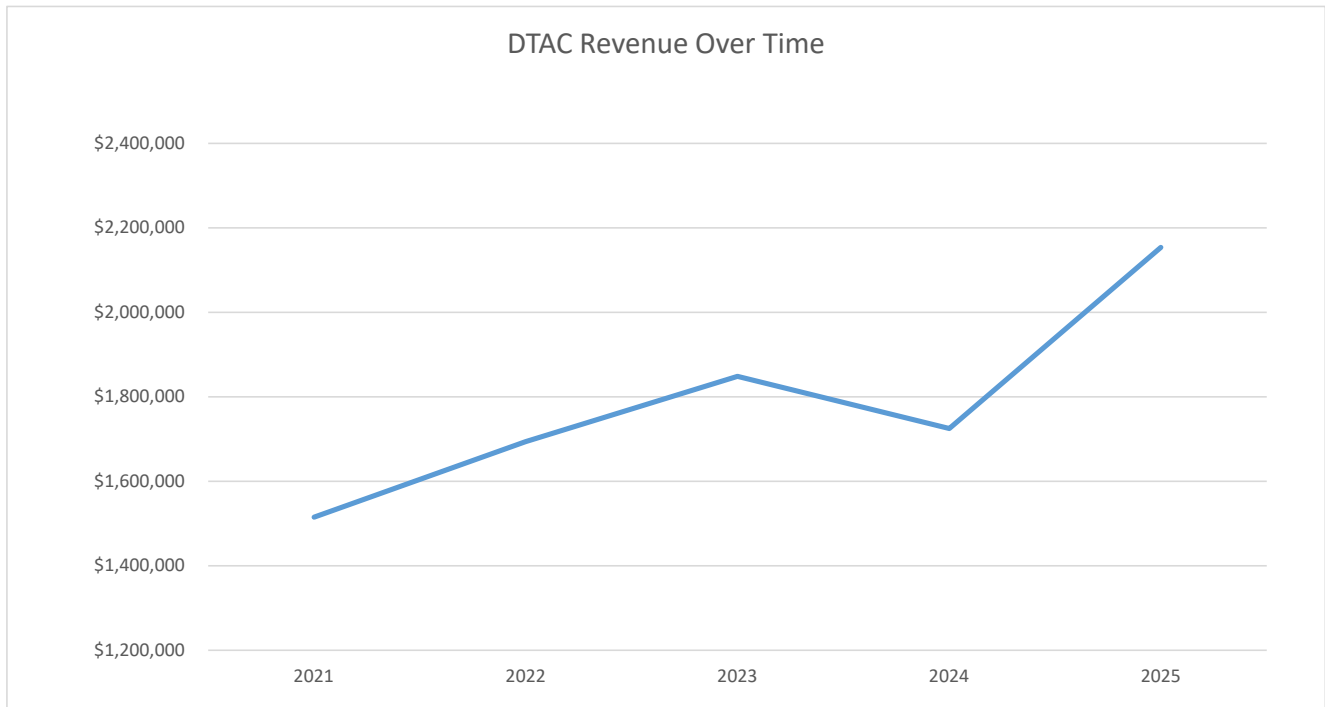
The Land Bank works best when it can acquire a property with a cleared title and move it back into productive use. To meaningfully tackle the ongoing challenges in our neighborhoods, this acquisition work needs to move more quickly.

No other business before the Committee, the meeting was adjourned at about 2:45 p.m.

Statutory Reutilization Income

Year	1st Half	% Diff1	2nd Half	% Diff2	Total	% DiffTot	\$ Change YTY
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	-4%	\$ 598,045	16%	\$ 1,725,013	2%	\$ 30,672
2025	\$ 1,590,795	41%	\$ 563,190	-6%	\$ 2,153,985	25%	\$ 428,972

5 Year Average (2021 - 2025) \$ 1,787,421



	2025 Budget as approved	2025 Actuals to date	2025 Budget Amendment 2	Change
Operating Income				
Statutory Reutilization Income	\$ 2,000,000	\$ 1,590,795	\$ 2,150,000	\$ 150,000
Investment Income	\$ 250,000	\$ 200,949	\$ 250,000	\$ -
Other Income	\$ 10,000	\$ 2,151	\$ 10,000	\$ -
Total Operating Income	\$ 2,260,000	\$ 1,793,895	\$ 2,410,000	\$ 150,000
Projects Income				
Project Reimbursement Income	\$ 1,110,099	\$ 329,637	\$ 1,110,099	\$ -
OLBA Employment Services Income	\$ 130,000	\$ 72,756	\$ 130,000	\$ -
HPI Escrow Income	\$ 150,000	\$ 12,888	\$ 150,000	\$ -
Property Sales Income	\$ 185,000	\$ 127,186	\$ 185,000	\$ -
Total Projects Income	\$ 1,575,099	\$ 542,467	\$ 1,575,099	\$ -

	2025 Budget as approved	2025 Actuals to date	2025 Budget Amendment 2	Change
Grant Income				
Pre-Development Income	\$ 600,000	\$ -	\$ 600,000	\$ -
Site Work Income	\$ 200,000	\$ -	\$ 200,000	\$ -
Exterior Renovation Income	\$ 1,000,000	\$ -	\$ 1,000,000	\$ -
Interior Renovation Income	\$ 2,000,000	\$ -	\$ 2,000,000	\$ -
General Conditions Income	\$ 200,000	\$ -	\$ 200,000	\$ -
HUD St. Anthony Income	\$ 4,000,000	\$ -	\$ 4,000,000	\$ -
Demolition Preparation Income	\$ 14,987	\$ -	\$ 14,987	\$ -
Asbestos Inspection & Abatement Income	\$ 59,956	\$ -	\$ 59,956	\$ -
Demolition & Site Clearance Income	\$ 194,851	\$ -	\$ 194,851	\$ -
Post-Demolition Restoration Income	\$ 29,975	\$ -	\$ 29,975	\$ -
ODOD Cleanup Pilot Income	\$ 299,769	\$ -	\$ 299,769	\$ -
Assessments Income	\$ 308,849	\$ 263,326	\$ 308,849	\$ -
Infrastructure Income	\$ 167,334	\$ -	\$ 167,334	\$ -
Demolition Income	\$ 629,923	\$ -	\$ 3,509,688	\$ 2,879,765
Cleanup & Remediation Income	\$ 1,450,442	\$ 77,205	\$ 3,284,192	\$ 1,833,750
Administrative Income	\$ 59,950	\$ 13,313	\$ 279,450	\$ 219,500
ODOD Brownfield Remediation Income	\$ 2,616,498	\$ 353,844	\$ 7,549,513	\$ 4,933,015
Pre-Demolition Income	\$ 758,483	\$ 168,186	\$ 758,483	\$ -
Demolition Income	\$ 13,390,605	\$ 4,084,905	\$ 13,390,605	\$ -
Post-Demolition Income	\$ 1,356,163	\$ 131,951	\$ 1,356,163	\$ -
Administrative Income	\$ 270,450	\$ 202,080	\$ 270,450	\$ -
ODOD Building Demolition Income	\$ 15,775,701	\$ 4,587,122	\$ 15,775,701	\$ -

