



City of Cleveland Land Bank



Application to Purchase Property for Development

The City of Cleveland sells Land Bank parcels for development proposals that will contribute to the economic betterment of the City and that will improve the quality of life for its citizens. This application is for individuals or companies or organizations that wish to purchase land owned by the City of Cleveland for all uses except for yard expansions for residential properties. Please confirm with the City's online Land Bank Database on the web (<http://cd.city.cleveland.oh.us/scripts/cityport.php>) that the property you wish to purchase is in the City's ownership or call 216-664-4126 (or 4130).

Eligibility:

1. *An applicant must not have any outstanding code violations or property tax delinquencies.*
2. *An applicant must submit a full and complete application with the required attachments to the City of Cleveland's Community Development Department Division of Real Estate for it to be accepted for processing and review.*

Pricing Policy:

The cost of the lot is dependent on its size and usage:

1. *Parcels requested for new housing construction are sold for \$100 per existing parcel of record.*
2. *Parcels requested by religious institutions are sold for \$100 per existing parcel of record.*
3. *Prices for parcels for all other uses will be determined by an appraisal ordered by the City.*

The buyer will be responsible for all costs and fees for transfer, recording, consolidation, etc.

Applicant Information:

Applicant's Name _____ Date _____

Business/Organization Name (if applicable) _____

Mailing Address _____

Email Address _____

Telephone Number _____ Alt. Telephone Number _____

Fax Number _____

Land Bank Parcel Information:

Address and Parcel Number(s) of the Land Bank Property You Wish to Purchase:

Other Property that Is Part of the Proposal (if Not Applicable please indicate "N/A")

If the Land Bank Parcel(s) will be combined with other property you own, please list those permanent parcel numbers.

If, in addition to the Land Bank Parcel(s), other property still needs to be acquired to move forward with the proposal, please list the permanent parcel numbers of that property.

Description of Proposed Use and Improvements:

Provide a general description of the type of use and improvements that would be undertaken with the acquisition of the Land Bank parcels. If applicable, describe how it would be integrated into the layout of your existing property.

Provide information (as best you can at this time) for the various types of improvements that are applicable to your proposal. If a specific question is Not Applicable to your proposal, put "N/A".

New Structure/ Expansion of Structures

Size: Commercial, institutional or industrial uses: Approximate number of square feet.

Residential uses: Number of units for each residential type. _____

Height: Approximate height or number of stories of main buildings. _____

Materials: Main type of materials proposed for facades (ex.: brick, block, wood, vinyl glass, metal, etc.)

Parking / Service

Size: Approximate number of new parking spaces. _____

Landscaping (information on width, types of vegetation and fencing [including height and type])

Between parking and sidewalk: _____

Buffers for storage/trash/ incompatible uses: _____

Other landscape features: _____

Sustainability Features (Please describe) _____

****Provide a simple site plan showing the improvements you propose to make.**

Please see the attached example of an acceptable site plan, which includes the following:

1. Address of property, name of applicant, date of drawing
2. Lot lines and "north arrow"
3. Location of existing buildings, parking, driveways, landscaping, as applicable;
4. Location of proposed improvements; buildings, parking, driveways, service areas, landscaping, fencing etc. (with descriptive labels).

Project Financing:

Estimated “Sources and Uses” of Funds

Sources: Name all sources of financing

Source Type:	Name of Source	Estimated Amount (\$)	Are Funds Committed? (Yes/No)
1. Applicant’s Equity			
2. Bank Financing			
3. (Other)			
4. (Other)			
5. (Other)			
6. (Other)			
7. (Other)			
8. (Other)			

TOTAL SOURCES: \$ _____

Uses: Provide estimated costs for the applicable items

Uses	Estimated Amount (\$)	Source of Estimate
1. Property Acquisition		
2. Site Preparation		
3. Hard Construction Costs		
4. Design Costs		
5. Financing / Carrying Costs		
6. (Other)		
7. (Other)		
8. (Other)		
9. (Other)		

TOTAL USES: \$ _____

Provide the name, title and contact information for each "Source" listed on the previous page.

	Name	Title	Contact Information
1. Applicant's Equity			
2. Bank Financing			
3. (Other)			
4. (Other)			
5. (Other)			
6 (Other)			
7. (Other)			

Applicant Background and Experience:

Has the Applicant developed other projects in the City of Cleveland? Yes No

If "Yes", please provide a one line description of the project and provide the year

Has the Applicant previously received City funding for a development project? Yes No

Is the Applicant in default of any City-funded project(s)? Yes No

If yes, identify in the spaces below the following: project name and status:

Is the Applicant a named defendant or party to any litigation such as bankruptcy, foreclosure, arbitration proceedings or have miscellaneous lawsuits pending or outstanding? Does the Applicant have any judgments or claims against him/her that could impede the ability to complete the project? Yes No

If yes, please explain:

Applicant's Signature

Title

Date

Applications Should Be Returned To:

Department of Community Development, Division of Real Estate - Land Bank Section
 601 Lakeside Avenue, Cleveland, OH 44114-1070

Call (216) 664-4126 or (216) 664-4130 or email asarto2@city.cleveland.oh.us