



LANCASTER COUNTY

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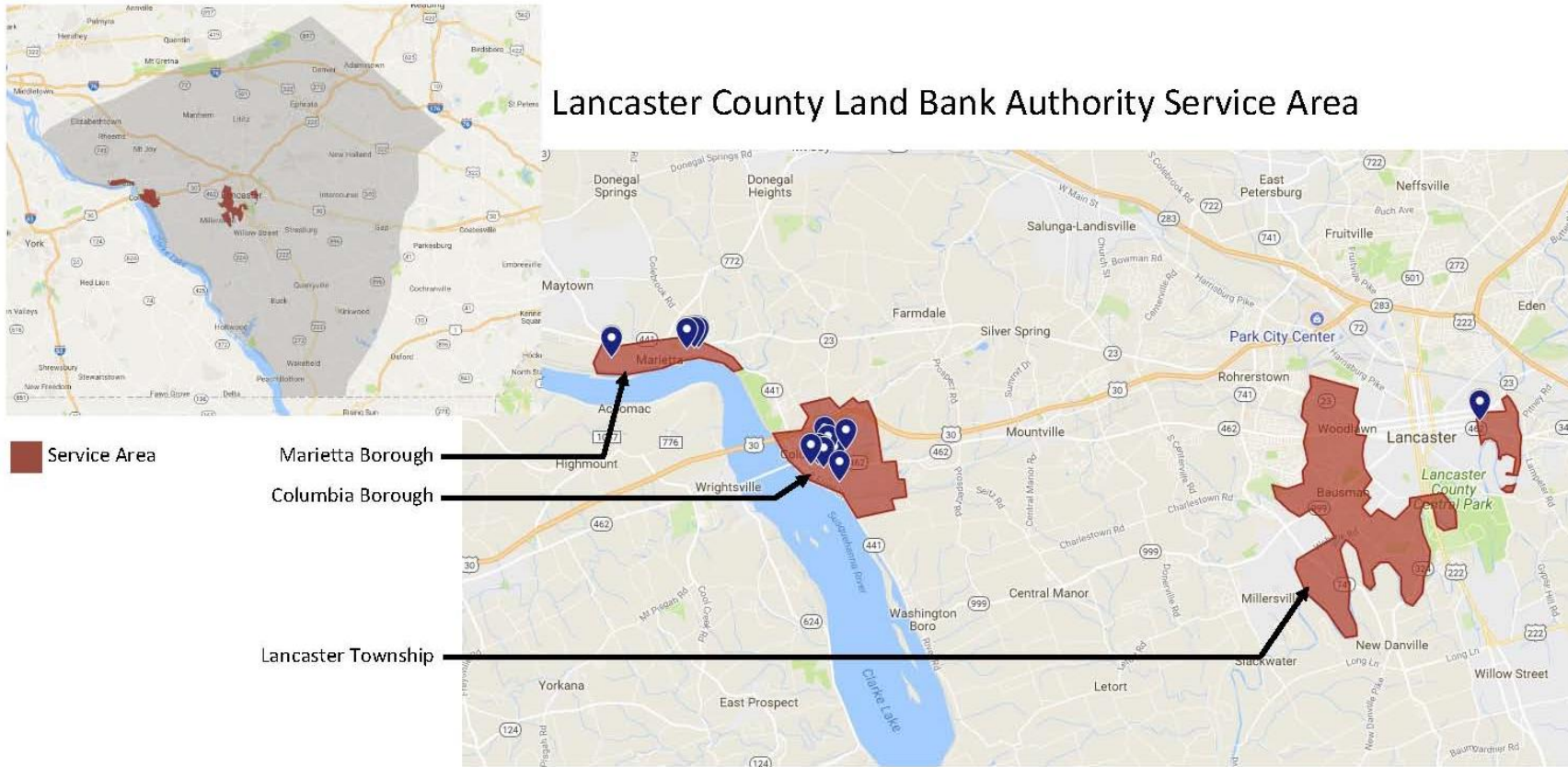
# Land Bank Authority

*SUPPORTED BY THE LANCASTER COUNTY  
REDEVELOPMENT AUTHORITY*

- Countywide Organization
  - County Ordinance No. 120, as amended (July 2016)
- 7 Member Board of Directors
- Redevelopment Authority Staff
  - Inspectors
  - Grant writers
  - Acquisition experts
- 3 Member Municipalities
  - Columbia Borough
  - Marietta Borough
  - Lancaster Township
- Review Committees for Member Municipalities

Lancaster County

# Lancaster County Land Bank Authority Service Area



Properties Acquired and Under Consideration:

- |                               |                                 |
|-------------------------------|---------------------------------|
| 511 Cherry Street, Columbia   | 208-210 Locust Street, Columbia |
| 304 Cherry Street, Columbia   | 641 E. Market Street, Marietta  |
| 551 Avenue H, Columbia        | 606 E. Market Street, Marietta  |
| 839 Blunston Street, Columbia | 53 N. Decatur Street, Marietta  |
| 324 Union Street, Columbia    | 530 E. Market Street, Marietta  |
| 511 Avenue N, Columbia        | 913 E. Orange Street, Lancaster |
| 494 Manor Street, Columbia    |                                 |

1

Convey real estate without a redevelopment agreement

2

Acquire property listed for judicial tax sale through direct purchase

3

File bulk quiet title petition

4

Obtain quiet title judgment within 120 days

## UNIQUE TO LAND BANKS

DOES NOT HAVE THE  
POWER OF EMINENT DOMAIN

## TAX PROVISIONS

Statute provides for collaboration between a land bank and taxing authorities (municipal and school district) in order to support redevelopment. (68 Ps.C.S.A. Section 2117)

