

- Thank you for allowing us to testify
- Middletown during recession -2010
 - 23,000 housing units, 3,600 vacant, +15% no income or property taxes
- Utilized NSP, Moving Ohio Forward, NIP, and General Fund to remove over 600 blighted and obsolete houses over the past 10 years.
- 2017 – new master plan including a new housing policy to deal with aftermaths of recession
- Analysis of all census tracts to determine all facets of each tract – crime, infrastructure, housing, rental %, condition of parks, number of vacant lots, vacancy rates, etc.
- After setting policy, we picked our highest disinvestment neighborhood for revitalization
- Highest crime, worst infrastructure, large number of vacant lots, high % rentals – also highest concentration of MCSD children. Our worst neighborhood has our most children
- 900 homes in the target area. 5 phase plan. We are in phase 2 right now. Conservative estimates are that property values will increase almost 300% over the next 15 years.
- The plan encompasses neighborhood Wi-Fi, access to healthy food, access to health care, local business development and other non-infrastructure attributes to make the neighborhood livable and desirable.
- Northernmost corner of the neighborhood is Vail Middle School site – demo'd this year by MCSD to create 13 acres of mixed-use developable land.
- Park in the center of the neighborhood will receive a complete makeover to modernize the facility and amenities.
- Why do you care? Because this project is only possible due to the prior demolitions funded by the land bank and other entities.
- What does HB 252 do for Middletown?
- The Oakland project I've described will take millions of public and private investment dollars to complete.
- On the west border of this neighborhood is the PaperBoard site.
- 61 parcels over 11 acres of blighted, long abandoned industrial structures. In tax foreclosure for the second time in 7 years.
- At the south entrance to the City on Route 4 (a gateway eyesore) and it is directly adjacent to our revitalization project.
- About \$250,000 delinquent in property taxes. We've mowed for the past 5 years - \$100,000
- Large fire in 2018 did \$150K in property damage cost the city \$17,000 to fight and left the facility unsecurable.

- City is in the process of acquiring title out of tax foreclosure. We have already completed Phase 1 & 2 environmentals. We have already developed two conceptual mixed use layouts for the cleared site.
- Rough estimate to clear the property is \$1.9 million.
- Ohio land banks have been great stewards of the funding provided for residential demolition. We've cleared thousands of blighted residential structures and returned thousands more to productive re-use all over Ohio.
- The economy in southwest Ohio is strong. Long vacant buildings are being renovated and put back into productive use. But all of Ohio's legacy cities have Paperboard properties. Blight that is so costly to remove that private industry can't make a profit redeveloping the property. Government is the last resort to putting these properties back into productive use.
- Prior state programs have required an end user in place to access funding. Paperboard is in our highest disinvestment neighborhood. While I can sell redevelopment as part of the renovation of the Oakland neighborhood, I probably can't presell a final user in that neighborhood under current conditions. I'll need to have a path for a developer to see how they can make money on their timeline.
- If Middletown has to do it alone, we'll have to do demolition in phases over the next 5-7 years. How do you eat an elephant? One bite at a time.
- That puts us 7-10 years out for redevelopment. House Bill 252 could cut that redevelopment time by years. With additional funding, I can show the developer the Oakland project and give them a timeline and investment in clearing the property.
- Every area in Ohio has older commercial and industrial properties that are too big to fit into annual government budgets. HB 252 would allow land banks all over the state to work with local governments to clear those long dead properties out of the pipeline and back into productive use.
- For Middletown specifically, with a matching grant, I'd put the Paperboard site into next year's budget and have it ready for redevelopment in 2021, ~~9~~ ⁶⁻⁹ years ahead of our existing schedule.
- Thank you for your time.