
Purchase

The Purchase price shall not be less than the fair market value of the property which Warren City Council has determined to be \$5.00 per front foot regardless of the size or location of the property. Corner lots shall be charged for the front footage on the address side of the property as established by the County Planning Commission.

All recording fees and any Other Good and Valuable Consideration (OGVC) will be the responsibility of the purchaser.

The City shall deed to only one (1) person or entity.

If two (2) or more persons are interested in the same lot, that lot shall be sold to the purchaser offering the highest price.

Once full payment is made, including recording & transfer fees (certified checks or money orders only made payable to the City of Warren), a Quit Claim Deed will be drawn, notarized, and signed by the Director of the Community Development Department. The original Quit Claim Deed once recorded will be mailed or made available for pickup to the purchaser from the Community Development Office.

The purchaser shall agree not to sell or transfer any interest in the property for a minimum of five (5) years from the date of purchase. However, the purchaser may mortgage and encumber the property for the purpose of obtaining financing to construct improvements on that property. Any improvements to the lot must adhere to all local Zoning and Building Codes and all necessary permits must be obtained through the City of Warren Building Department, 540 Laird Ave. SE, Warren, Ohio 44483, (330) 841-2617.

Please inform us if you need an interpreter for the hearing impaired or for non-English speaking persons prior to scheduling a meeting with any Community Development Staff.

City Officials

Mayor – William D. Franklin

Director of Safety and Service

Enzo C. Cantalamessa

Solicitor – Gregory V. Hicks

Auditor – Vincent S. Flask

Director of Community Development

Michael D. Keys

Council

President – James Graham

1st Ward – Larry Larson

2nd Ward – Alford L. Novak

3rd Ward – John R. Brown Jr.

4th Ward – Mark Forte

5th Ward – Danielle Polivka

6th Ward – Cheryl Saffold

7th Ward – Eugene Mach

Council-at-Large

Helen Rucker

Daniel J. Sferra

Eddie Colbert

Land Reutilization Program

**City of Warren, Ohio
Community
Development
Department**



*Susan D. Johnson
258 E. Market St., Suite 305
Warren, OH 44481*

Telephone: 330-841-2563

Updated June 2017

Policies and Procedures

The City of Warren has adopted the procedures set forth in Ohio Revised Code (ORC) Chapter 5722 in order to facilitate the effective reutilization of non-productive land in the City.

The City of Warren has established by ordinance a Land Bank Program in order to return non-productive property to productive status and has instituted the following guidelines and policies to support that goal.

The Director of the Community Development Department shall administer the Land Reutilization Program (LRP) and is authorized to execute all deeds or other instruments of conveyance necessary to dispose of land acquired through the City's LRP. The Director shall compile and maintain a written inventory of all properties acquired under the LRP and establish and maintain all records and accounts reflecting all transactions, expenditures and revenues relating to the LRP.



GARDEN

Appeals

In the event an application is not approved, the applicant shall have the right to appeal. Any purchaser adversely affected by the foregoing provisions may appeal the City's action to the Residential appeals Board whose decision on such matters shall be final.

Application Process

Applications for the purchase of properties in the LRP may be filled out at the Community Development Department, 418 Main Avenue SW, Suite 201, Warren, Ohio 44481, during normal office hours. A separate application will be required for each parcel.

Except as provided by separate ordinance by Warren City Council, no one person, firm, corporation, company, organization, or institution may acquire more than five (5) lots. Individuals purchasing lots must be at least 18 years of age.

Completed application forms must include a \$30 deposit at the time of application (**certified check or money order only** made payable to the City of Warren) for each lot. Deposit is refundable only if purchase is denied.

The City of Warren shall require a written proposal for use of the land, i.e. add a driveway, construct of garage, add a garden and landscaping, expand parking area, etc. The proposal will be evaluated to determine if such use is suitable to the neighborhood.

The City of Warren retains the right to give preferred status to the abutting property owners of the LRP property.

The City of Warren retains the right to give preferred status to citizens of the City of Warren and corporations, companies, organizations, and institutions located in the City of Warren.



PLAYGROUND

Once the application is received by the Community Development Department, the councilperson representing the ward where the property is located shall be notified of the request and shall have ten (10) days to object to the sale. The Councilperson may at that time notify the abutting neighbor's.

No lot shall be sold to any person who is delinquent in the payment of his/her real estate taxes or fees or is in any violation of the Zoning, Building, Health and/or Property Maintenance Codes of the City of Warren.

No lot shall be sold to any person who is delinquent in his/her City Income Taxes or is more than sixty (60) days past due with any City utility bills.

If an application is denied, a letter will be sent to the applicant stating the reason's the application was rejected and the deposit submitted at the time of application shall be returned. The applicant shall have the right to appeal the decision. (See Appeals Process)



GARAGE

**City of Warren, Ohio
Community Development
Department**

258 E. Market St., Suite 305
Warren, Ohio 44481
Telephone (330) 841-2563
Attn: Susan D. Johnson
Hours 7:30 AM– 4:00 PM