- Discharge tax claims and liens
- Hold property tax-free
- Share up to 50% of taxes for five years after redevelopment



**Asset  
Management**

**Blight  
Elimination**

**Real Estate  
Development**

**Tax Sale  
Transactions**

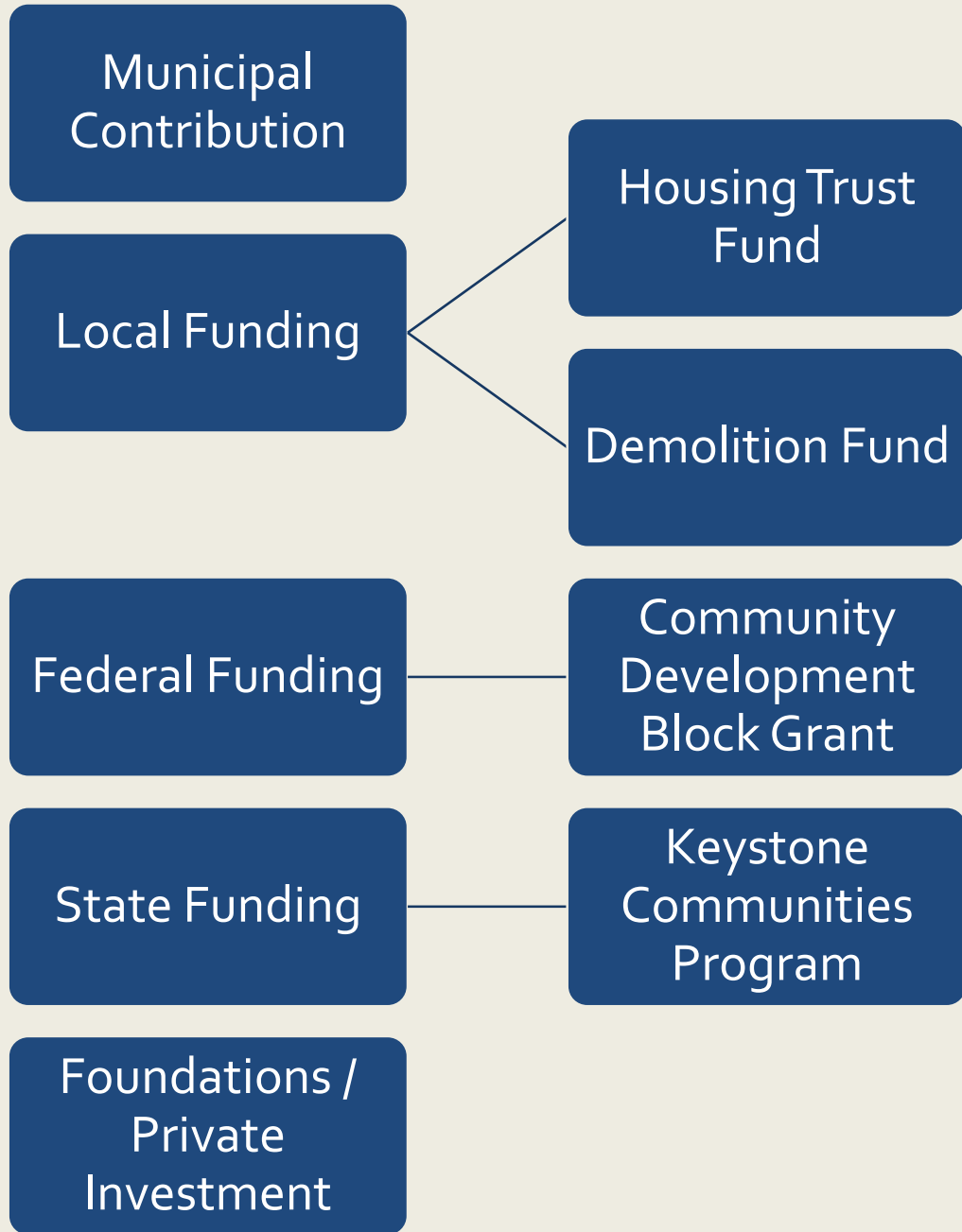
**LAND BANK FOCUS**

# TAX SALE

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graph LR; A[Land Banks may acquire privately-owned, tax delinquent properties at tax sales.] --> B[Judicial Tax Sale]
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Land Banks may  
acquire privately-  
owned, tax  
delinquent properties  
at tax sales.

Judicial Tax Sale



## IDENTIFY FUNDING SOURCES

# ACQUISITION PROCESS



**Vacant Property  
Reinvestment Board**

SUPPORTED BY THE LANCASTER COUNTY REDEVELOPMENT AUTHORITY

## Referrals from Municipality

- Sometimes in conjunction with the Vacant Property Reinvestment Board process

## Due Diligence

- Owner Search
- Title Search
- Liens and Delinquent Taxes
  - Tax Claim Statement
  - Prothonotary Search
  - Utility Company Inquiries
- Property Appraisal