	2025 Budget as approved	2025 Actuals to date	2025 Budget Amendment 2	Change
Demolition & Remediation Income	\$ 2,798,285	\$ 2,293,250	\$ 2,798,285	\$ -
Rehabilitation Income	\$ 6,778,021	\$ 910,099	\$ 6,778,021	\$ -
COT ARPA Income	\$ 9,576,306	\$ 3,203,349	\$ 9,576,306	\$ -
Lead Safe Renovation Income	\$ 1,108,925	\$ 330,132	\$ 1,108,925	\$ -
Administrative Income	\$ 123,592	\$ 32,356	\$ 123,592	\$ -
ODOD Lead Safe Income	\$ 1,232,517	\$ 362,488	\$ 1,232,517	\$ -
WHO Purchase Income	\$ 2,324,182	\$ 723,869	\$ 2,324,182	\$ -
WHO Renovate Construct Income	\$ 1,140,000	\$ -	\$ 1,140,000	\$ -
ODOD WHO Income	\$ 3,464,182	\$ 723,869	\$ 3,464,182	\$ -
Total Grant Income	\$ 36,964,973	\$ 9,230,671	\$ 41,897,988	\$ 4,933,015

	2025 Budget as approved	2025 Actuals to date	2025 Budget Amendment 2	Change
Operating Expenses				
Benefits Expenses	\$ 151,000	\$ 117,426	\$ 151,000	\$ -
Retirement Expenses	\$ 95,000	\$ 62,670	\$ 95,000	\$ -
Payroll Expenses	\$ 85,000	\$ 55,060	\$ 85,000	\$ -
Staff Expenses	\$ 1,086,000	\$ 702,948	\$ 1,086,000	\$ -
Office Expenses	\$ 24,500	\$ 15,287	\$ 24,500	\$ -
Other Expenses	\$ 500	\$ -	\$ 500	\$ -
Business Expenses	\$ 60,000	\$ 52,775	\$ 55,000	\$ (5,000)
Consulting Expenses	\$ 50,000	\$ 25,473	\$ 50,000	\$ -
Technology Expenses	\$ 25,000	\$ 44,282	\$ 70,000	\$ 45,000
Travel Expenses	\$ 35,000	\$ 34,600	\$ 40,000	\$ 5,000
Total Operating Expenses	\$ 1,612,000	\$ 1,110,521	\$ 1,657,000	\$ 45,000
Projects Expenses				
Inspection & Referral Expenses	\$ 10,000	\$ 750	\$ 5,500	\$ (4,500)
Ownership Expenses	\$ 400,000	\$ 306,604	\$ 500,000	\$ 100,000
Closing Expenses	\$ 500	\$ 336	\$ 500	\$ -
The Neighborhoods Fund Expenses	\$ 440,000	\$ 283,784	\$ 440,000	\$ -
HPI Escrow Expenses	\$ 150,000	\$ 31,301	\$ 150,000	\$ -
Development Expenses	\$ 500,000	\$ 533,737	\$ 750,000	\$ 250,000
Total Projects Expenses	\$ 1,500,500	\$ 1,156,512	\$ 1,846,000	\$ 345,500

	2025 Budget as approved	2025 Actuals to date	2025 Budget Amendment 2	Change
Grant Expenses				
Demolition Preparation Expenses	\$ 15,426	\$ 400	\$ 15,426	\$ -
Asbestos Inspection & Abatement Expenses	\$ 59,304	\$ 13,105	\$ 59,304	\$ -
Demolition & Site Clearance Expenses	\$ 218,690	\$ 85,298	\$ 218,690	\$ -
Post-Demolition Restoration Expenses	\$ 27,189	\$ 13,110	\$ 27,189	\$ -
ODOD Cleanup Pilot Expenses	\$ 320,609	\$ 111,913	\$ 320,609	\$ -
 Pre-Development Expenses	\$ 285,390	\$ 68,196	\$ 285,390	\$ -
Site Work Expenses	\$ 200,000	\$ -	\$ 200,000	\$ -
Exterior Renovation Expenses	\$ 1,000,000	\$ -	\$ 1,000,000	\$ -
Interior Renovation Expenses	\$ 2,000,000	\$ -	\$ 2,000,000	\$ -
General Conditions Expenses	\$ 200,000	\$ -	\$ 200,000	\$ -
St. Anthony Redevelopment Expenses	\$ 3,685,390	\$ 68,196	\$ 3,685,390	\$ -
 Lead Safe Renovation Expenses	\$ 1,017,723	\$ 717,362	\$ 1,017,723	\$ -
ODOD Lead Safe Expenses	\$ 1,017,723	\$ 717,362	\$ 1,017,723	\$ -
 WHO Purchase Expenses	\$ 1,915,364	\$ 1,647,761	\$ 1,915,364	\$ -
WHO Renovate Construct Expenses	\$ 1,140,000	\$ 11,723	\$ 1,140,000	\$ -
ODOD WHO Expenses	\$ 3,055,364	\$ 1,659,484	\$ 3,055,364	\$ -
 Assessments Expenses	\$ 295,449	\$ 152,217	\$ 295,449	\$ -
Infrastructure Expenses	\$ 167,334	\$ -	\$ 167,334	\$ -
Demolition Expenses	\$ 391,534	\$ -	\$ 3,271,299	\$ 2,879,765
Cleanup & Remediation Expenses	\$ 1,447,205	\$ 245,096	\$ 3,280,955	\$ 1,833,750
Administrative Expenses	\$ 66,287	\$ -	\$ 66,287	\$ -
ODOD Brownfield Remediation Expenses	\$ 2,367,809	\$ 397,312	\$ 7,081,324	\$ 4,713,515

