



MONTGOMERY COUNTY
LAND BANK

Community Briefing

News from the Montgomery County Land Bank
Fall 2023

Communities Encouraged to Seek Brownfield Remediation Funding



Montgomery County communities again have a source of support for addressing the blight of brownfields.

The state of Ohio has allocated \$350 million over the next two years – \$175 million each year – to support communities in remediating their brownfields. The goal is to clean up Ohio’s environmentally contaminated sites and make them available for redevelopment.

Each of Ohio’s 88 counties will receive \$1 million, for which no match will be

required. The rest of the funds will be awarded on a first come, first served basis, with a 25% match of project costs required. To be considered, by the time the cleanup work begins, the property cannot be owned by the party that caused or contributed to the contamination.

As the lead applicant for Montgomery County communities, the Land Bank is reaching out to jurisdictions to invite applications for brownfield Phases 1 or 2 assessments, or ready for cleanup. To take advantage of the ODOD's first-come, first-served policy, the Land Bank is working with interested parties to make its submission once the state releases its guidelines and the application portal is opened.

The Land Bank will continue to work with interested parties to prepare submissions through the first round of funding in anticipation of a second round.

For more information or support, please contact Paul Bradley at PBradley@MCLandBank.com or 937-531-6921.

Demolition Funds Again Available



Governor Mike DeWine has just announced a new round of the [Ohio Building Demolition and Site Revitalization Program](#). It will provide \$150 million in grants to raze dilapidated commercial and residential buildings and revitalize surrounding properties throughout the state.

Blighted, vacant or abandoned commercial and residential buildings on sites that are not brownfields are eligible for demolition. To qualify, the properties also must have been declared a nuisance, a legal status that permits access to the properties.

The Land Bank will again serve as the lead applicant for Montgomery County communities.

Each county will have access to a \$500,000 set-aside, with the remaining funds to be awarded on a first-come, first-served basis. ODOD's program will pay 75% of project costs, while the Land Bank is offering to pay one-half of the required 25% match (or 12.5%). The jurisdiction will be responsible for the remaining 12.5%.

The Land Bank will accept applications through December 1, 2023. Officials plan to submit local projects to ODOD as early as possible to maximize the potential to obtain funding.

During the first three rounds of the demolition program, which began in 2022, the state awarded nearly \$150 million in grants to support 3,699 projects in 87 counties.

Montgomery County communities received \$10.1 million to remove and clean up 266 blighted properties.

To learn more, please contact Julie Harris at jharris@mclandbank.com or 937-531-6921.

What is a 'Nuisanced' Property?



Before the Land Bank can submit a jurisdiction's property for consideration under the state's demolition program, legal requirements must be met to ensure there's no infringement on the property owner's rights.

Although each community adopts its own process for declaring a property a nuisance, or follows the Ohio Revised Code's process, the legal mechanisms are similar. The process is triggered when a designated local official, often a fire chief, declares an abandoned, dilapidated property – one with broken windows, holes in the roof, missing doors and the like – a safety hazard.

After a title search, the property owner and/or their heirs are notified about the nuisance declaration and offered the opportunity to make repairs to bring the property back to code. If the owner doesn't pursue this option, the property is "nuisanced," which means it can be legally accessed for measures to alleviate the safety hazard.

Update: Residents Embrace Tree Program

Making Shade



Montgomery County residents are taking steps to bring the beauty and comfort of a tree canopy back to their neighborhoods.

To promote the planting of trees in areas where the tree canopy has disappeared over time, the [Ohio Department of Natural Resources](#) and the Land Bank launched the [Tree Equity Reforestation](#) program last spring. Each organization committed \$25,000 to the program.

A total of 40 trees – including five native varieties – have been planted, to date. Twenty additional trees are to be planted yet this fall.

Residents who live in underserved and other designated neighborhoods, and who commit to caring for a new tree planted on their property, may qualify for the program. Learn more by calling (937) 531-6921 or visiting the [Land Bank's website](#).