



The Clinton County Land Bank

2023 REPORT

The Clinton County Land Reutilization Corporation (Land Bank) has been returning abandoned and vacant land in Clinton County, Ohio to productive use since 2016.



Contents

Contents	1
Executive Summary	2
Leadership	3
Founding of the Clinton County Land Bank	4
Frequently Asked Questions	6
Year-to-Date Summary	7
By the Numbers (2016-2023)	8
Featured Projects	11
Partnership and Collaboration	20

Clinton County Land Reutilization Corporation (Land Bank)

69 N. South Street
Wilmington, Ohio 45177
esizer@clintoncountyrpc.org
(937) 383-5847
www.clintoncountylandbank.com

Executive Summary

In just its seventh year in existence, the Clinton County Land Reutilization Corporation, or more commonly know as the “land bank,” has demonstrated a community and economic impact in Clinton County that has exceeded the expectations that were set at its inception.

Initially, the land bank was expected to serve as the mechanism for the county community to confront and address the worst cases of vacant and abandoned properties plaguing neighborhoods and areas throughout the county, and to not only remove blight, but to stabilize these properties by returning them to responsible ownership. So far the land bank has addressed over 100 such cases, more than one per a month since its creation, and more than double what it set out to accomplish with its initial seed funding through the Neighborhood Initiative Program.

Where the land bank exceeded expectations is in the scale of the acquisition and cleanup of properties and the private sector investment and value generated for every municipality and nearly every township through the disposition of properties. Instead of ending up with a myriad of vacant lots following blight removal efforts, the land bank has sold over 80% of disposed property for new construction or rehabilitation at a sales

value of \$643,000 and estimated investment value of over \$4.5 million. In short, the land bank, through its disposition efforts, and during an exceptionally challenging housing market era, has generated more new housing structures than any new development in the county.

Many of the properties addressed by the land bank had been adversely impacting communities and residents for decades and were some of the most pressing challenges facing these communities. The success of the land bank has been a case study of how genuine collaboration and partnership can generate success in confronting our community’s most difficult challenges. The mission of the Clinton County Regional Planning Commission, which advocated for the land bank’s creation and has administered the land bank since the beginning, is “communities working together,” and the land bank has demonstrated the tremendous return on investment that results from such a mission.



Taylor Stuckert, AICP
Clinton County Regional Planning
Commission

Leadership

Clinton County Land Reutilization Corporation (Land Bank)

Board of Directors

Kerry Steed, Chair (County Commissioners)
Brian Shidaker, Vice Chair (City of Wilmington)
Kyle Rudduck, Treasurer (County Treasurer)
Mike McCarty (County Commissioners)
Gary Moore (Marion Township, Trustee)

Staff: Clinton County Regional Planning Commission

Taylor Stuckert, MCP, AICP
Ellen Sizer, MCP

The Clinton County Regional Planning Commission (CCRPC) administers the land bank. Along with other county partners, the CCRPC staff is responsible for carrying out the land bank's mission.