## Identify Funding Source

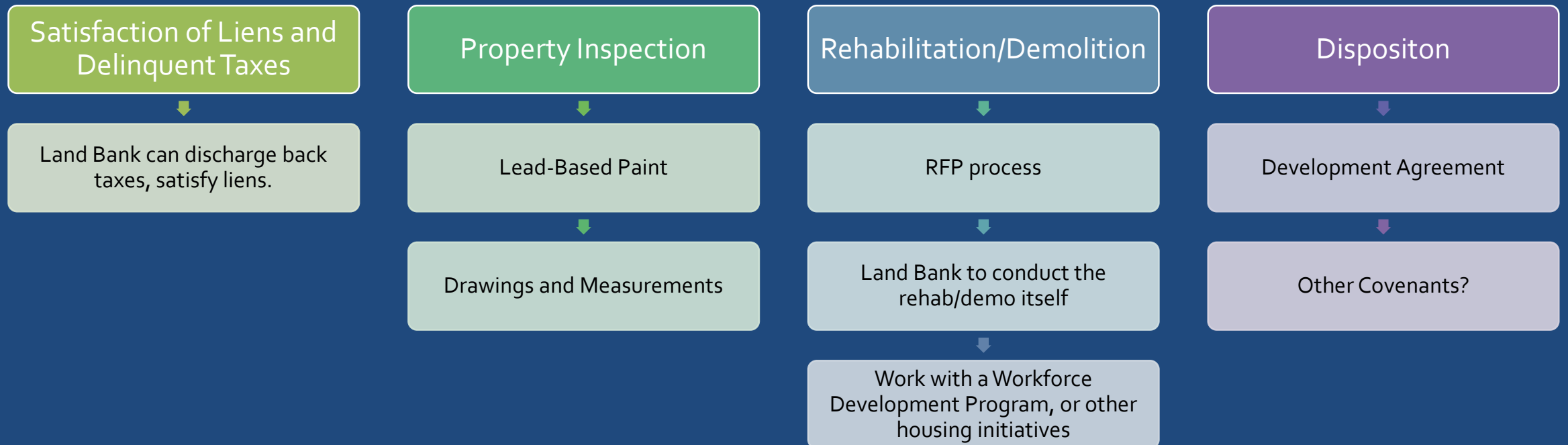
- Local
- State
- Federal
- Does it require other steps in the acquisition such as environmental review

## Identify Desired Outcome

- Rehabilitation and Resale through Request for Proposals
- Rehabilitation by Land Bank
- Demolition



# REHABILITATION AND DISPOSITION PROCESS



## WORK WRITE-UP

### COST ESTIMATE FORM

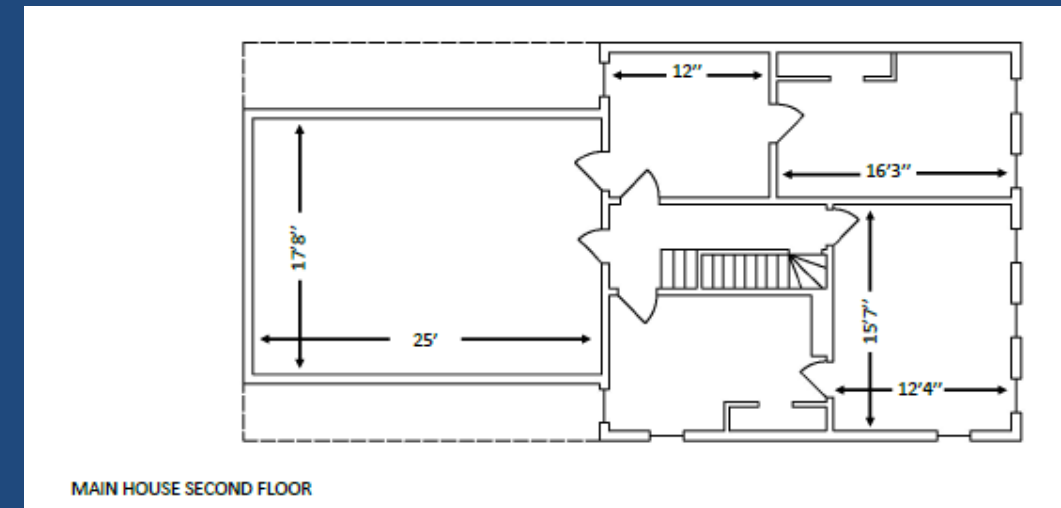
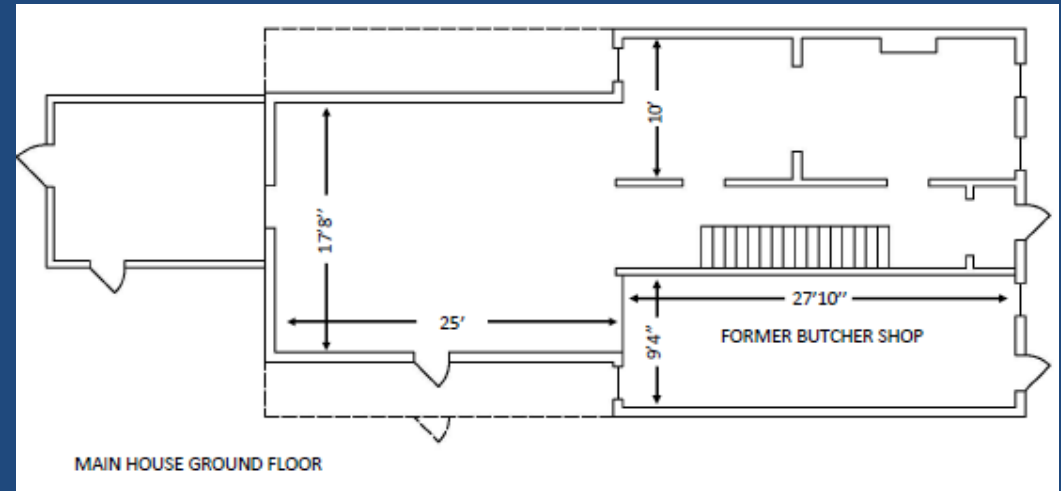


MUNICIPALITY: COLUMBIA BOROUGH  
 PROPERTY ADDRESS: 304 CHERRY STREET  
 COLUMBIA, PA 17532  
 TECH SERVICES REP: TROY CONNOR  
 DATE: 6/26/2017  
 NUMBER OF PAGES: 14 (NOT INCLUDING GENERAL REQUIREMENTS)