	2025 Budget as approved	2025 Actuals to date	2025 Budget Amendment 2	Change
Demolition & Remediation Expenses	\$ 2,798,285	\$ 311,549	\$ 2,798,285	\$ -
Rehabilitation Expenses	\$ 6,778,021	\$ 19,950	\$ 6,778,021	\$ -
COT ARPA Expenses	\$ 9,576,306	\$ 331,499	\$ 9,576,306	\$ -
Pre-Demolition Expenses	\$ 815,440	\$ 147,697	\$ 815,440	\$ -
Demolition Expenses	\$ 13,346,943	\$ 4,090,584	\$ 13,346,943	\$ -
Post-Demolition Expenses	\$ 1,358,151	\$ 101,586	\$ 1,358,151	\$ -
ODOD Building Demolition Expenses	\$ 15,520,534	\$ 4,339,867	\$ 15,520,534	\$ -
Total Grant Expenses	\$ 35,543,735	\$ 7,625,633	\$ 40,257,250	\$ 4,713,515

	2025 Budget as approved	2025 Actuals to date	2025 Budget Amendment 2	Change
Total Income	\$ 40,800,072	\$ 11,567,034	\$ 45,883,087	\$ 5,083,015
Total Expenses	\$ 38,656,235	\$ 9,892,666	\$ 43,760,250	\$ 5,104,015
Operating + Projects Profit (Loss)	\$ 722,599	\$ 69,329	\$ 482,099	\$ (240,500)
Grants Profit (Loss)	\$ 1,421,238	\$ 1,605,038	\$ 1,640,738	\$ 219,500
Total Profit (Loss)	\$ 2,143,837	\$ 1,674,367	\$ 2,122,837	\$ (21,000)



Date: September 17, 2025

Resolution No. 2025-009

Title: Second Amendment to the 2025 Annual Budget; Ratifying Expenditures

Summary and Background: This resolution authorizes the Treasurer to further amend and restate the annual operating budget for the Corporation for the 2025 calendar year which was first amended through Resolution 2025-007, and to ratify expenditures made by the Corporation in 2025 through the date of this resolution, as needed.

Authority: Code of Regulations § 9.02; 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 2025 Annual Budget is amended and restated as set forth in the attachment to this resolution. Any expenditures made by the Corporation in 2025 through the date of this resolution and presented to the Board are hereby ratified to the extent required by and in accordance with the Corporation's Purchasing Policy.

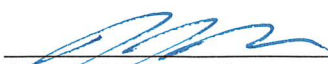
Section 2. The Treasurer is authorized to take all steps appropriate and necessary to incorporate this amended and restated budget into the Corporation's accounting system.

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 Poore voted yes
Director Sobecki voted yes
Director Sehlhorst 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

September 10, 2025

Lucas County Land Bank – Board of Directors
One Government Center, Suite 580
Toledo, OH 43604

RE: Four Corners Redevelopment - Spitzer & Nicholas Buildings

Dear Board Members,

The redevelopment of the Spitzer and Nicholas Buildings is an investment in the economic future of downtown Toledo. These projects will result in hundreds of new residents, commercial activity, and a vibrant streetscape; elements that attract business, generate tax revenue, and sustain long-term growth. By rebuilding these vacant buildings into active assets, we are refiring powerful engines for reinvestment that will boost existing momentum and drive downtown Toledo into its next phase of transformation.

RKP Group will employ the same approach to other projects since entering the Toledo market nearly two decades ago; reviving underutilized buildings, bringing them back into productive use, and positioning them to catalyze further investment around them. Our Standart Lofts, The Berdan, Fort Industry Square, and The Overmyer projects demonstrate how thoughtful redevelopment and long-term commitment builds energy and results in downtown being a place people want to live, work, and invest. The Spitzer and Nicholas buildings are the next and most ambitious projects in that progression. We at RKP Group care deeply about Toledo, its people, its future, and its success. We are excited and proud to be part of this effort to restore the Spitzer and Nicolas buildings as anchors of downtown living, culture, and vitality.

The strategic vision for both properties is flexible mixed-use. As part of that strategy, we will immediately accelerate marketing efforts to pursue larger anchor office and retail tenants. As potential users are identified, the necessary square footage and other needs for those tenants will be worked into the development plan. As redevelopment work progresses, space that is not earmarked for identified office tenants will be converted to additional residential units to ensure that each project remains viable under then current market conditions.

Spitzer Building

- **Lower Level**
 - Back-of-house utility, maintenance, and storage
 - Residential/commercial tenant storage
 - Management office, mail & package room
 - Commercial space / options for contiguous two-story retail/restaurant space
- **Ground Floor**
 - Commercial storefronts available for lease
 - Commercial space / smaller retail/restaurant spaces (1,500–5,000 SF) with individual storefronts
 - Interior arcade corridor
- Residential Lobby
- **Upper Floors (2nd–11th)**
 - 180-200 Class A residential units: studios, one-bedrooms, and two-bedrooms

Nicholas Building

- **Lower Level**
 - Back-of-house utility, maintenance, and storage
 - Residential/commercial tenant storage
 - Management office, mail & package room
 - Commercial space / options for contiguous two-story retail/restaurant space
- **Ground Floor**
 - Commercial space / initially left undemised to accommodate larger national/regional retailers
 - Residential lobby
- **Upper Floors (2nd–17th)**
 - 200-220 Class A residential units: studios, one-bedrooms, and two-bedrooms

Design, budgeting, and permitting for the Spitzer will begin immediately and progress through to the financial closing anticipated by year-end 2026*. Nicholas will proceed on a parallel track but slightly later with design and permitting in 2027* and close of financing to follow. As Nicholas advances toward completion, the next focus would be The Nasby. This sequencing will ensure that new units are introduced in phases to protect absorption and support sustainable growth.

Spitzer and Nicholas will bring nearly 400 new residential units to the market. Those units must be absorbed and stabilized to establish durable cash flows before additional inventory can be responsibly delivered. Sequencing is central to the financial and operational success of the individual buildings and the entire project. Sequencing is also mandated by existing historic tax credit awards with associated deadlines. Protecting those credits is essential to project viability. Spitzer must move forward immediately with Nicholas to follow. Equally important, the capital stack for projects of this scale depends on highly competitive incentive and grant programs. Advancing all three buildings too close in time would fragment applications, force the projects to compete against one another, and impact the viability of the entire project. By sequencing the buildings and units, we will enhance lender and investor confidence and maximize eligibility for the most advantageous financing structure.

This phasing is about protecting value, ensuring absorption, and sustaining momentum. Spitzer will establish the model, Nicholas will build on it, and Nasby will complete it and the Four Corners. Properly sequenced, the phased buildings will create a pipeline that creates and reinforces market demand, optimizes incentive capture, and guarantees that the Four Corners is not redeveloped piecemeal but reborn as a coordinated project for the future of downtown Toledo.

