



Hamilton County Landbank Property Acquisition Application

Commercial/Multi-Unit/Multi-Property Program

APPLICANT INFORMATION

1. Applicant Name: _____

Contact person, if applicant is a company or non-profit: _____

Applicant Address: _____

E-mail: _____ Phone: _____

2. Which property or properties are you applying for?

Address: _____

Address: _____

Parcel ID: _____

Parcel ID: _____

Address: _____

Address: _____

Parcel ID: _____

Parcel ID: _____

Address: _____

Address: _____

Parcel ID: _____

Parcel ID: _____

APPLICANT ELIGIBILITY

In order to purchase property or take control of property for purposes of development or rehabilitation, an applicant must satisfy each of the following requirements. For purposes of this application, if the named applicant is an individual, then "Applicant" shall include the individual as well as any entity within which the applicant is a principal or a majority shareholder; if the Applicant is an entity, then "Applicant" shall include the entity as well as any individual that is a principal or majority shareholder of the entity.

3. By initialing each statement, the Applicant represents and warrants to the Hamilton County Land Reutilization Corporation that the corresponding statement is true and accurate:

A. The Applicant does not own any real property with outstanding orders for the violation of state and/or local property codes. Applicant Initials: _____

B. The Applicant does not have a history of owning real property in a chronic nuisance state, except if such state may be attributed solely to a prior owner. Applicant Initials: _____



C. The Applicant has not been the subject of criminal/civil prosecution for property maintenance code infractions within the last five years. Applicant Initials: _____

D. The Applicant does not own real property that is in a tax delinquent status. Applicant Initials: _____

E. The Applicant was not the owner of real property on which any foreclosure filing has been commenced within the last five years. Applicant Initials: _____

F. The Applicant is a resident of Hamilton County or, alternatively, the Applicant has designated a local agent authorized to accept service of process on behalf of the Applicant. Applicant Initials: _____

G. If the Applicant is an entity, then the entity is properly registered with the State of Ohio. Applicant Initials: _____

4. Please list the address and/or parcel numbers of all property in Hamilton County that the Applicant currently owns or has owned in the last three years:

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

COMMERCIAL, MULTI-UNIT, AND MULTI-PROPERTY DEVELOPMENTS

Basic Requirements:

- A. Applicant must have the capacity to undertake the redevelopment of the property.
- B. The project must include the development of a multiple units, multiple properties, or a commercial property.
- C. The property must be on the HCLRC’s available properties list, available at www.hamiltoncountylandbank.org, or the HCLRC must give the Applicant prior approval of the acquisition of the parcel.
- D. If the subject property is in an area where we have a neighborhood-based development partner, then the project must generally be approved by the applicable partner. The Landbank will solicit input from the partner when making its decision.



E. Project Financing: If you will pay for the project with cash on hand, please include a recent bank statement showing the funds you will use. If you will self-pay as you go, include a recent pay stub. If you will seek financing let us know, and if you already have financing in place, attach your loan pre-approval letter. Please fill out the following Sources and Uses Table, or attach your own if you already have one:

Sources of Funds

Owner Equity	Source	
Cash		
Other (specify)		
Total Owner Equity		

Debt Financing		
First Mortgage		
Other (specify)		
Total Debt Financing		

Soft Loans, Grants, Down payment Funds, Other Subsidy		
Second/Third Mortgage		
City Funds		
State Funds		
Federal Funds		
Other (specify)		
Total Grants/Soft Loans/Subsidy		

TOTAL FUNDS PROVIDED	
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Uses of Funds

Predevelopment Costs	Note areas Applicant will self-perform	
Acquisition cost - Purchase price will be negotiated between Landbank and buyer.		
Demolition		
Architecture/Engineering/ Environmental Assessment		
Legal/Closing costs		
Broker's fee		
Other (specify)		
Total Acquisition Costs		0



Construction (Hard Costs)

Environmental Remediation		
Construction Costs		
Construction Contingency		
Landscaping		
Other (specify)		
Total Construction Costs		0

Financing Costs

Construction Interest		
Financing Expense		
Other (specify)		
Total Financing Costs		0

Soft Costs

Property Taxes		
Insurance		
Permit Fees		
Legal Fees		
Other Holding Costs		
Soft Cost Contingency		
Other (specify)		
Other (specify)		
Total Soft Costs		0

Project Management Costs

Developer Fee		
Consultant Fee		
Other (specify)		
Total Developer Costs		0

TOTAL DEVELOPMENT COSTS	0
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F. Intended use of the redeveloped property:

Applicant will occupy the redeveloped property.

Applicant will sell the redeveloped property.

Applicant will lease the redeveloped property.

If you intend to sell or lease the redeveloped property, what purchase price or rent do you expect to receive? _____

G. If your application is approved, what name(s) do you want on the deed?



PARTNERS/COMMUNITY SUPPORT

If you will be working with any partners, neighborhood groups, non-profits, or neighbors on this project, tell us about who you will be working with and how.

THE PITCH

The Port Authority development staff reviews all HCLRC applications and will contact you with either denial or preliminary approval of the project. All approved Applicants for Multi-unit, Multi-property, and Commercial developments are required to give a live pitch of their development to the Port Authority staff at our office at 3 E. 4th St., Suite 300, Cincinnati, OH 45202. For your pitch you should be prepared to present and discuss the following:

- Your development experience and completed past projects
- End-product of the development
- Partners/Contractors that will be involved in this project
- Detailed financial plan for development costs
- Details of owner equity and debt financing
- Details of any expected/assumed public subsidy
- Post-development cash flow statement
- Maintenance plan for maintaining properties during construction
- Community support for the project

[Signature page follows]



Hamilton County
Landbank

The undersigned agrees to the required terms of this application and attests that this application is submitted with proper authority and the information contained herein is true, accurate and complete.

Applicant:

Print or Type Name

Date

Signature

Submission:

Please send completed applications to the HCLRC at applications@cincinnatiport.org OR via mail to:
Hamilton County Land Reutilization Corporation, Attn: Applications, 3 East 4th Street, Suite 300,
Cincinnati, OH 45202.