AGREEMENT AND PLAN

OF RECLAMATION, REHABILITATION, AND REUTILIZATION OF VACANT, ABANDONED, TAX-FORECLOSED OR OTHER REAL PROPERTY IN ATHENS COUNTY, OHIO

THIS AGREEMENT AND PLAN, entered into as of the 29th day of January, 2018 (collectively, the “Agreement”), by and between the County of Athens, Ohio (the “County”), a county organized and existing under the Constitution and laws of the State of Ohio (the “State”) and the Athens County Land Reutilization Corporation (the “Corporation”) a county land reutilization corporation organized and existing as a corporation not for profit under the laws of the State;

WHEREAS, in accordance with Section 1724.10(A)(2) of the Ohio Revised Code (“ORC”), the Corporation has been designated as the agency for the reclamation, rehabilitation, and reutilization of vacant, abandoned, tax-foreclosed, or other real property in the County; and

WHEREAS, the County and the Corporation desire to enter into an agreement pursuant to division (B) of Section 1724.10 of the ORC to provide for, among other things, a plan for the County of reclamation, rehabilitation, and reutilization of vacant, abandoned, tax-foreclosed, or other real property in the County; and

WHEREAS, the Corporation has prepared a plan (the “Plan”) of reclamation, rehabilitation, and reutilization of vacant, abandoned, tax-foreclosed, or other real property in the County; and

WHEREAS, the Corporation and the County desire to incorporate the terms and provisions of the Plan into this Agreement so that this Agreement will embody and constitute the plan of reclamation, rehabilitation, and reutilization of vacant, abandoned, tax-foreclosed, or other real property in the County provided for under division (B) of Section 1724.10 of the ORC.

NOW, THEREFORE, the County and the Corporation do hereby agree as follows:

ARTICLE I
The Plan Generally

Section 1.1. The Plan Purposes Generally. The Plan for the Corporation, as the sole agency for the County designated to carry out the Plan, shall be the following:

a) To promote and facilitate the reclamation, rehabilitation, and reutilization of vacant, abandoned, tax-foreclosed, or other real property in the County to the fullest extent possible within the legal and fiscal limitations applicable to the Corporation;

b) To efficiently hold and manage vacant, abandoned, or tax-foreclosed real property pending its reclamation, rehabilitation, and reutilization;
c) To assist governmental entities and other nonprofit or for-profit persons to assemble, clear, and clear the title of vacant, abandoned, or tax-foreclosed real property;

d) To promote economic and housing development in the County or region;

e) To advance, encourage, and promote the industrial, economic, commercial, and civic development of a community or area of the County; and

f) In furtherance of the preceding purposes in items a) through e), and not as a limitation on any of the powers of the Corporation under Chapter 1724 of the ORC, to exercise any and all of the powers conferred upon a county under Chapter 5722 of the ORC and any ancillary or related statutes.

Section 1.2 Intention of Parties with respect to Implementation of Plan. In connection with implementation of this Plan by the Corporation, it is the intention of the parties hereto to work cooperatively with other governmental entities and persons, especially with those that have elected to exercise the powers set forth in Chapter 5722 of the ORC in pursuit of purposes similar to those of this Plan.

Section 1.3 Compliance with Applicable Zoning and Planning Laws. Implementation of the Plan shall be effected in compliance with all zoning and planning laws applicable to the real property which is the subject of action under this Plan.

Section 1.4 Construction of Provisions of the Plan. All provisions of this Plan shall be liberally construed, subject to any limitations thereon in the ORC applicable to the Corporation or the County. If in any provision in this Agreement and Plan reference is made to “real property” without more, whether by use of such term or others of similar import, such reference shall be understood or interpreted to mean “real property within the County.”