The Spitzer and Nicholas projects are more than just historic redevelopments; they are the cornerstone of a carefully planned strategy to sustain downtown Toledo's momentum. They will breathe new life into two of the city's most prominent landmarks and help carry downtown forward.

Again, we at RKP Group are excited for the opportunity to bring the Four Corners to life forward and look forward to working alongside all stakeholders to deliver these projects successfully to the downtown market.

Sincerely,

RKP Group

*Actual dates subject to change based upon myriad variables, including market conditions.



Date: September 17, 2025

Resolution No. 2025-010

Title: Authorizing the Corporation to Enter into Pre-Development Agreements and Related Leases with The RKP Group and Its Affiliates for the Spitzer and Nicholas Buildings in Support of the Four Corners Redevelopment Project

Summary/Background: In August 2020, the Corporation acquired the Spitzer and Nicholas buildings following an abandoned property tax foreclosure to support the redevelopment of the only remaining corner in downtown Toledo where all four original buildings stand (the “Four Corners Project”). This acquisition was the culmination of a decade of efforts to ensure that the buildings would contribute to, instead of detracting from, a revitalizing downtown Toledo.

In 2022, the Corporation issued a two-phase Request for Proposals to solicit a qualified developer for the Project. Following this RFP, the Board adopted Resolution 2023-001 in January 2023, which authorized the President to negotiate and enter into an agreement for the Four Corners project with The Model Group and ARK Development in the form best designed to meet the Corporation’s redevelopment goals in the President’s discretion.

Through this resolution, the Board alternatively authorized the President to negotiate and enter into such an agreement with The RKP Group if a development agreement could not be reached with The Model Group and ARK Development after reasonable diligence. To advance the Corporation’s development goals and consistent with Resolution 2023-001, the Corporation negotiated and entered into a pre-development agreement and lease agreements for the Four Corners project with The Model Group and ARK in June 2023.

Since that time, the Corporation has worked with The Model Group and ARK Development, and the City of Toledo, to make meaningful progress and achieve many accomplishments for the Four Corners project.

- The Corporation, the developers, and the City of Toledo established a clear vision for the project to establish a diverse mixed-use environment blending residential and commercial uses that creates new affordable and market-rate housing and new commercial space, returning density to this vital downtown intersection.
- The Corporation and the Port Authority funded a \$400,000 pre-development budget for the project, allowing the developers to undertake preliminary architectural and engineering work and prepare and submit tax credit applications.
- As a result of this predevelopment work, the developers secured \$19 million in Ohio Historic Preservation Tax Credits for the Nicholas building (December 2023) and the Spitzer building (June 2024). Collectively, these are the highest tax credit awards for a project in the history of Lucas County, underlining the historic potential of the buildings and the transformative goals of the project.

- By the end of 2026, the Corporation will have invested over \$15 MM in roof stabilization, asbestos & lead-paint remediation, interior building demolition, utility modernization, security and window repair, architectural and engineering, and building stabilization to position the buildings for redevelopment with the generous support of the State of Ohio and the City of Toledo through the federal American Rescue Plan Act.

After two years of reasonable diligence, The Model Group and ARK Development informed the Corporation that, due to factors largely beyond their control, they would not be able to move forward with the redevelopment of the Four Corners Project. As a result, the Corporation, The Model Group, and ARK Development have acknowledged the expiration of the pre-development agreement and are working toward a comprehensive settlement and release of all related matters, including lease agreements entered into for purposes of tax credit site control.

Following the expiration of the pre-development agreement with The Model Group and ARK Development, the Corporation began discussions with The RKP Group.

As provided for in their RFP submission and in their letter of interest dated September 10, 2025, The RKP Group is a Toledo and Michigan-based redevelopment firm led by Kevin Prater and Richard Karp and known for its successful projects in downtown Toledo, including the revitalization of Standart Lofts, The Berdan, Fort Industry Square, and The Overmyer. Over the past 15 years, RKP Group has completed over 350 new residential units and thousands of square feet of revitalized commercial space in downtown Toledo.

The RKP Group has confirmed its ongoing interest in serving as lead developer for the Project and in negotiating and entering into a public-private partnership pre-development agreement for the project with the Corporation.

The pre-development agreements for the Spitzer and Nicholas buildings will include standard language that was also part of agreements with The Model Group and ARK Development. It will also include non-negotiable items, including a pro forma showing all committed sources, a commercial tenant's plan, and a project labor agreement.

Entering into these pre-development agreements and related leases will allow the Corporation to coordinate the assignment of the OHPTC awards to The RKP Group, a necessary step toward demonstrating progress and preserving the awards for the Project.

Consistent with Resolution 2023-001, the President now seeks the authority to negotiate and enter into pre-development agreements and lease agreements for the Spitzer and Nicholas buildings with The RKP Group and its affiliates to advance the Corporation's development goals for the Four Corners Project.

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 President or his designee is authorized to negotiate and enter into on behalf of the Corporation a pre-development agreement and lease agreement for each of the Spitzer and Nicholas buildings with The RKP Group and its affiliates to advance the redevelopment of the Four Corners Project in downtown Toledo, in the reasonable discretion of the President or his designee and respecting the overarching goals of the Corporation for the Project.

Section 2. No pre-development agreement for any buildings in the Four Corners Project may be for a term longer than two years (inclusive of reasonable extensions) without prior approval of the Board. No agreement between the Corporation and The RKP Group and its affiliates for the transfer or development of the Spitzer and Nicholas buildings may be entered into without prior approval of the Board.

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

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

Action Taken:

Director Webb voted yes
Director Poore voted yes
Director Sobecki voted yes
Director Kapszukiewicz 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



Alternative Capital Lease Policy

Article I. Purpose.

Section 1.01 Definition

- (A) An “alternative capital lease” is the means by which a private party may benefit from either or both of the following:
 - (i) the power of a county land reutilization corporation or its wholly owned subsidiary to hold property free of ad valorem real estate property taxation, or
 - (ii) the power of a county land reutilization corporation or its wholly owned subsidiary to purchase building and construction materials and services for incorporation into a structure or improvement free from sales and use tax.

Section 1.02 Intent

- (A) This policy intends to govern the circumstances and terms by which the Lucas County Land Reutilization Corporation (the “Land Bank”) may offer an alternative capital lease to a private party to support the redevelopment of vacant, abandoned, and distressed real estate in Lucas County, Ohio.

Article II. Eligibility.

