

# How it Works

## Demolition Process

### Planning

#### 1. Pick the building

We look at the condition of the building and declare it a public nuisance (a danger to people and neighbors).

We send official notices to the owner and give time to respond.

#### 2. Test for safety

We check for asbestos (a harmful material) and other hazards, and we hire licensed professionals to safely remove what they find.

#### 3. Get approvals

We complete a historic building review if needed. We also review for any environmental concerns.

#### 4. Shut off utilities

We make sure gas, water, and electricity are safely shut off before any work starts.

#### 5. Notify neighbors

We tell nearby residents when demolition will happen and how we'll protect them from dust or debris.

### Demolishing

#### 6. Control dust

We spray water to keep dust down and protect the air. Neighbors should keep windows shut and stay inside to protect themselves during demolition.

#### 7. Remove all debris

The contractor removes the whole building and all leftover materials—no piles left behind or buried.

#### 8. Clean and restore the land

We fill in the hole and smooth the ground. We add fresh topsoil. We plant grass and white clover to help the soil stay healthy.

#### 9. Check the site

We inspect to make sure the land is clean, safe, and free of dead trees or extra debris.

#### 10. Let the Land Bank know

The Land Bank becomes the owner of vacant lots and works with residents to decide what happens next.

### Restoring



#### Something not right?

**Let Engage Toledo know.**

[engagetoledo@toledo.oh.gov](mailto:engagetoledo@toledo.oh.gov)

**phone** 419-936-2020

➔ [toledo.oh.gov/demolition](https://toledo.oh.gov/demolition)



Use your phone's camera to scan for more information.

## Problems

An abandoned property is a property that the owner walks away from and forces the community to take care of. Abandoned properties are a challenge but there are tools to make the problem better. The Land Bank and the City of Toledo each play a different role in addressing these issues.



ABANDONED BUILDING



ABANDONED LOT



The City of Toledo holds property owners accountable.



**Cut the Grass**



**Clean up the Blight**



**Demolish a Nuisance Building**



The Land Bank helps residents take ownership.



**Move-In-Ready Home Ownership**



**New Construction**



**Building Renovation**



**Adopt-a-Lot Program**



**Farm-a-Lot Program**



**Side Lot Program**