

Middletown NIP Program Property Value Change All NIP Neighborhoods		
	2014	2020
Total Value	\$ 81,829,280	\$ 120,667,070
Average Value	\$ 27,617	\$ 40,724.63
% Increase	47%	

Hamilton NIP Program Property Value Change All NIP Neighborhoods		
	2014	2020
Total Value	\$ 526,158,900	\$ 667,052,500
Average Value	\$ 43,603	\$ 55,279
% Increase	27%	

Through the NIP program the land bank helped Middletown and Hamilton focus on select neighborhoods to reclaim blighted property. This program focused on demolition. At this point many of the properties are still empty and are city owned. Others were combined as side lots to neighboring properties, turned into pocket parks or transferred to non-profits to build new homes for low income residents. Homes in Hamilton neighborhoods are up 27% and Middletown's are up 47%. Measuring data from 2016 to 2020 the City of Middletown saw drops in emergency calls in the selected neighborhoods:

- Police calls - down 44%
- Overdose calls- down 51%
- Fire calls – down 6 %
- Code enforcement calls – down 36%

Measuring date from 2012 to 2020 the City of Hamilton saw improvements in the selected neighborhoods as well:

- Vacant structures – down 38%
- Vacant house fires – down 62%

## Transforming Properties Improving Neighborhoods

### What is a land bank?

A land bank is a quasi-governmental entity with an independent board called a County Land Reutilization Board (CLRC) tasked with taking down or demolishing vacant, abandoned, or dilapidated properties. Authorized tax foreclosed properties or other properties donated by financial institutions go into a land bank instead of being sold at Sheriff's sale. The land bank clears the properties of tax and title issues and can demolish the property.

### Contact Us

Phone: 513.785.5109

Email: [seth.geisler@bcOhio.us](mailto:seth.geisler@bcOhio.us)

Web: [www.butlercountylandbank.org](http://www.butlercountylandbank.org)



### BUTLER COUNTY LAND BANK

130 High St, 6<sup>th</sup> Floor  
Hamilton, OH 45011

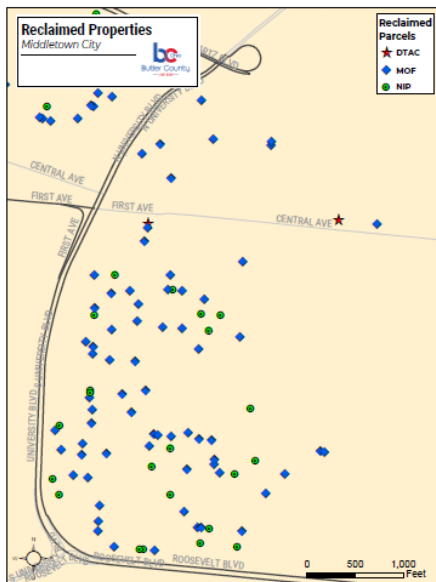


## BUTLER COUNTY LAND BANK

*Our Goal is to strengthen  
Butler County  
neighborhoods by returning  
vacant and abandoned  
property to productive use,  
strategically acquiring  
properties to reduce blight,  
promote economic  
development, increase  
property value and improve  
quality of life in Butler  
County.*

## A brief history...

The Butler County Land Bank was formed in 2012 to help the cities of Hamilton and Middletown administer the Ohio Attorney General's Office "Moving Ohio Forward Demolition Program". In 2015 the land bank was awarded general operating funds through 1% of Butler County's Delinquent Tax Assessment Collections (DTAC), which the land bank still operates on. From 2014 through 2020 the land bank helped the cities of Hamilton and Middletown and Fairfield Township administer the Neighborhood Initiative Program. In 10 years we have helped Hamilton and Middletown take down 400+ distressed properties each!



## Do we just demolition buildings?

We can do more than just tear down homes and buildings. We are currently exploring brownfield remediation. Throughout the years the land bank has also helped transfer many vacant to entities with MOU's, we are also able to help entities purchase properties at sheriff sales and we recently helped West Chester TWP reclaim a lot in forfeiture, in which the property lines were recorded incorrectly and was able to deed the lot back to the correct property owner.

## Who do we represent?

2022 welcomed Milford TWP to the Land Bank and we now have 19 local entities represented by the Butler County Land Bank. We have helped reclaim properties in Middletown, Hamilton, Fairfield TWP, Trenton, Madison TWP, Lemon TWP, Fairfield and St. Clair TWP.

The land bank is overseen by a board of directors led by Chair Nancy Nix. There are 7 board members total, including the three county commissioners, a representative for Hamilton, Middletown and West Chester TWP



*Once a blighted property is now a pocket park in Fairfield Township*

## What have we done recently?

The latest project is the demolition of property in the City of Fairfield on the corner of Seward and Route 4. The building was originally a home and finished its life as an unused and obsolete commercial building. By taking down the building it will impact the safety surrounding the structure and it should have a great impact on future economic development of Seward Road as "more than \$120 million in industrial construction is planned or under way directly north of the intersection". The city of Fairfield has ownership of the lot and plans to use it to make for a safer and more efficient intersection.