Section 2.01 Eligible Projects.

- (A) A project will be eligible for an alternative capital lease if it does any of the following for the benefit of Lucas County residents:
 - (i) Creates affordable housing units, with a Board-designated percentage of those units available to people earning at or below 120% of the Area Median Income for Lucas County, Ohio; or
 - (ii) Creates or retains living-wage jobs with affordable health insurance benefits.
- (B) An eligible project must include the following:
 - (i) A detailed project pro forma, including the inclusion of a replacement reserve fund, demonstrating that without an alternative capital lease, the proposed project would not be financially feasible.
 - (ii) Documented evidence that the development expenses for the project align with industry norms and market standards (e.g., reasonable profit margin, administrative costs, etc.).
 - (iii) A legal opinion documenting the project’s eligibility for an alternative capital lease.
 - (iv) A letter of support from the Mayor or Board of Township Trustees in Lucas County

where the project is located.

Section 2.02 Eligible Parties.

- (A) For-profit and non-profit entities are eligible. It is generally expected that an individual does not qualify for an alternative capital lease.
- (B) An entity seeking an alternative capital lease must provide the following for consideration of its request:
 - (i) At least three (3) years of global financial statements.
 - (ii) Any other documentation that would demonstrate that the entity is a productive property owner with the financial wherewithal to sustain the project.

Article III. Terms of Lease.

Section 3.01 Standard Expectations.

- (A) The term of the lease will be for up to 15 years, unless the lessee has demonstrated that a longer period of time is reasonable and necessary to the financing of the project. However, the lease may not be for a term that would be reasonably interpreted as constructive ownership under Ohio law.
- (B) The lease will be offered solely on a triple-net basis. The lessee will be responsible for all costs related to property maintenance, insurance, and operations, including tax assessments not exempted by the lease.
- (C) The lease will require the lessee and related entities, as necessary, to submit audited financial statements annually during its term. Failure to submit such statements or confirmation from such statements that the lessee is insolvent will be grounds for termination.
- (D) The Land Bank may terminate the lease at its discretion if the lessee fails to meet the financial or public benefits commitments made in the lease.
- (E) The lease will be terminated if the building is in chronic violation of building, health, and safety codes or the subject of a nuisance abatement action by the relevant authorities.
- (F) The lessee may not assign the lease without reasonable notice and the Land Bank's affirmative consent to the assignment. The Land Bank's consent is subject to an underwriting of the proposed assignee consistent with this policy. Notwithstanding the desire of the lessee to assign the lease, the Land Bank may withhold its consent for any reason.

Section 3.02 Additional Considerations.

- (A) The Land Bank may consider any other terms of the lease that, in its sole discretion, it determines to be appropriate and necessary to protect the public's interest.

Article IV. Review and Fees.

Section 4.01 Review Procedures.

- (A) In most cases, an alternative capital lease will be available to a proposed lessee at the invitation of the Land Bank.
- (B) The Land Bank will provide the proposed lessee with a project-specific list of documentation to assess the feasibility of the project, including financial assumptions, expense reasonableness, and the proposed public benefits. The Land Bank will review the lessee's request based on those materials and other publicly available documentation.

Section 4.02 Fees.

- (A) If the alternative capital lease includes an ad valorem real estate property tax exemption, the lessee will pay the Land Bank a negotiated fee on an annual basis. In most cases, the fee will be 20-40% of the projected yearly ad valorem real estate property tax obligation (inclusive of regular special assessments). When appropriate, the Land Bank may request that the lessee make an annual payment in lieu of taxes (PILOT) to the public school taxing district.
- (B) If the alternative capital lease includes a sales and use tax exemption for the purchase of building and construction materials and services for incorporation into a structure or improvement, the lessee will pay the Land Bank a one-time negotiated fee. In most cases, the fee will be 20% of the projected sales tax savings.
- (C) In the context of the project, after all expenses, including reasonable profit, are paid, the lessee will pay to the Land Bank any surplus cash. The Land Bank will use this surplus cash payment to support the creation and preservation of affordable housing in Lucas County.

Article V. Best Practices.

Section 5.01 Best Practices

- (A) This policy will be used by the Land Bank consistent with best practices informed by other Ohio county land reutilization corporations and the Ohio Land Bank Association.
- (B) Notwithstanding any other considerations under this policy, if the use of the alternative capital lease tool would put the Land Bank's general real estate or sales tax exemption for the reutilization and redevelopment of vacant, abandoned, and distressed property at serious risk of litigation or statutory modification or rescission, the Board shall refrain from the use of this tool.
- (C) Notwithstanding any other considerations under this policy, if the use of the alternative capital lease tool would put the Land Bank in the position of violating the prohibition on owning occupied properties totaling more than the greater of 50 properties or 25% of all real property held by the Land Bank, as provided for in R.C. 1724.02(A)(3), the Board shall refrain from the use of this tool.

Commercial Remediation and Cleanup Projects

Summary of Bids Awarded: 6/14/2025 – 9/12/2025

Pursuant to Resolutions No. 22-011, 24-008, and 24-010, the Corporation may solicit bids from qualified contractors and award bids at the lowest and best bid standard without prior approval by the Board of Directors for any work related to a project undertaken directly by the Corporation under one or more of the following programs: the Lucas County Commercial Site Clean-Up Pilot Program, the Ohio Building Demolition and Site Revitalization Program, the Ohio Brownfield Remediation Program, and the Corporation's subrecipient award from the City of Toledo under the American Rescue Plan Act. In exercising this authority, the President or his designee will present a summary of the bids and awards for review at the next regularly scheduled meeting of the Board of Directors.

