REQUEST FOR PROPOSALS

The Paulding Co. Land Bank is seeking a buyer interested in developing the lots located at 355 & 356 N Sherman Street, Scott, OH 45886 parcel numbers 07-01S-005-00 & 07-01S-004-00. These lots are being sold together and will be transferred to one purchaser.

The Land Bank requires an application process for submitting development proposals and pricing for the lot. Your proposal must include financing details and a development plan. Terms and conditions related to the property sale are outlined in the application packet, available at www.mvpo.org/landbank. Physical copies can be obtained from the Paulding County Treasurer's office or the Maumee Valley Planning Organization Office. You can gain additional information about the property by visiting the Paulding County Auditor's website.

Proposals must reach Estee Blair, Senior Planner at Maumee Valley Planning Organization, located at 1300 E Second Street, Suite 200, Defiance, OH 43512 no later than 4:30 PM on Monday, December 7th, 2026. Emailed proposals can also be sent to eblair@mvpo.org. Proposals must be submitted on the application format provided at www.mvpo.org/landbank & be labeled "Attention: Proposal – 355/356 Sherman". Proposals submitted after this date and time will be returned.

Proposals will be reviewed on December 9th, 2026, at 8:30 a.m. at the Land Bank meeting, located at 451 McDonald Pike, Paulding, OH 45879.

END OF NOTICE

Paulding County Land Reutilization Corporation
115 N. Williams Street Paulding, OH 45879 pauldingclrc@gmail.com

Application Summary for Property Purchase for Development of a Vacant Lot

APPLICATION SUMMARY

For consideration to purchase **355 & 356 Sherman Street, Scott, OH 45886 (parcels 07-01S-004-00 and 07-01S-005-00)** owned by the Paulding County Land Reutilization Corporation (PCLRC), please complete this application and return it to Maumee Valley Planning Organization. Both lots will be transferred and sold to one purchaser.

CONTACT INFORMATION

Company Name _____ Contact Name _____

Mailing Address _____ City, State, Zip _____

Email Address _____ Day time Phone _____

PROPERTY INFORMATION:

Please indicate what property you are interested in and your planned use of the property upon development.

Parcel ID# 07-01S-004-00 & 07-01S-005-00 **Address:** 355 & 356 N Sherman St, Scott, OH 45886

Planned Use – Circle one: Occupy Sell Rent Land Contract Vacant Lot Other

If "Other", Please explain: _____

PROJECT FINANCING

Please attach an explanation of how the purchased property and property development will be financed (letter from lender, bank statement, line of credit, etc.). The financing documentation must be in the applicant's name.

Amount of Offer: _____ **Estimated Development Cost:** _____

CHECKLIST OF ADDITIONAL DOCUMENTS NEEDED:

- ❒ Completed **Application Summary** for Property Purchase
- ❒ Completed **Work Plan** including estimated development costs, timeline & additional documents referenced
- ❒ Proof of **Financing** for purchase price, development costs and 20% contingency
- ❒ Review and sign **Terms and Conditions**
- ❒ Photo ID Copy

CERTIFICATION OF UNDERSTANDING:

I understand that MVPO staff and PCLRC members will review my pre-application for property purchase and contact me if any additional information is required. I also understand this is a statement of interest only and there is no guarantee that PCLRC will transfer the selected property. I certify that all the information provided in my application and additional documents are valid and true.

Signature of Applicant **Printed Name** **Date**

PLEASE SUBMIT TO:

Estee Blair, MVPO Senior Planner - eblair@mvpo.org or 1300 E Second Street, Suite 201, Defiance, OH 43512
If you need assistance filling out the application, please call 419-784-3882

Paulding County Land Bank

Development Plan, Financing Information and Terms and Conditions for PCLRC Vacant Lot Purchase

WORK PLAN

Please attach a detailed plan describing the proposed developments to the vacant lot and their estimated costs. Please include floor plans, design, photos, cost estimates, etc to justify your work plan. Examples of previous work are encouraged.

DEVELOPMENT PLAN TIMELINE AND LOGISTICS

Who are the primary contractors/people that will be performing the development work? **If self, please attach an explanation of your prior experiences and a list of materials to be used.**

_____

_____

_____

Projected Start Date: _____ **Projected Completion Date:** _____

TOTAL COST OF DEVELOPMENT

Please add together the purchase price offer with the estimated development costs to determine total cost.

