State of the Region
Models for Revitalization

Muskingum County Land Reutilization Corp.
Andy Roberts – Executive Director
Brief History of Land Banking in Muskingum County

• 2013 – Muskingum County Incorporates the MCLRC
  o Largely operates as a passive Land Bank, moving tax forfeited property.
• 2019 – Reorganization of Board
  o Hired Executive Director
  o Commissioners allocated 5% of DTAC Funds
• 2020 – Change of Focus
  o Addressing large scale industrial blight
  o Increased holdings ten fold
• 2021-2022 – Redevelopment
  o Submitted cleanup grants for industrial sites through ODOD
  o Looking to build our first infill housing
What is a Land Bank?

A Land Bank is a quasi-governmental entity with both governmental and corporate powers.

A Land Bank has four statutory purposes in Ohio:

- Facilitating the reutilization of vacant, abandoned, and tax-foreclosed real property.
- Efficiently holding such property pending reutilization.
- Assisting entities to assemble and clear the title of such property in a coordinated manner.
- Promoting economic and housing development.
MCLRC Board

- Cindy Cameron – County Commissioner
- Mollie Crooks – County Commissioner
- Ann Gildow – City of Zanesville Representative
- Todd Hixson – County Treasurer
- Jody Spencer – Township Representative

The Board of Directors has full control of the MCLRC holdings, and determines both general policy as well as specific target areas.

Heather Dolen CPA – Treasurer
Derrick Moorehead LPA – General Counsel
Build Zanesville is a collaborative effort between the Muskingum County Land Reutilization Corporation, the City of Zanesville and many private partners to connect individuals interested in building or rehabbing properties in Zanesville and Muskingum County with all of the incentives, economic data, parameters for permitting and contacts you will need to have a successful project.

Below you will find several resources and information about programs related to building and rehabbing residential structures in the Zanesville-Muskingum County Area, if you have any questions, please feel free to contact us at:

aeroberts@muskingumcounty.org or Matthew.Schley@coz.org and we will get you pointed in the right direction.

Thanks for stopping in, we are here to help you Build Zanesville.
Mead Street
Neighborhood Redevelopment

- Lots donated by Land Bank to Habitat.
- Added 7 new owner occupied units.
- Abated blight.
- Coupled with public improvements.
- Had a compounding effect on the surrounding neighborhood.

- Additional $580K+ contribution to taxable valuation.
- Additional $8,400 per year in RE tax.
Lear
Industrial Redevelopment

-September 2008
  Lear moves
  operations to
  Mexico, sells
  property for $4000

-September 2014
  Pelican Begins
  “Demolition”

-2015-2017
  Demolition stalls,
  property becomes
tax delinquent

-2019
  Ohio Attorney
  General files
  Lawsuit

-2020
  MCLRC takes
  ownership
  through tax
  forfeiture

-2020
  MCLRC
  takes ownership
  through tax
  forfeiture

-December 2021
  Demo completed
  & Site Cleared
to EPA Spec

-Summer 2022
  Phase II
  Environmental

-TBD
  Multiuse
  Redevelopment
• Former elementary school.
• Pursued feasibility of rehab.
• Leveraged State of Ohio Demolition funds to raze the structure.
• In discussions with private developers for affordable housing.

• 50-80 Units
• 1.25 acre site
• Hard cost to LRC $20-25K
Mosaic Tile
Industrial Redevelopment

-1894-1967
Mosaic Tile in Operation

-1968-2016
Property utilized as warehousing

-2016
Property owner begins unpermitted demo

-2019
Ohio Attorney General files Lawsuit

-December 2021
MCLRC makes application for demo and remediation to ODOD

-May 2020
MCLRC takes ownership through deed in lieu

-May 2022
Bidding and awarding contract

-Summer 2022
Demolition & environmental remediation

-TBD
Res/Comm Redevelopment
Partnerships
Questions