A summary of the bids and awards made under these funding programs since June 14, 2025, is provided below as follows:

Summary of Bids Awarded

Bid Award: 215 City Park, Toledo, Ohio

Work: Commercial Demolition Work on Environmentally Contaminate Site
Contractor: EnviroTrac
Amount Awarded: \$196,500
Award Date: June 16, 2025
Funding Source(s): Brownfield Remediation Program

Bid Award: 1159 Buckingham, Toledo, Ohio

Work: Commercial Demolition Work
Contractor: SL Hauling
Amount Awarded: \$28,072
Award Date: June 17, 2025
Funding Source(s): Building Demolition and Site Revitalization Program

Bid Award: 3528 Monroe & 2345 Auburn, Toledo, Ohio

Work: Commercial Demolition Work
Contractor: D&R Demolition
Amount Awarded: \$59,200
Award Date: July 17, 2025
Funding Source(s): Building Demolition and Site Revitalization Program

Bid Award: 1216 W. Bancroft, Toledo, Ohio

Work: Commercial Demolition Work with Recognized Environmental Conditions
Contractor: Advanced Demolition Services
Amount Awarded: \$364,973
Award Date: August 25, 2025
Funding Source(s): Brownfield Remediation Program

Total for bids awarded:	\$648,745
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LUCAS COUNTY
Land Bank

Property Development Report

June 11, 2025 – September 9, 2025

COMPLETED RENOVATION PROJECTS

614 Virginia, 43620

Rental

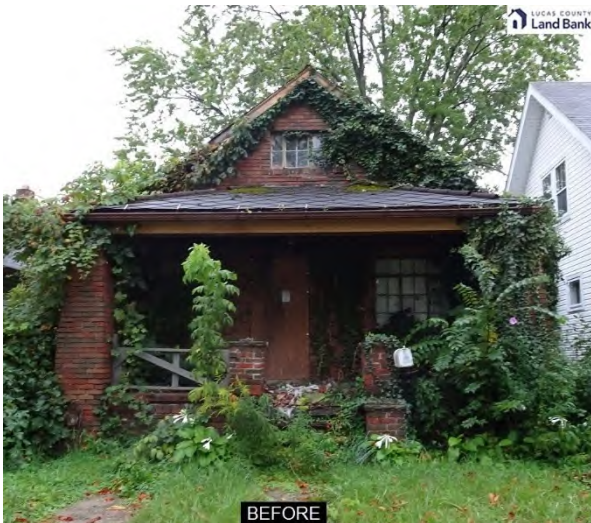


Buyer: Brian Cope & Bryan Tinsley

This duplex home in the Old West End was sold on 11/9/2018 for \$6,000 with the expectation that Mr. Cope and Mr. Tinsley would invest another \$18,620 in the renovation. The property passed the Land Bank's safety & habitability inspection on 7/14/2025.

1803 Oakwood, 43607

Owner-Occupant



Buyer: Jill Posta & Geoffrey Milewski

This single-family home in Clinton Park was sold on 3/26/2024 for \$7,888 with the expectation that the new owners would invest another \$29,112 in the renovation. The property passed the Land Bank's safety & habitability inspection on 8/18/2025.

141 Dexter, 43608

Rental



Buyer: Midwest Developers Enterprise LLC (Jesus Mondragon)

This single-family home in Sherman was sold on 3/15/2024 for \$8,000 with the expectation that Mr. Mondragon would invest another \$43,800 in the renovation. The property passed the Land Bank's safety & habitability inspection on 8/19/2025.

1333 Avondale, 43607

Rental



Buyer: William Van Wormer

This single-family home in Junction was sold on 5/16/2024 for \$4,000 with the expectation that Mr. Van Wormer would invest another \$58,500 in the renovation. The property passed the Land Bank's safety & habitability inspection on 8/21/2025.

PROPERTIES SOLD

933 Waverly, 43607

Owner-Occupant (Resale)



Buyer: Patrick & Therese Nwokolo

This single-family home in Scott Park was sold on 6/26/2025 for \$13,500 with the expectation that Mr. and Mrs. Nwokolo would invest another \$46,000 in the renovation. The home will then be sold to an owner-occupant.

1745 Stahlwood, 43613

Owner-Occupant



Buyer: Noah Cordova

This single-family home in DeVilbiss was sold on 6/30/2025 for \$20,000 with the expectation that Mr. Cordova would invest another \$33,000 in the renovation.



Buyer: Bova LLC (Sergiy Bova)

This single-family home in Polish Village was sold on 7/7/2025 for \$9,000 with the expectation that Mr. Bova would invest another \$38,000 in the renovation.



Buyer: Joseph Kizy

This single-family home in Scott Park was sold on 7/14/2025 for \$8,888 with the expectation that Mr. Kizy would invest another \$50,000 in the renovation. The home will then be sold to an owner-occupant.

1541 Booth, 43608

Rental



Buyer: Tenants Choice Property Management LLC

This single-family home in Manhattan Park was sold on 7/29/2025 for \$11,000 with the expectation that the new owner would invest another \$47,000 in the renovation.

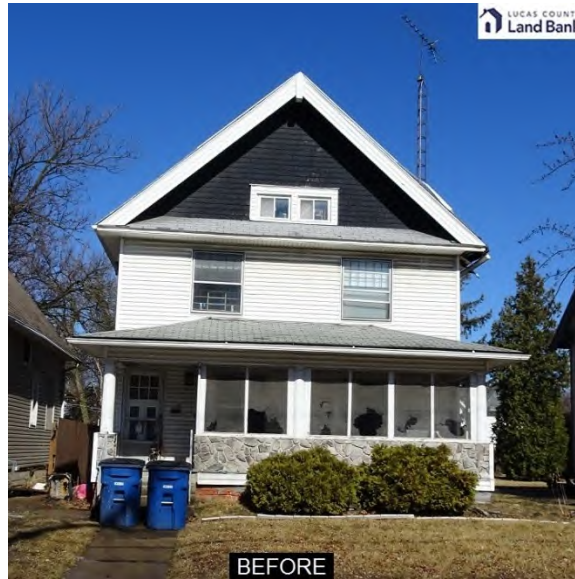
358 Spring Grove, 43605

Owner-Occupant (Resale)



Buyer: Lee Property Group LLC (Jackelyn Lee)

This single-family home in Raymer was sold on 8/15/2025 for \$9,000 with the expectation that Ms. Lee would invest another \$66,650 in the renovation. The home will then be sold to an owner-occupant.



Buyer: Janet Schulz Everhard

This multi-family home in the Old West End was sold on 8/25/2025 for \$9,000 with the expectation that Dr. Everhard would invest another \$130,700 in the renovation.

PROPERTIES PURCHASED UNDER THE WELCOME HOME OHIO PROGRAM

All homes purchased will be renovated and resold to an owner-occupant following the Welcome Home Ohio program guidelines.