#### LOCATION: BASEMENT

- |   |  |        |         |
|---|--|--------|---------|
| 1 | 2520.1 HANDRAIL--INSTALL--INTERIOR<br>Install (Delmarva D-230 or approved equal) hardwood handrail with braces screwed to studs/wallpost and handrail.<br><i>Install an 8' handrail.</i>   | 8 LF   | \$160   |
| 2 | 3445.1 DOOR--CUSTOM INTERIOR<br>Replace interior door leading to BELCO door and replace door leading to basement from living room. Including all hardware, any framing, and trim.  | 2 EA   | \$400   |
| 3 | 5235.1 DRYWALL--LAMINATE 3/8"<br>Hang 3/8" gypsum over existing wall or ceiling surface with screws and a bead of construction adhesive 20" on center. Butt drywall to door and window casing. Tape, 3-coat finish and sand ready for paint.<br><i>Remove plywood walls.</i> | 365 SF | \$700   |
| 4 | 5959.1 FLOOR - CUSTOM<br>Remove 9x9 asbestos tile.   | 1 ALL  | \$1,200 |
| 5 | 7675.1 SWITCH REPLACE--SINGLE POLE<br>Replace defective single pole toggle switch with new single pole toggle switch and cover plate. Match color of existing devices.<br><i>Replace switch and cover plate at top of basement stairs. Secure switch box.</i>                | 1 EA   | \$75    |
| 6 | 7728.1 PORC. KEYLESS FIXTURE<br>Replace defective porcelain keyless light fixture with CFL Energy Star qualified bulb at specified location with new.<br><i>Install 2 light fixtures in basement and 1 at the top of the stairs in basement.</i>                             | 3 EA   | \$300   |
| 7 | 7805.1 SMOKE DETECTOR--10 YR. BATTERY<br>Install a UL approved, ceiling mounted, battery powered smoke detector with test & silencer buttons (First Alert, Model #SA10YR or approved equal).   | 1 EA   | \$50    |

## Work with Land Bank Board - Project Review Committee



# EXAMPLE PROPERTIES

# 304 CHERRY STREET

- Acquisition from Bank on February 10, 2017
- Condemned on January 6, 2015
- Acquired on February 10, 2017
- Assessed value is \$69,700
- \$65,000 in estimated necessary rehabilitation costs
- Possible Workforce Initiative project













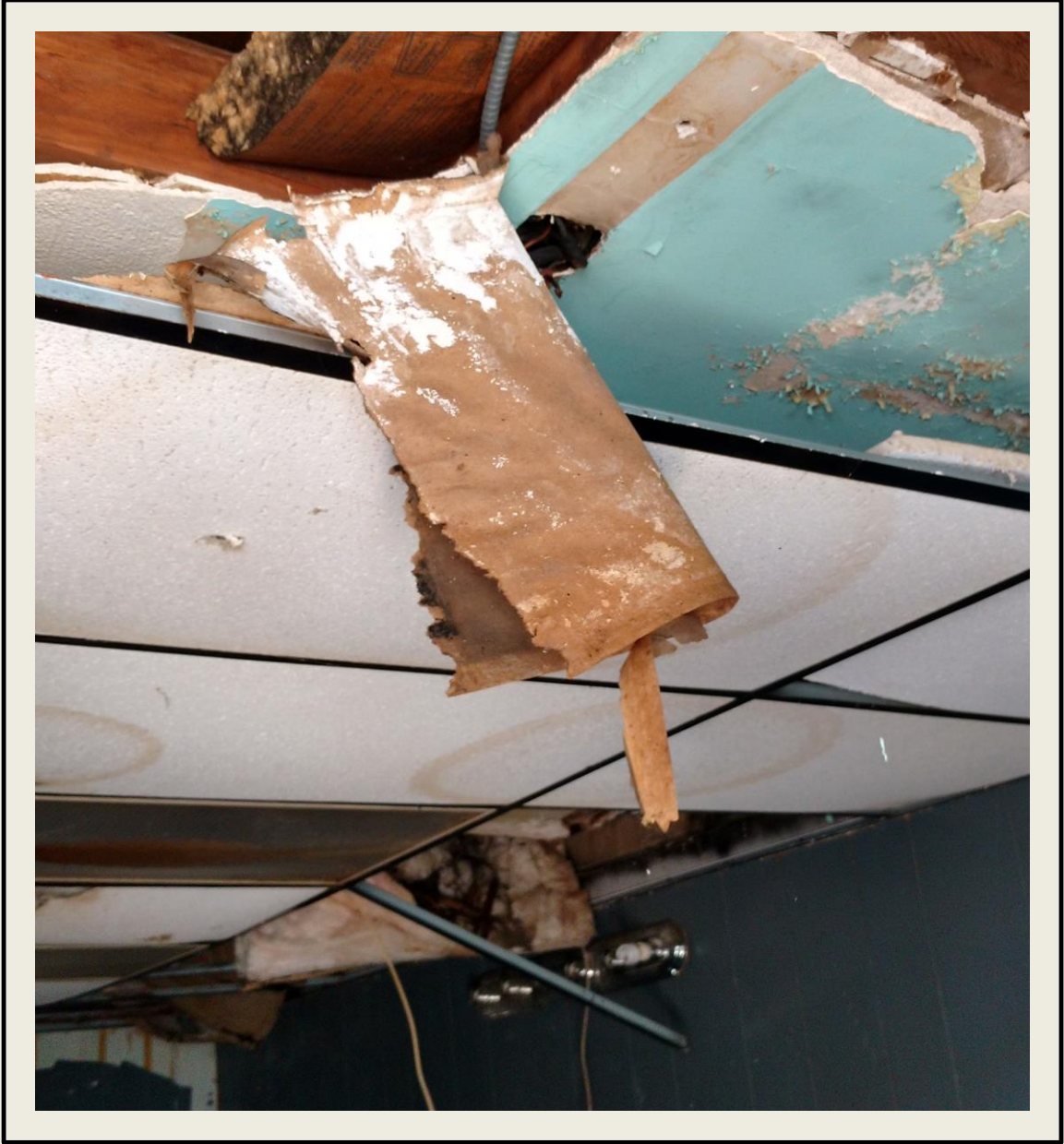


# 511 CHERRY STREET

- Acquisition from Bank on June 8, 2017
- Vacant for 3 years
- Unsafe exterior, citations for disconnected/misdirected spouting, chimney repairs needed
- Assessed value is \$63,600
- Estimated \$70,000 in rehabilitation costs
- Under agreement for rehabilitation by local contractor/investor