Founding of the Clinton County Land Bank

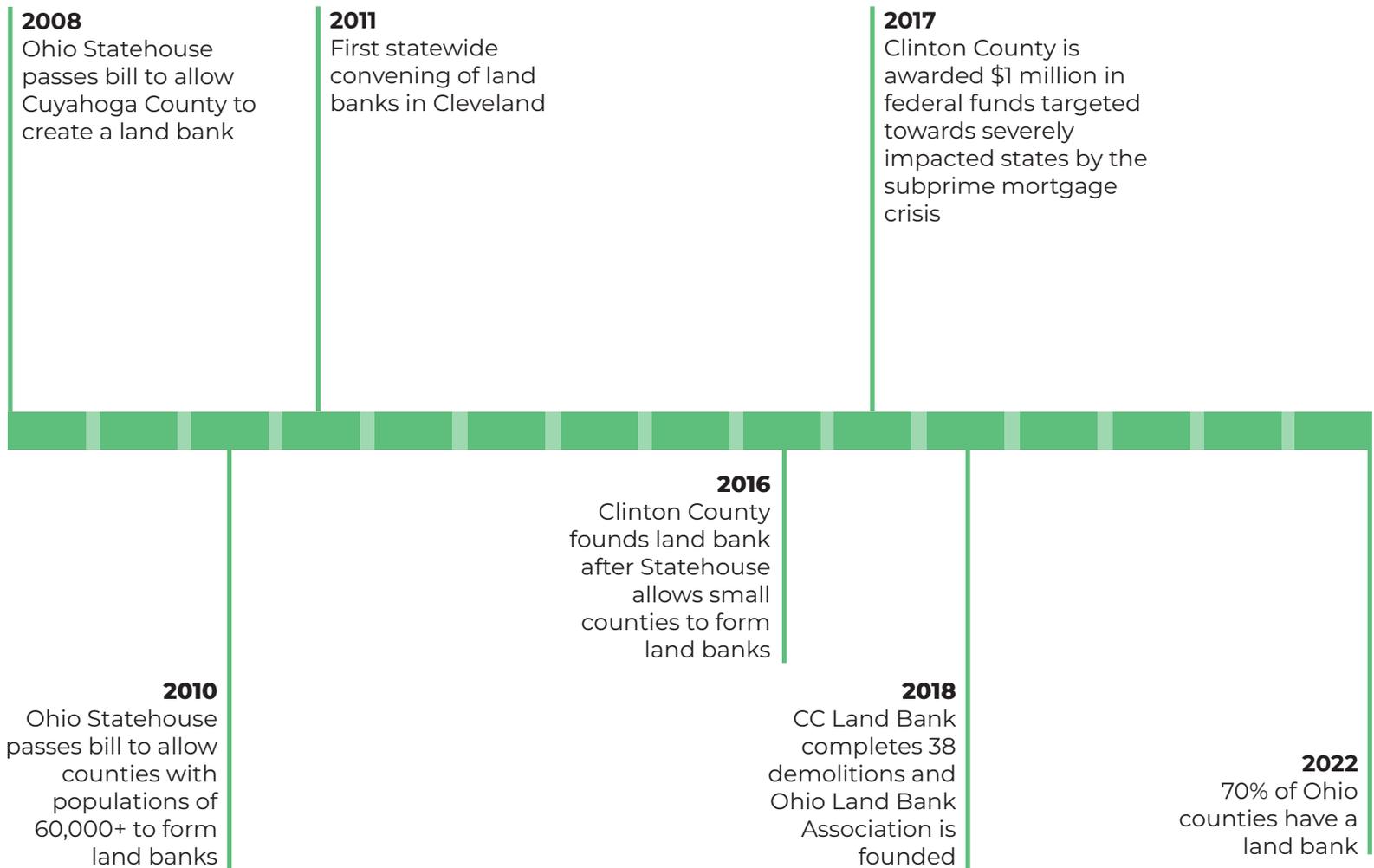
The Clinton County Land Reutilization Corporation (CCLRC), or “land bank,” was created in 2016 in order to return vacant and abandoned properties to productive use throughout Clinton County. Land banks became a popular redevelopment tool after the collapse of the housing market in 2007, which Ohio was particularly affected by. Clinton County was one of the first rural counties in Ohio to adopt a land bank and quickly made progress in its first year thanks to a \$1 million grant to redevelop underutilized land throughout the county.

Land banks work by acquiring properties with a backlog of unpaid taxes that make them undesirable for the market. As a quasi-governmental entity, land banks can easily acquire properties and make the changes necessary for land to be attractive on the market again. This involves clearing the title and performing demolition, rehabilitation, or brownfield cleanup.

The Clinton County Land Bank is funded by federal grants and the County Treasurer’s delinquent tax and assessment collection fund (DTAC). The Land Bank is operated by the Clinton County Regional Planning Commission (CCRPC) and governed by a board consisting of county commissioners, the County Treasurer, a Wilmington representative, and a township or village representative.



Timeline: 15 Years After the Subprime Mortgage Crisis



Frequently Asked Questions

What's a land bank?

“County land bank” is the informal name for a land reutilization corporation established under sections 1724 and 5722 of the Ohio Revised Code. County land banks are quasi-governmental organizations with the public purpose of reclaiming, rehabilitating and reutilizing economically non-productive land.

What does a land bank do?

County land banks facilitate the return of vacant, abandoned and tax-foreclosed properties to productive economic use. County land banks take ownership of properties and clear title, assemble parcels for development, and manage properties until redevelopment can begin.

How is it funded?

The Land Bank is funded by 5% of the County Treasurer's delinquent tax and assessment collection fund (DTAC) and federal grants.

Why are land banks “quasi-governmental” entities?

Quasi-governmental entities are designed to have the efficiency of the private sector with

governmental accountability. Land banks can buy, sell, borrow, lend, float bonds, and be an equity partner in development projects. Other examples of quasi-governmental entities include port authorities and community improvement corporations.