1734 Milroy, 43605

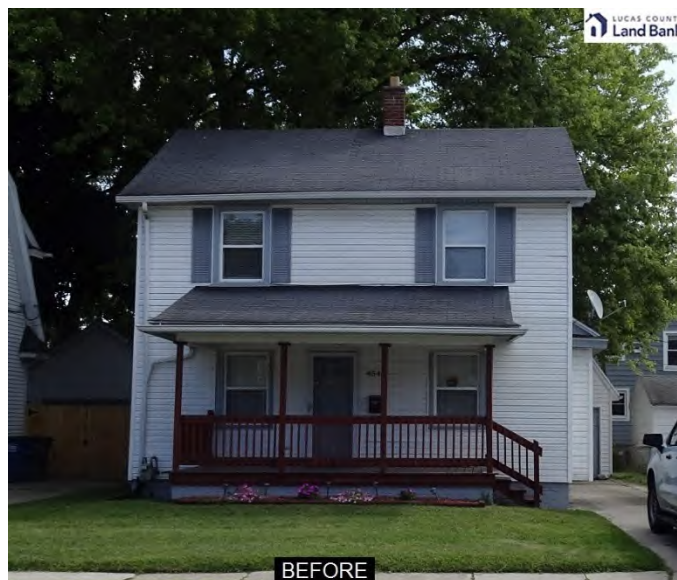
Owner-Occupant (Move-In Ready)



This single-family home in Oakdale was purchased by the Land Bank through the MLS and transferred to the Land Bank on 7/16/2025. The home is 1,204 square feet with 3 bedrooms and 1 full bathroom.

4544 Commonwealth, 43612

Owner-Occupant (Move-In Ready)



This single-family home in Library Village was purchased by the Land Bank through the MLS and transferred to the Land Bank on 7/17/2025. The home is 1,255 square feet with 3 bedrooms and 1 full bathroom.

4327 Overland, 43612

Owner-Occupant (Move-In Ready)



This single-family home in Library Village was purchased by the Land Bank through the MLS and transferred to the Land Bank on 7/24/2025. The home is 1,406 square feet with 3 bedrooms and 1.5 bathrooms.

4702 Vallejo, 43615

Owner-Occupant (Move-In Ready)



This single-family home in Reynolds Corners was purchased by the Land Bank through the MLS and transferred to the Land Bank on 7/30/2025. The home is 1,080 square feet with 3 bedrooms and 1 full bathroom.

2831 E Glenn, 43613

Owner-Occupant (Move-In Ready)



This single-family home in Trilby was purchased by the Land Bank through the MLS and transferred to the Land Bank on 8/7/2025. The home is 1,040 square feet with 3 bedrooms and 1.5 bathrooms.

1447 Craigwood, 43612

Owner-Occupant (Move-In Ready)



This single-family home in Library Village was purchased by the Land Bank through the MLS and transferred to the Land Bank on 8/12/2025. The home is 1,550 square feet with 3 bedrooms and 1 full bathroom.

4402 Drummond, 43613

Owner-Occupant (Move-In Ready)



This single-family home in DeVeaux was purchased by the Land Bank through the MLS and transferred to the Land Bank on 8/15/2025. The home is 1,358 square feet with 3 bedrooms and 1.5 bathrooms.

536 Clifton, 43607

Owner-Occupant (Move-In Ready)



This single-family home in Sleepy Hollow was purchased by the Land Bank through the MLS and transferred to the Land Bank on 8/25/2025. The home is 1,128 square feet with 4 bedrooms and 1.5 bathrooms.

PARCEL	ADDRESS	CITY	ZIP	TRANSFER DATE	PURCHASER	END-USE TYPE	NEIGHBORHOOD
0110161	1531 MACOMBER ST	TOLEDO	43606	5/15/2025	City of Toledo	Vacant Land	BUMA
0219724	2436 GASSER ST	TOLEDO	43606	5/15/2025	City of Toledo	Vacant Land	Auburndale
0219727	2430 GASSER ST	TOLEDO	43606	5/15/2025	City of Toledo	Vacant Land	Auburndale
0221691	2353 FULTON ST	TOLEDO	43620	5/15/2025	City of Toledo	Vacant Land	Olde Towne
0229327	1689 AVONDALE AVE	TOLEDO	43607	5/15/2025	City of Toledo	Vacant Land	Junction
0314291	1436 BAXTER ST	TOLEDO	43606	5/15/2025	City of Toledo	Vacant Land	Auburndale
0314297	1438 BAXTER ST	TOLEDO	43606	5/15/2025	City of Toledo	Vacant Land	Auburndale
0314304	1444 BAXTER ST	TOLEDO	43606	5/15/2025	City of Toledo	Vacant Land	Auburndale
0602117	619 AVONDALE AVE	TOLEDO	43609	5/15/2025	City of Toledo	Vacant Land	Junction
0602407	830 AVONDALE AVE	TOLEDO	43607	5/15/2025	City of Toledo	Vacant Land	Junction
0602581	853 INDIANA AVE	TOLEDO	43607	5/15/2025	City of Toledo	Vacant Land	Junction
0609884	3231 STICKNEY AVE	TOLEDO	43608	5/15/2025	City of Toledo	Vacant Land	Polish Village
0609887	3229 STICKNEY AVE	TOLEDO	43608	5/15/2025	City of Toledo	Vacant Land	Polish Village
0701397	869 HAMILTON ST	TOLEDO	43607	5/15/2025	City of Toledo	Vacant Land	Junction
0701421	839 HAMILTON ST	TOLEDO	43607	5/15/2025	City of Toledo	Vacant Land	Junction
0701424	845 HAMILTON ST	TOLEDO	43607	5/15/2025	City of Toledo	Vacant Land	Junction
0709294	3302 LAGRANGE ST	TOLEDO	43608	5/15/2025	City of Toledo	Vacant Land	Polish Village
0725251	2309 LAWRENCE AVE	TOLEDO	43620	5/15/2025	City of Toledo	Vacant Land	Old West End
0740514	1153 BLUM ST	TOLEDO	43607	5/15/2025	City of Toledo	Vacant Land	Junction
0740521	1147 BLUM ST	TOLEDO	43607	5/15/2025	City of Toledo	Vacant Land	Junction
0741867	1245 VANCE ST	TOLEDO	43607	5/15/2025	City of Toledo	Vacant Land	Junction
0853394	1570 TECUMSEH ST	TOLEDO	43607	5/15/2025	City of Toledo	Vacant Land	Junction
0853397	502 N DETROIT AVE	TOLEDO	43607	5/15/2025	City of Toledo	Vacant Land	Junction
0853404	508 N DETROIT AVE	TOLEDO	43607	5/15/2025	City of Toledo	Vacant Land	Junction
0853561	418 PULASKI ST	TOLEDO	43607	5/15/2025	City of Toledo	Vacant Land	Junction
0853734	1608 HAMILTON ST	TOLEDO	43607	5/15/2025	City of Toledo	Vacant Land	Junction
0853764	414 N DETROIT AVE	TOLEDO	43607	5/15/2025	City of Toledo	Vacant Land	Junction
0854157	227 JUNCTION AVE	TOLEDO	43607	5/15/2025	City of Toledo	Vacant Land	Junction
0854217	226 PULASKI ST	TOLEDO	43607	5/15/2025	City of Toledo	Vacant Land	Junction
0854361	242 N DETROIT AVE	TOLEDO	43607	5/15/2025	City of Toledo	Vacant Land	Junction
0854394	1755 BUCKINGHAM ST	TOLEDO	43607	5/15/2025	City of Toledo	Vacant Land	Junction
0854401	1765 BUCKINGHAM ST	TOLEDO	43607	5/15/2025	City of Toledo	Vacant Land	Junction
0854404	1767 BUCKINGHAM ST	TOLEDO	43607	5/15/2025	City of Toledo	Vacant Land	Junction
0900121	1947 CHASE ST	TOLEDO	43611	5/15/2025	City of Toledo	Vacant Land	North River
0957194	574 TECUMSEH ST	TOLEDO	43604	5/15/2025	City of Toledo	Vacant Land	Junction
0957431	834 HAMILTON ST	TOLEDO	43607	5/15/2025	City of Toledo	Vacant Land	Junction
0957454	609 TECUMSEH ST	TOLEDO	43604	5/15/2025	City of Toledo	Vacant Land	Junction
0957707	764 TECUMSEH ST	TOLEDO	43604	5/15/2025	City of Toledo	Vacant Land	Junction