ARTICLE II
Actions in Furtherance of the Plan

Section 2.1 Furtherance of the Plan. In the furtherance of promoting and facilitating the reclamation, rehabilitation, and reutilization of vacant, abandoned, tax-foreclosed, or other real property in the County, the Corporation, as a community improvement corporation organized under and for the purposes of Chapter 1724 of the ORC and designated to act as the electing subdivision (as defined in division (F) of Section 5722.01 of the ORC) for and on behalf of the County, may exercise any or all of the powers authorized in Sections 1724.02 and 1724.10 and Chapter 5722 of the ORC, including, but not limited to the following:

a) To purchase, receive, hold, manage, lease, lease-purchase, or otherwise acquire and to sell, convey, transfer, lease, sublease, or otherwise dispose of real property, together with such rights and privileges as may be incidental and appurtenant thereto and the use thereof;

b) To acquire, reclaim, manage, or contract for the management of improved or unimproved and underutilized real property for the purpose of constructing industrial plans, other
business establishments, or housing thereon, or causing the same to occur, for the purpose
of assembling and enhancing utilization of the real property;

c) To serve as an agent for grant applications and the administration of grants or to make
applications as principal for grants to the Corporation;

d) To engage in code enforcement and nuisance abatement, including, but not limited to,
cutting grass and weeds, boarding up vacant or abandoned structures, and demolishing
condemned structures on properties which the Corporation owns or in which it has legal
interest whether or not subject to a delinquent tax or assessment lien, or property for which
a municipal corporation or township has contracted with the Corporation to provide code
enforcement or nuisance abatement assistance;

e) To purchase tax certificates at auction, negotiated sale or from a third party who purchased
and is a holder of one or more tax certificates issued pursuant to Sections 5721.30 to
5721.43 of the ORC;

f) To be assigned a mortgage on real property from a mortgagee in lieu of acquiring such real
property subject to a mortgage;

g) To borrow money for any of the purposes of a county land reutilization corporation by
means of loans, lines of credit, or any other financial instruments or securities, including the
issuance of its bonds, debentures, notes, or other evidences of indebtedness, whether
secured or unsecured, and to secure the same by mortgage, pledge, deed of trust, or other
lien on its property, franchises, rights, and privileges of every kind and nature or any part
thereof or interest therein;

h) To mortgage, pledge, or otherwise encumber any real property acquired by the Corporation
in the furtherance of its purposes;

i) To make loans to any person, firm, partnership, corporation, joint stock company,
association, or trust for the purpose of furthering the purposes of the Corporation, and to
establish and regulate the terms and conditions with respect to any such loans;

j) To acquire nonproductive land (as defined in division (F) of Section 5722.01 of the ORC)
through the exercise, and as electing subdivision on behalf of the County, of the powers set
forth in Chapter 5722 of the ORC;

k) To accept a conveyance in lieu of foreclosure of any delinquent land from the proper
owners thereof and to accept from the County Auditor properties escheated to the State
both before and after the execution and delivery of this Agreement;

l) To enter into agreements with municipal corporations and townships within the boundaries
of the County for implementation within such municipal corporations and townships for the
purposes of the Corporation and the purposes of Chapter 5722 of the ORC;

m) To establish data bases identifying the vacant, abandoned, tax-foreclosed and
nonproductive real properties within the County which are in need of reclamation,
rehabilitation, and reutilization and to enter into agreements with municipal corporations or
townships for cooperative sharing and use of such data bases;

n) To assist municipal corporations and townships in preparing plans for acquiring vacant,
abandoned or tax-foreclosed real properties within their boundaries and for the
reclamation, rehabilitation and reutilization of such properties so as to return such
properties to productive use and thereby to foster economic and housing growth within the
County;

o) To prepare, or to participate in or partner with post-secondary educational institutions or
other entities for the preparation of studies or analyses of the causes of or contributing
factors in vacancy, abandonment and tax delinquency of real property in the County and the
methods and manner of reclaiming, rehabilitating and reutilizing vacant, abandoned, tax-
foreclosed and nonproductive real property in the County;

p) To partner with the State and agencies of the State in the pursuit and implementation of the
purposes of the Corporation;

q) To develop, implement and maintain programs designed to creatively revitalize property
such as deconstruction and recycling of building and other materials, urban forestry,
agriculture, greenhouses, green infrastructure, water retention, parks, human resource
programs such as workforce development, and other job creation or vocational programs
other than governmental workforce development programs and faith-based initiatives; and

r) To take such other actions that are authorized under Ohio law and are consistent with and
will facilitate the implementation of the purposes of the Corporation.