Who controls a county land bank?

County land banks are governed by a board of directors, which must include at least two county commissioners, the county treasurer, a representative of the largest municipality in the county, and a township representative.

How can I buy or donate a land bank property?

Prospective buyers or donors can view available properties online at www.clintoncountylandbank.com and submit a property request.

Reference: Western Reserve Land Conservancy, “Land Bank Playbook: Frequently Asked Questions Regarding County Land Reutilization Corporations.” Accessed October 29, 2022 at www.wrlandconservancy.org/county-land-banks/playbook_home.

Year-to-Date Acquisitions and Dispositions (2022-23)

Property Stats

ACQUIRED

Property Type	Quantity
Buildable	15
Rehabs	2
Sidelots	2
Total	19

DISPOSED

Property Type	Quantity	Sale Value	Construction Value
Buildable	33	\$643,682	\$4,534,000*
Rehabs	7	\$599,482*	\$239,698*
Sidelots	11	\$83,000*	N/A
Total	51	\$1,326,164	\$4,773,698

By the Numbers (2016-2023)

Property Stats

Between 2016 and 2023, the Land Bank acquired 109 distressed properties and increased resale value by \$3.8 million through a combination of rehabs, demolitions, and redevelopments.

ACQUIRED

109

REHABBED

9

RESOLD

43

VALUE ADDED

\$3.8M

The total value of all redeveloped properties equates to \$3,745,321 after being resold on the market.

By the Numbers (2016-2023)

Return on Investment

Land Bank acquisitions have generated a 214% return on investment, bringing aggregate property values from \$1.2 million to \$4.9 million.

PRE-ACQUISITION VALUE

\$1.2M

RESALE VALUE

\$4.9M

LAND BANK INVESTMENT

\$1.8M

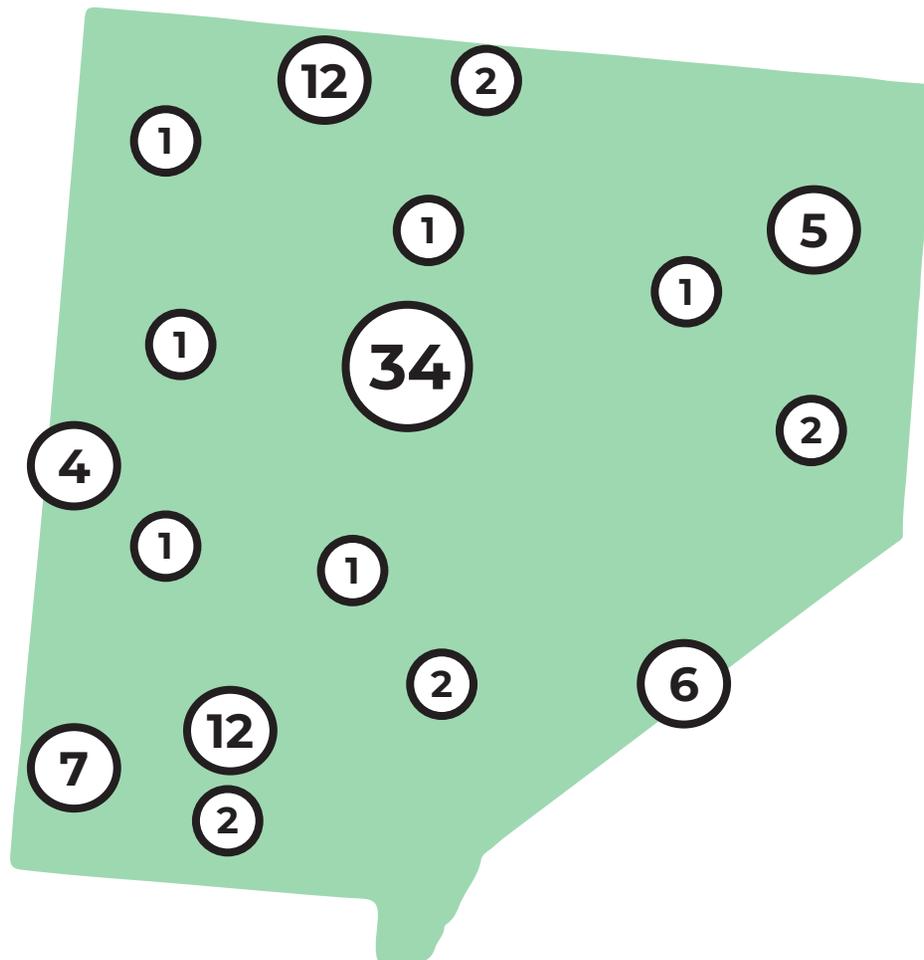
RETURN ON INVESTMENT

214%

By the Numbers (2016-2023)

Acquisitions by Place

The Land Bank is committed to working throughout the county in towns, townships, and hamlets. The 109 properties acquired range from vacant lots, sidelots, and commercial and residential buildings.