Your Purchase Price Offer		$_____
	+	
Expected Development Costs		$_____
	=	
Total Cost of Development		**$**_____

FINANCING INFORMATION

Please submit written proof of the funding that you will use to pay the total costs of the lot/development identified above. You must submit proof of funds equal to or greater than the total cost of the development above for this offer to be reviewed.

Proof of Funding (please check every box where proof is submitted**)**

- ❒ Liquid cash shown on a bank statement / letter
- ❒ Liquid cash shown on a retirement / brokerage statement
- ❒ Liquid line of credit shown on a bank or lender statement / letter
- ❒ Loan pre-approval letter from bank or lender for this particular development
- ❒ Credit card statement
    - *CANNOT BE A PRIMARY SOURCE OF FUNDING FOR THE DEVELOPMENT AND USUALLY FOR MATERIALS ONLY.*
- ❒ Liquid cash gift from family member or friend

PLEASE INCLUDE A SIGNED LETTER FROM THE DONOR EXPLAINING THEIR CONTRIBUTION TO YOU AND THIS DEVELOPMENT AND ALSO A BANK STATEMENT / LETTER SHOWING LIQUID CASH AVAILABLE TO THE DONOR.

Paulding County Land Bank

Development Plan, Financing Information and Terms and Conditions for PCLRC Vacant Lot Purchase

TERMS AND CONDITIONS

1. I am not in default on property taxes payable to any governmental taxing unit in the State of Ohio. I understand that the PCLRC will verify my tax status relative to taxes owed in Paulding County.
2. All property owned by applicant, or any legal entity that will have an ownership interest within the State of Ohio, must be violation free. All code violations must be resolved before the PCLRC will consider an application. If building permits are open and in process of being fulfilled, an exception may be granted. Applicants with a history of code violations are not eligible to purchase property from PCLRC
3. Applicant is responsible for determining local land use, zoning and property maintenance laws and certify that they will maintain the property in accordance with all such applicable laws and ordinances
4. All materials and copies submitted with this application are complete, accurate and current
5. I agree and acknowledge that the PCLRC has the sole discretion to accept or reject my offer and may decline my offer to acquire this property for any or for no reason at all.
6. I agree and acknowledge that I will pay all costs and fees associated with the property, the closing of the transaction and any future related costs, taxes or fees of any type, including any and all delinquent taxes and outstanding water assessments, if applicable.
7. I agree that if my offer is accepted, I will act within 14 calendar days from the date of acceptance letter, or the PCLRC may cancel the agreement
8. PCLRC holds the right to request reference at their discretion. If requested, references must be provided within 3 business days of the request.
9. All properties are sold in an “AS IS” and “WHERE IS” condition with no warranty or representations by the Paulding County Land Reutilization Corporation and/or Maumee Valley Planning Organization. Purchasers must carefully inspect the properties.
    a. PCLRC does not test chemical composition of the water supply. Buyers are responsible for the quality.
    b. PCLRC does not test or inspect well or septic systems. Buyer is responsible to ensure systems operate in full compliance with the State of Ohio and local regulations.
10. Purchasers agree to develop the property according to work plan submitted.
11. I hereby release, waive, discharge and covenant to hold harmless the PCLRC, its officers, board members, employees, contractors and agents from all liability regarding the condition of the property, whether environmental, physical, legal (title) or otherwise
12. The property must meet local building code requirements at the completion of the development project. This must be coordinated by the purchaser.
13. All costs associated with labor, materials, supplies, etc are the sole financial responsibility of the purchaser
14. The purchaser is responsible for turning on, maintaining, and paying for all utilities used at the property after the purchase agreement is signed
15. All projects are subject to inspections by PCLRC or its agents. Purchaser will be notified 24 hours in advance of inspection.
16. The purchaser must immediately obtain adequate hazard and liability insurance. Absolutely NO work may commence until the property insurance is in effect.
17. Purchaser must complete their development within 2 years of acquiring property.

I hereby affirm by my signature affixed hereto that I acknowledge and agree to the terms listed above. I certify that all components of and statements within my application are true and accurate to the best of my knowledge, information and belief.

Signature of Applicant	**Printed Name**	**Date**