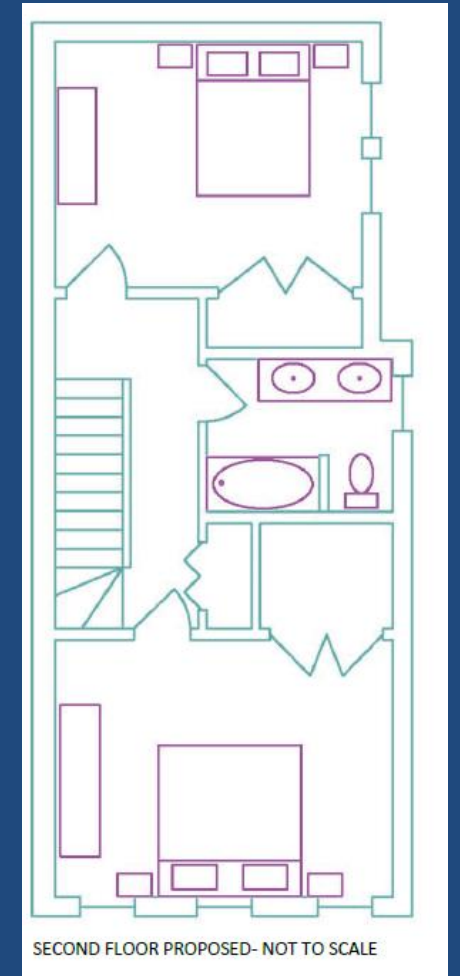
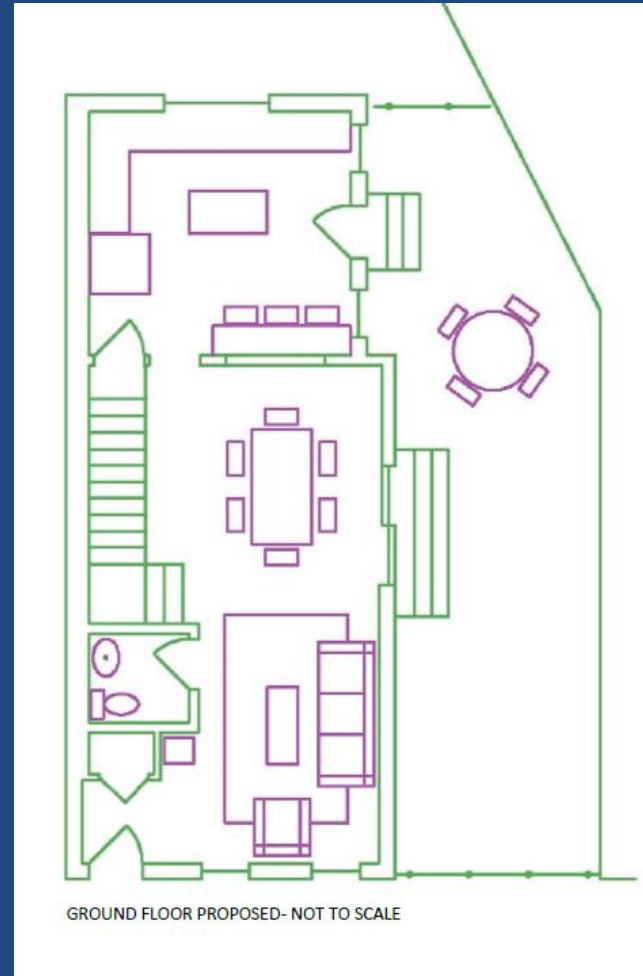






# REHABILITATION PLAN

- The following issues must be addressed:
- Demo or repair chimneys.
- Demo one story commercial space and remove entry steps.
- Replace commercial space with a suitable side yard, providing access to the kitchen and/or living room from the side yard.
- Cut trench for new roof drainage through the concrete sidewalk and bore through the curb for 4" PVC.
- The building must be made weather-resistant and weather tight.
- The electrical system must be upgraded throughout to meet code.
- Remove and relocate bathroom wall two feet south, and remove first closet in bathroom.
- In center bedroom, relocate closet to rear room. Install hallway to front bedroom and construct new door opening into center bedroom.
- Work must meet Columbia Borough code and result in a Certificate of Occupancy.