Municipalities

- Wilmington (34)
- Blanchester (7)
- Sabina (5)
- New Vienna (6)
- Clarksville (4)
- Martinsville (2)
- Midland (12)
- Port William (1)

Townships

- Chester (2)
- Vernon (2)
- Wayne (1)
- Washington (2)
- Richland (1)
- Liberty (2)

Hamlets

- Lumberton (5)
- Westboro (2)
- Lees Creek (1)

Featured Projects: New Residential Development in Clinton County

Since its founding the Clinton County Land Bank has demolished over 80 dilapidated structures to revitalize surrounding properties and attract investments and opportunities in many cases to historically under-invested areas. Over 80% of the sold properties have been for new infill construction for a total sale value of \$643,682.00 and estimated construction value of over \$4.5 million.

59 Second Street, New Vienna

Sold For: \$5,425

Construction Value: \$96,000

Sold To: Dunn Construction

End Use: New Construction for Sale

59 SECOND STREET NEW CONSTRUCTION



9014 US 22/3

Sold For: \$525,000

Sold To: Derek Rice

End Use: Single-Family, Owner-Occupied

9014 US 22/3 NEW CONSTRUCTION



Featured Projects: New Residential Development in Clinton County

End uses range from single-family, owner-occupied homes to duplexes, triplexes, and even multifamily townhomes, and also include residential rehabilitation projects. These impactful contributions to Clinton County not only address the cleanup of blighted structures, but also provides much-needed housing for the local real estate market in the County.

360 E Main Street, Clarksville

Sold For: \$24,000

Construction Value: \$300,000

Sold To: Jodie Credit

End Use: 3 Renter-Occupied Townhomes

370 N Spring Street, Wilmington

Sold For: \$10,000

Construction Value: \$270,000

Sold To: Luke Credit

End Use: 3 Renter-Occupied Townhomes

370 N SPRING NEW CONSTRUCTION



Featured Projects: County Gateway

Sunflower Gateway: 8538 US 68

The Land Bank partnered with the Ohio Farm Bureau to transform a dilapidated entryway into Clinton County into a large field of sunflowers. Before the properties were acquired, the crossing into Clinton County on US 68 from Green County was surrounded by a junkyard and decaying structures. The Land Bank cleaned up the gateway by arranging demolitions, junk removal, and flower planting to make the field possible.

“Pollinators are an important asset to the agricultural community as many fruits and vegetables require their assistance for pollination.”

ASHLEY ROSE, organization director of the Ohio Farm Bureau for Clinton, Fayette, Green, and Warren Counties

The Farm Bureau supported the planting of flowers at the site due to its positive impact on the local agricultural ecosystem. The Bureau’s local Organization Director, Ashley Rose, remarked that “Pollinators are an important asset to the agricultural community as many fruits and vegetables require their assistance for pollination.”

This gateway project demonstrates how the Land Bank achieves several of the CCRPC’s regional planning goals. Thoughtful land redevelopment can be beneficial to the ecosystem, county tourism, public safety, and property values.

BEFORE



AFTER



Photo by Eileen Brady

Featured Projects: County Gateway

Lumberton General Store

The story of the Lumberton Restaurant or what is warmly known as the “68 Family Restaurant” has been intertwined with the history of Clinton County residents for decades. What once was a thriving and local favorite dining spot, became a deteriorating and abandoned building after the previous owner, Hiram Bledsoe, passed away in 2005. It wasn’t until 2020, the property was able to start its newest chapter in rehabilitation and revitalization.

Through the collaboration between the adjacent business owners, Paul and Randy Wyatt of the Cabinet Gallery, the Clinton County Land Bank, Assistant Prosecutor Justin Dickman, and the original owner’s granddaughter, Emma Buchanan, and her husband Sam Ginn, did the rehabilitation truly begin.

