



November 29, 2022

Ways and Means Committee  
The Ohio House of Representatives  
Columbus, Ohio

**Re: Substitute Senate Bill No. 112**

Dear Chairman Merrin, Vice Chair Riedel, and Ranking Member Sobecki:

On behalf of the Montgomery County Land Bank, I ask for your support in the passage of Substitute Senate Bill No. 112. SB 112 is important to position land banks in dealing with the complexities associated with distressed real estate. The efforts made in drafting the bill have considered competing interests and governmental objectives to arrive at this final draft. Although there continues to be new challenges with distressed sites, Land Banks as an institution have found themselves playing critical roles as a part of community redevelopment plans and strategies. These roles are important in enabling the use of the infrastructure investments that we, as a society have made over time, and the preservation of our natural and agricultural resources. Ohio has been identified as the leader in land bank legislation. It is incumbent on us to continue to make changes to adapt to new and evolving challenges and preserve Ohio's place as the leader in this area.

The Montgomery County Land Bank has eliminated blight returning abandoned properties to productive use in neighborhoods and commercial developments, generating over \$100 million of public and private investment, and creating homeownership opportunities for citizens, and redevelopment opportunities for investors and businesses in its first 10 years of operation. These results can be found in any county with an active Land Bank program as county land banks have helped return over 30,000 vacant and abandoned properties to productive use and leveraged over \$1 billion in investment in Ohio communities. The Land Bank movement has improved people's quality of life, created jobs, stabilized markets, facilitated investment providing both social and economic return on investment.

Not unlike any evolving institution, county land bank's must respond to changes in its operating environment and to remain efficient and have the tools available to deal with a variety of complex issues. SB 112 makes important changes to support the effort. The bill was unanimously approved by the Senate early this year. We in Montgomery County hope that it will find unanimous support in your committee and on the floor of the House before the end of this General Assembly.

Thank you for your consideration of this important bill to make challenged Ohio real estate productive again.

Regards,

A handwritten signature in cursive script that reads "Michael Grauwelman".

Michael Grauwelman  
Executive Director