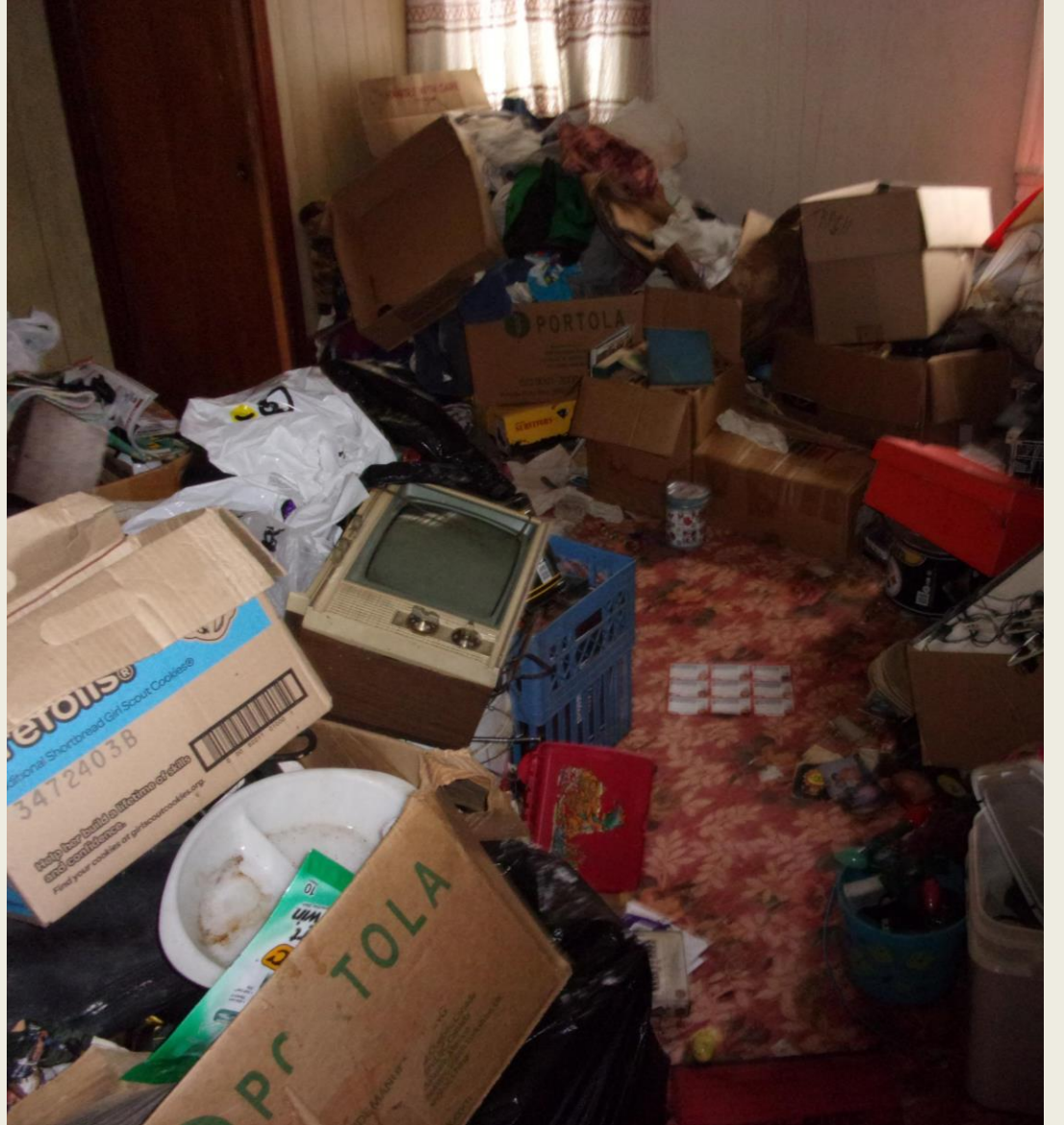


# 551 AVENUE H

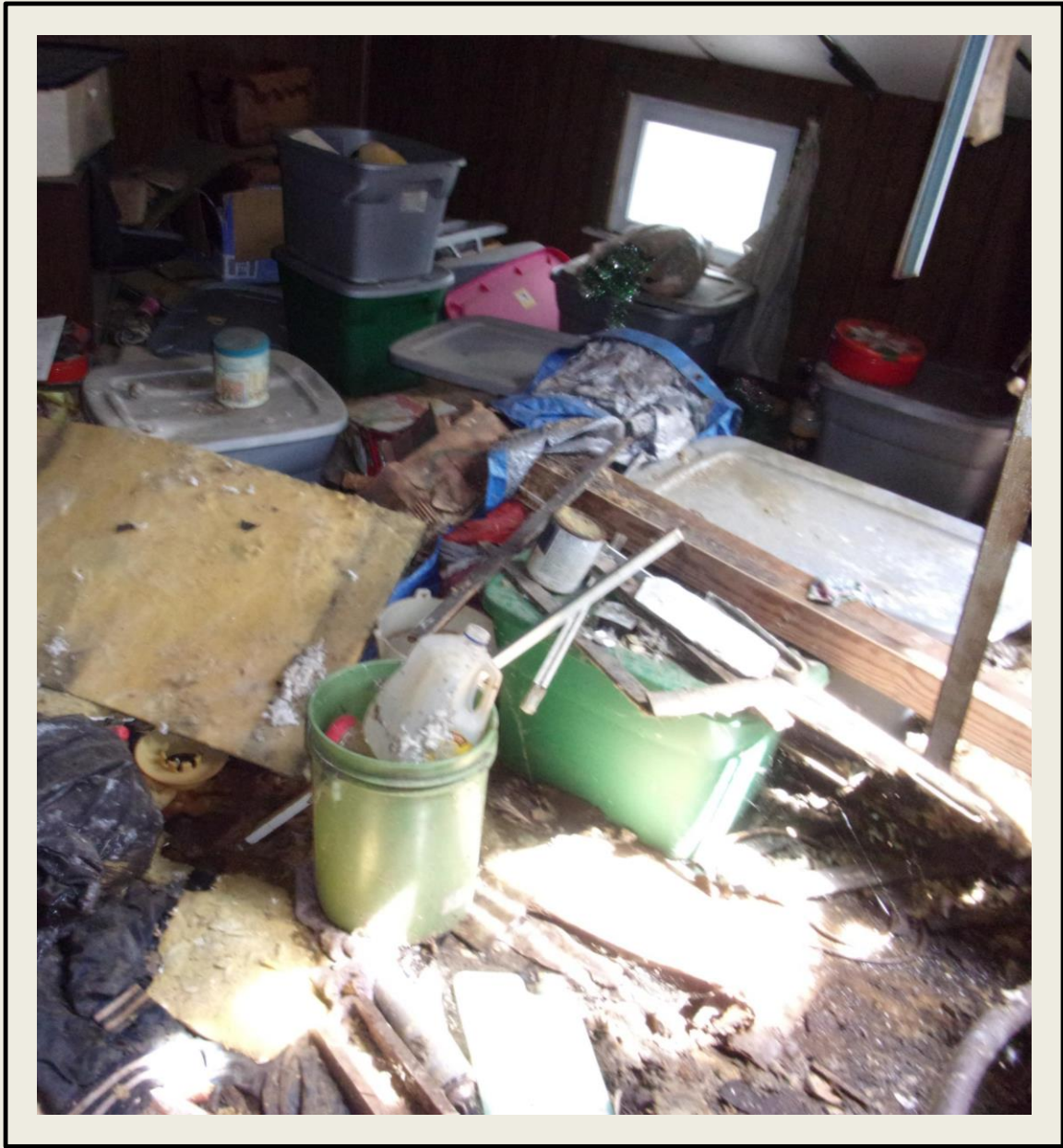
- Acquisition from private owner on July 14, 2017
- Municipal Liens
- Discharged \$2,034.92 in 2015 and 2016 delinquent taxes
- Appraised for \$7,000
- Desired outcome is demolition
- Hand demolition due to tie-in with adjoining structures (garage and house)
- Holding property with potential of acquiring all 4 on the block.