BEFORE



AFTER



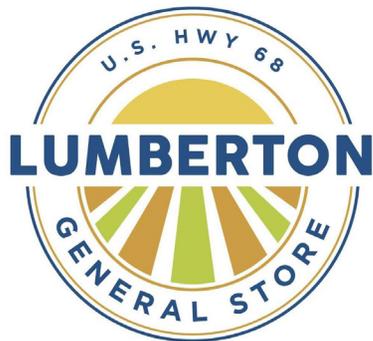
Featured Projects: County Gateway

Lumberton General Store

Over the past couple years, Paul, Randy, Emma and Sam have been able to completely convert the dilapidated property into its modern acclaim. Through their hard work, many hours, and determination to serve the community, they are “grateful every day that our dream of opening the doors is coming true and that stories of the little blue Lumberton restaurant will continue to live on in its new form” (<https://www.lumberton68.com/our-story>)

The doors will be officially opening in 2023.

STORE LOGO



BEFORE



AFTER



Featured Projects: Wilmington

Rehab: 263 Mulberry Street, Wilmington

Sold For: \$18,500

Rehab Value: \$101,195

Sold To New Owner For: \$205,000

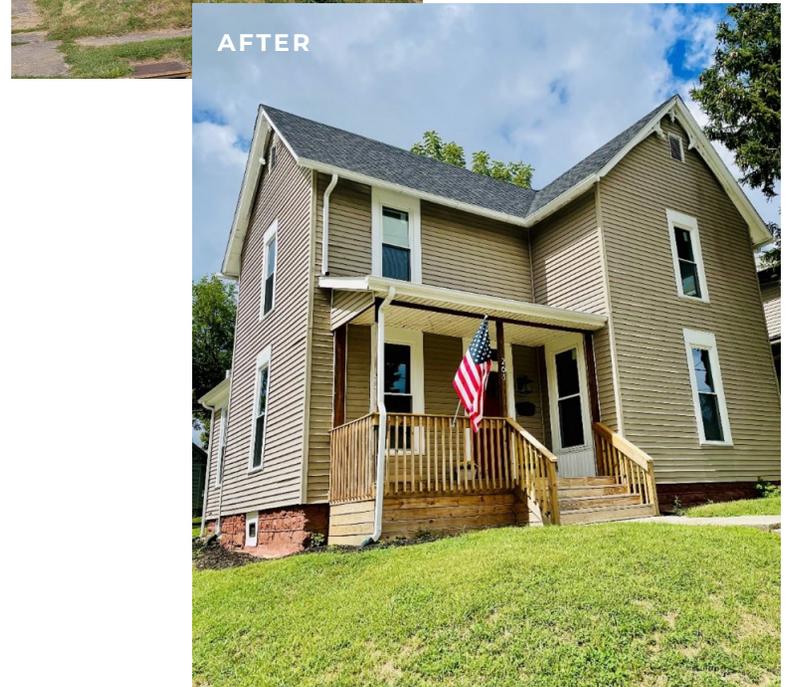
263 Mulberry Street was completed by local developer Eileen Brady, who rehabilitated a Wilmington home acquired by the Land Bank.

“What is especially motivating is when neighbors stop by to thank us for fixing up a house that had been in disrepair for years.”

EILEEN BRADY, local developer

The Land Bank was able to make the property more attractive for investment when it acquired the property, cleared remaining tax liens, and received support from the City of Wilmington with cleanup.

Brady stated that, “I was happy to work with the land bank because I wholeheartedly support its mission of cleaning up blighted properties in our county. Over the years I’ve personally renovated about a dozen properties in Clinton County, and it makes me proud to see the houses and buildings returned their best — for both residents and for visitors to our area. The properties have continued to be cared for and have increased in value for their owners, which is a win-win.”



