



Wayne County Commissioners
ATTN: WCLRC
428 W. Liberty Street
Wooster, Ohio 44691

330-287-5400
www.waynelandbank.org

Acquisition Guidelines

As part of its primary mission, the Wayne County Land Reutilization Corporation (WCLRC) will acquire properties to improve neighborhoods, increase land values, create diverse housing and/or economic opportunities, and return properties to tax rolls. All properties acquired must have a maintenance plan and funding in place.

Properties may be acquired when any of the following criteria exist:

- Eligible for tax foreclosure or appear on the Auditor's Forfeited Land List.
- Deed-in-lieu of foreclosure offered by the owner and no liens are attached to the property except for delinquent taxes, assessments, penalty, interest, and fees.
- Donation free and clear of all liens, including delinquent taxes, assessments, penalties, interest, and fees.
- Requested by a qualified end-user or other entity for acquisition and redevelopment of the property acts as a catalyst for development; and/or part of a comprehensive development plan; and/or supports infrastructure, public and green space development, and/or reduces blight in the community.
- Located in reinvestment areas that would support neighborhood stabilization and revitalization plans.
- Demolition will support blight elimination and neighborhood revitalization plans.
- Title issues prevent the property from being developed to its highest and best use.
- Mortgage-foreclosed or in receivership and located in a neighborhood in an area of focus or with the purpose of preventing the further decline of a neighborhood.
- Part of a land assemblage development plan by the Land Bank or partnering entities.
- Fulfilling the community's plan for historic preservation.
- May generate operating support for the functions of the Land Bank.

The WCLRC must be aware of any conditions for brownfield properties. If any adverse conditions are determined, a remediation plan must be implemented before acquisition.