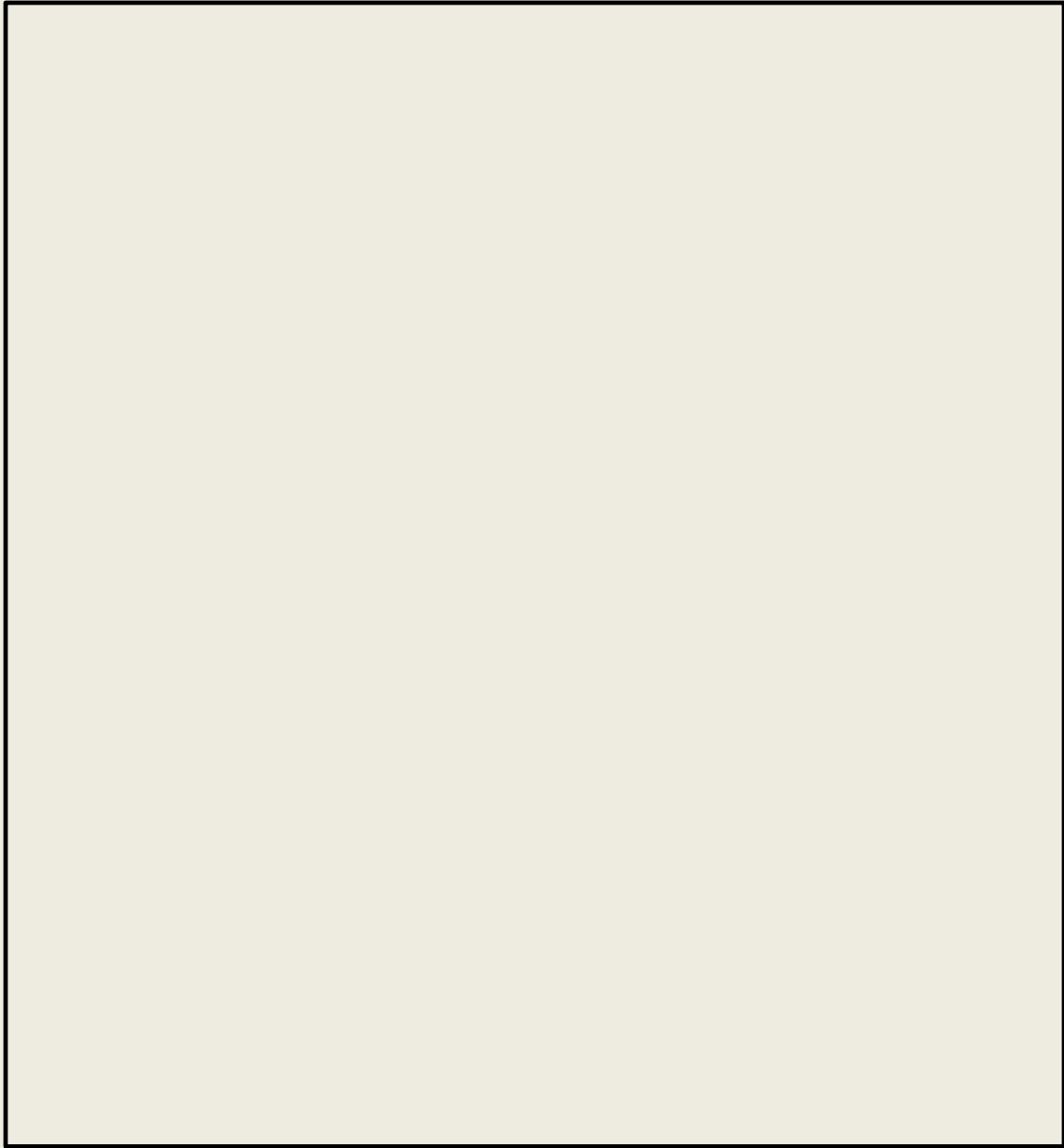
# 839 BLUNSTON STREET

- Acquisition from private owner on August 14, 2017
- Various notices of violation and citations over five years
- Water disconnected in 2006
- Municipal Liens
- Assessed at \$48,500
- Appraised at \$31,000
- Estimated \$50,000 in rehabilitation costs



