Featured Projects: Wilmington

Rehab: 263 Mulberry Street, Wilmington

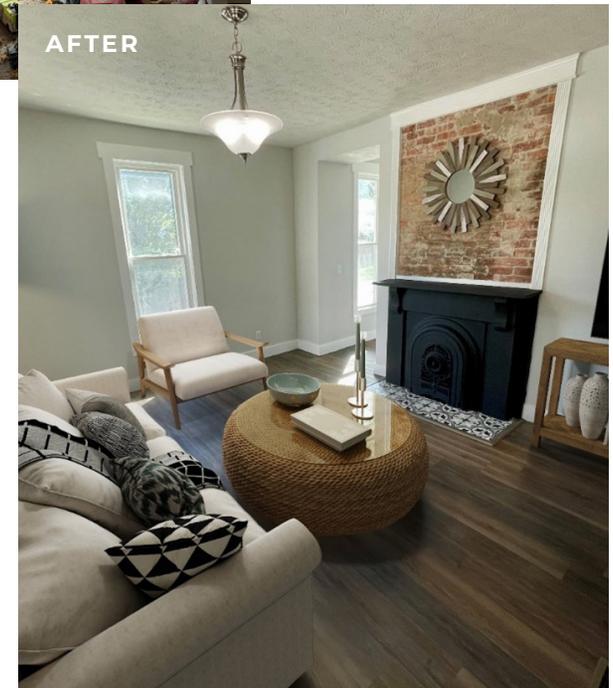
Brady continued that, “As with other houses we have worked on, what is especially motivating is when neighbors stop by to thank us for fixing up a house that had been in disrepair for years. We’ve encountered grateful neighbors at every property, and I know many neighbors are appreciative of the land bank’s work in various areas.”

“Our work is more than demolition, it is restoration, and we are very fortunate to have people like Eileen who care about the historic fabric of our communities.”

**TAYLOR STUCKERT, AICP,
executive director of the CCRPC**

“As with all of our work, there are many team players that contribute to the land bank’s positive impact in the community,” stated Taylor Stuckert, executive director of the Clinton County Regional Planning Commission, which administers the land bank. He added that, “Our work is more than demolition, it is restoration, and we are very fortunate to have people like Eileen who care about the historic fabric of our communities and does such a tremendous job in seeing the

potential of properties that many consider ‘lost,’ and the quality and care of her work shows.”



Featured Projects: Wilmington

Rehab: 865 W Main Street, Wilmington

Sold For: \$45,000

Rehab Value: \$19,740

Use: Renter-Occupied Property

The property at 865 W Main Street in Wilmington was found in deteriorating condition. After a competitive bid process and year of cleanup and renovation, the property was revived and is ready for new occupants.

“Working with the land bank was a great experience. It is nice to see that the city is trying their best to clean up and make Wilmington feel more like home. We enjoyed being part of the process.”

NAYAN PATEL, local developer

the city is trying their best to clean up and make Wilmington feel more like home. We enjoyed being part of the process.”

Nayan Patel, alongside his family placed the winning bid on the property with the goal to clean-up and renovate the two-bedroom, one-bathroom house. It proved to be a challenging task, but nothing a little teamwork couldn't solve. Patel credits his contractor for most of the work as well as his time working with the Land Bank. “Working with the land bank was a great experience. It is nice to see that



Featured Projects: Wilmington

Rehab: 865 W Main Street, Wilmington

The process started with the work of the property being acquired led by the support of Assistant Prosecutor Justin Dickman with the Clinton County Prosecutor's Office and Annen Vance with Wilmington Code Enforcement. Then, in collaboration with local realtors, community members, and the Land Bank, the property was able to be cleaned up and brought back to life.

For 865 West Main Street, Patel said, "to see a property in such harsh conditions transformed into something beautiful means a lot to my family and me."

The process started with the work of the property being acquired led by the support of Assistant Prosecutor Justin

Dickman with the Clinton County Prosecutor's Office and Annen Vance with Wilmington Code Enforcement. Then, in collaboration with local realtors, community members, and the Land Bank, the property was able to be cleaned up and brought back to life. For 865 West Main Street, Patel said, "to see a property in such harsh conditions transformed into something beautiful means a lot to my family and me."

"To see a property in such harsh conditions transformed into something beautiful means a lot to my family and me.."

NAYAN PATEL, local developer



Partnership and Collaboration

The work of the Clinton County Land Reutilization Corporation would not have been possible without the support of the many partnerships and collaborations with public, private, and nonprofit organizations in Clinton County and the State of Ohio.

Thank You to Our Partners:

- City of Wilmington and Villages
- Clinton County Auditor
- Clinton County Building and Zoning Department
- Clinton County Commissioners
- Clinton County Engineer
- Clinton County Farm Bureau
- Clinton County Health District
- Clinton County Juvenile Probation
- Clinton County Prosecutor
- Clinton County Recorder
- Clinton County Sherriff's Department
- Clinton County Treasurer
- Internships/Co-Ops
- Local Developers
- Local Realtors
- Ohio Land Bank Association
- The State of Ohio
- Wilmington City Schools



The Clinton County Land Bank

2023 REPORT



Document design by Kelly Crouch