PARCEL	ADDRESS	CITY	ZIP	TRANSFER DATE	PURCHASER	END-USE TYPE	NEIGHBORHOOD
0957741	625 NEBRASKA AVE	TOLEDO	43604	5/15/2025	City of Toledo	Vacant Land	Junction
0957874	605 HAMILTON ST	TOLEDO	43604	5/15/2025	City of Toledo	Vacant Land	Junction
0958151	744 VANCE ST	TOLEDO	43604	5/15/2025	City of Toledo	Vacant Land	Junction
0958694	751 BLUM ST	TOLEDO	43604	5/15/2025	City of Toledo	Vacant Land	Junction
0958907	856 NEBRASKA AVE	TOLEDO	43607	5/15/2025	City of Toledo	Vacant Land	Junction
0958937	824 NEBRASKA AVE	TOLEDO	43607	5/15/2025	City of Toledo	Vacant Land	Junction
0958981	742 NEBRASKA AVE	TOLEDO	43604	5/15/2025	City of Toledo	Vacant Land	Junction
0958984	738 NEBRASKA AVE	TOLEDO	43604	5/15/2025	City of Toledo	Vacant Land	Junction
0959101	514 N MILLER ST	TOLEDO	43607	5/15/2025	City of Toledo	Vacant Land	Junction
0959124	844 TECUMSEH ST	TOLEDO	43607	5/15/2025	City of Toledo	Vacant Land	Junction
0959147	824 TECUMSEH ST	TOLEDO	43607	5/15/2025	City of Toledo	Vacant Land	Junction
0959151	820 TECUMSEH ST	TOLEDO	43607	5/15/2025	City of Toledo	Vacant Land	Junction
0959407	155 WELLINGTON ST	TOLEDO	43607	5/15/2025	City of Toledo	Vacant Land	Junction
0959414	159 WELLINGTON ST	TOLEDO	43607	5/15/2025	City of Toledo	Vacant Land	Junction
0959431	223 WELLINGTON ST	TOLEDO	43607	5/15/2025	City of Toledo	Vacant Land	Junction
0964977	2401 LAWTON AVE	TOLEDO	43620	5/15/2025	City of Toledo	Vacant Land	Overland
1006017	318 COLUMBIA ST	TOLEDO	43620	5/15/2025	City of Toledo	Vacant Land	Olde Towne
1016921	131 STEEL ST	TOLEDO	43605	5/15/2025	City of Toledo	Vacant Land	Garfield
1019807	3031 MONROE ST	TOLEDO	43606	5/15/2025	City of Toledo	Vacant Land	BUMA
1102427	3003 N DETROIT AVE	TOLEDO	43610	5/15/2025	City of Toledo	Vacant Land	Overland
1122437	1105 MONTROSE AVE	TOLEDO	43607	5/15/2025	City of Toledo	Vacant Land	Scott Park
1123764	1220 PARKSIDE BLVD	TOLEDO	43607	5/15/2025	City of Toledo	Vacant Land	Scott Park
1212147	433 E PARK ST	TOLEDO	43608	5/15/2025	City of Toledo	Vacant Land	Polish Village
1315981	2023 N DETROIT AVE	TOLEDO	43606	5/15/2025	City of Toledo	Vacant Land	Englewood
1315441	1371 GRAND AVE	TOLEDO	43606	6/6/2025	Brandon Thompson	Side Lot - Homeowner	Englewood
1602264	1026 BUCKINGHAM ST	TOLEDO	43607	6/6/2025	Tevin Williams	Side Lot - Homeowner	Junction
1628834	3415 N DETROIT AVE	TOLEDO	43610	6/6/2025	Vincent Williams	Side Lot - Rental	Overland
0206044	844 OAK ST	TOLEDO	43605	6/9/2025	John Frey	Interested - Side Lot	Navarre
0206044	844 OAK ST	TOLEDO	43605	6/9/2025	John Frey	Side Lot - Homeowner	Navarre
1408234	220 FIELD AVE	TOLEDO	43609	6/9/2025	Mary Griesinger	Interested - Side Lot	Old South End
0602254	815 AVONDALE AVE	TOLEDO	43607	7/1/2025	Albert Savage	Side Lot - Homeowner	Junction
0602261	821 AVONDALE AVE	TOLEDO	43607	7/1/2025	Albert Savage	Side Lot - Homeowner	Junction
1547057	1107 N MICHIGAN ST	TOLEDO	43604	7/1/2025	Arnoldo Vazquez Hernandez	Interested - Side Lot	Vistula
2022041	1941 OLIMPHIA RD	TOLEDO	43615	7/1/2025	Cynthia Putman	Side Lot - Homeowner	Reynolds Corners
1315531	1390 FITCHLAND AVE	TOLEDO	43606	7/30/2025	Christopher Harris	Side Lot - Rental	Englewood
0206597	952 CLARK ST	TOLEDO	43605	8/15/2025	Mary & Ronald Cornelison	Interested - Side Lot	Navarre
0206597	952 CLARK ST	TOLEDO	43605	8/15/2025	Mary & Ronald Cornelison	Interested - Side Lot	Navarre

Total Vacant Lots Transferred: 75