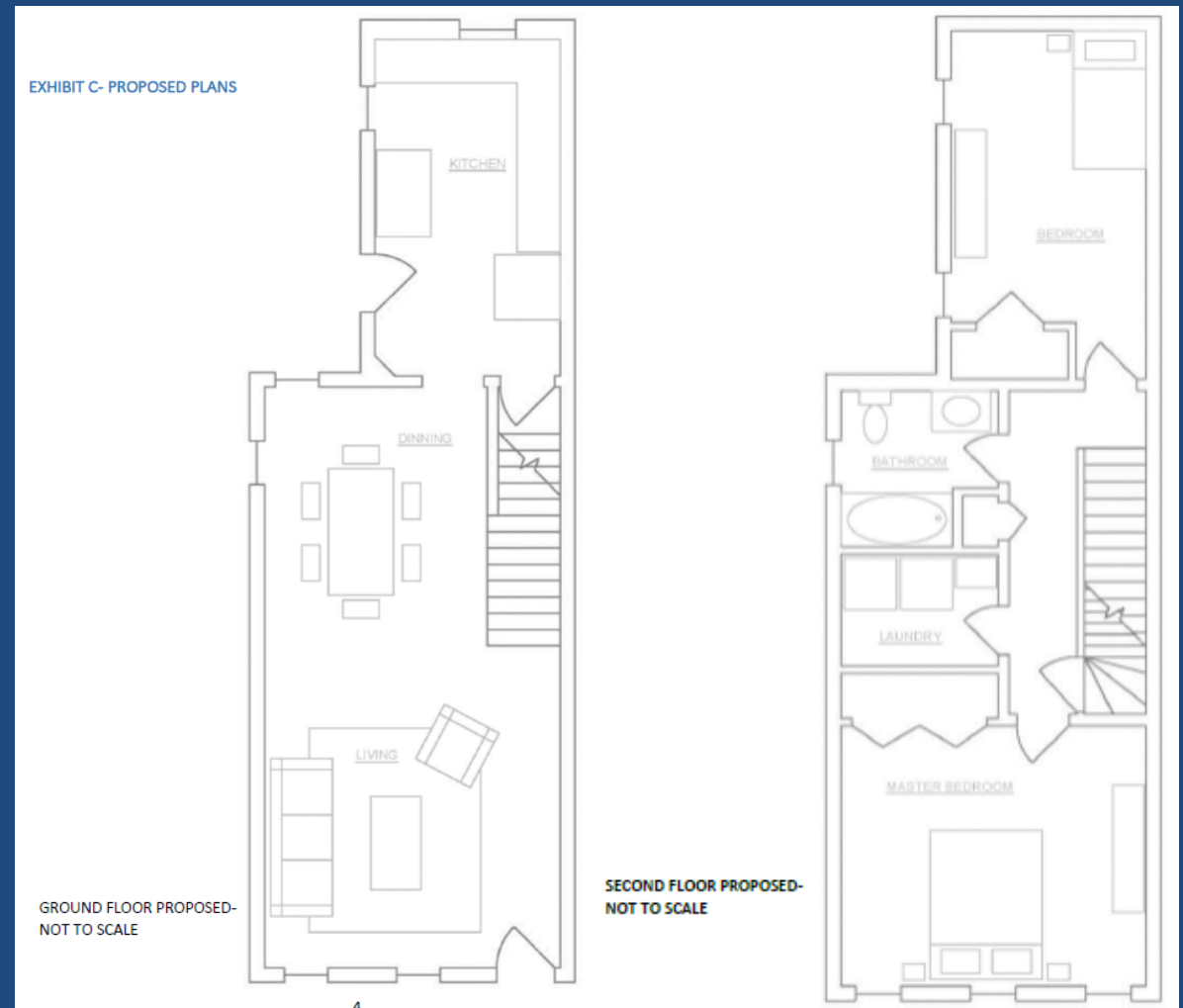






# REHABILITATION PLAN

- **The following issues must be addressed:**
- 1) Demolish existing one-story structure where current kitchen is located, and relocate kitchen as specified in Exhibit C
- 2) Replace gas furnace
- 3) Pour new concrete floor in basement.
- 4) Remove existing windows and replace with vinyl double hung.
- 5) Install new doors, exterior and interior
- 6) Update and replace electrical wiring, install additional receptacles as needed to bring up to code
- 7) The building must be made weather-resistant and weather tight.
- 8) The electrical system must be upgraded throughout to meet code.
- 9) Relocate laundry connections to second floor as specified in Exhibit C.
- 10) Relocate second floor bathroom and reconfigure bedrooms, laundry, closets and bathroom as specified in Exhibit C.
- 11) Remove deteriorated plaster and drywall ceilings and walls.
- 12) Remove and replace floor coverings.
- 13) Treat any surfaces containing lead-based paint.
- 14) Work must meet Columbia Borough code and result in a Certificate of Occupancy.





# 494 MANOR STREET

- Acquisition from private owner on September 20, 2017
- Unoccupied for 20+ years
- Appraised value of \$34,000
- Assessed value is \$57,800
- Butcher Shop with detached slaughter house
- Starting preliminary scope of work and designs
- Clear out tools, wood and other materials stored throughout
- Lots of water damage













# MUNICIPAL DONATION

- 208-210 Locust Street
- Engineering Study
- Redevelopment Plan
  - Contract with contractor or developer to incorporate 2<sup>nd</sup> phase engineering into the rehabilitation.
- Mixed use outcome