ARTICLE III
Miscellaneous

Section 3.1 Amendments to the Plan. This Agreement and the Plan may be amended and
supplemented from time to time provided that all such amendments and supplements shall be in
writing, shall be duly approved by the Corporation and the County and shall be executed by the property
officers of each.

Section 3.2 No Prohibition on Independent Exercise of Governmental Powers. No provision, term
or covenant contained in this Agreement and Plan shall be construed as prohibiting or limiting the
County from independently exercising any and all powers it may have under the Constitution or laws of
the State.

Section 3.3 Fiscal Matters. Nothing in this Agreement and Plan shall be construed as requiring the
County, and the County shall not be required, to make financial contributions to the Corporation or shall
be construed as permitting the Corporation to obligate the County except as expressly set forth in this
Agreement and Plan; provided, however, that nothing in this Section shall be construed as a limitation
on, or a prohibition on acting pursuant to, any terms and provisions in Ohio law providing for the fiscal matters of the Corporation.

Section 3.4  Term of Agreement. The term of this Agreement shall commence on the date first above written and shall continue in effect thereafter unless terminated in accordance with this Section 3.4. Each of the parties to this Agreement may terminate this Agreement and Plan upon written notice to the other party setting forth the termination date of the Agreement and Plan. The termination date (the “Termination Date”) specified in the notice shall not be any earlier than 180 days following the giving of written notice of termination. From and after the Termination Date no further actions, agreements, contract, liabilities or obligations shall be initiated or incurred pursuant to this Agreement and Plan, but any action, agreement, contract, liability or obligation which has been commenced, entered into, initiated or incurred prior to the Termination Date shall not be affected by such termination and this Agreement and Plan shall remain in full force and effect as to any such action, agreement, contract, liability or obligation, and the Corporation shall continue as the agency of the County under this Agreement and Plan and the designation by resolution of the Corporation as agency of the County made by the Board of County Commissioners of Athens County for the purposes of full performance of all such actions, agreements and contracts, liabilities or obligations.

Section 3.5   Notices. All written notices required to be given by one of the parties hereto to the other party under this Agreement and Plan or under any sections of the ORC that relate to the function of the Corporation as the designated agency of the County for purposes of this Agreement and Plan shall, unless otherwise specified herein or in the ORC, be deemed duly given by delivering such written notice to the following electronic mail addresses of the intended recipient party or to the following first class mail delivery address of the intended recipient party to the attention of the proper party:

IF TO THE COUNTY:
First Class Mail:
Board of Athens County Commissioners

Athens, OH

Email: 

IF TO THE CORPORATION:
First Class Mail:
Athens County Land Reutilization Corporation

Athens, OH 

Email: 

Any party may change its notice address upon written notice of such change to the other party; provided, however, that non-receipt of any notice by the recipient party shall not affect the efficacy of
the notice if non-receipt was caused by a change in the recipient’s notice address of which such recipient had not notified the party giving notice in accordance with this Section 3.5.

IN WITNESS WHEREOF, the County and the Corporation, by their duly authorized officers, have caused this Agreement and Plan to be executed as of the day and year first above written.

ATHENS COUNTY LAND REUTILIZATION CORPORATION

By: ____________________________________

Attest:

COUNTY OF ATHENS, OHIO

By:

_____________________________________
County Commissioner

_____________________________________
County Commissioner

_____________________________________
County Commissioner

Attest: