

SCLRC 2017 ANNUAL REPORT

This report sets out the accomplishments of the Stark County Land Reutilization Corporation (SCLRC) during 2017 and projects the expectations for 2018.

MISSION STATEMENT

“To strategically acquire properties, return them to productive use, reduce blight, increase property values, support community goals and improve the quality of life for county residents.”

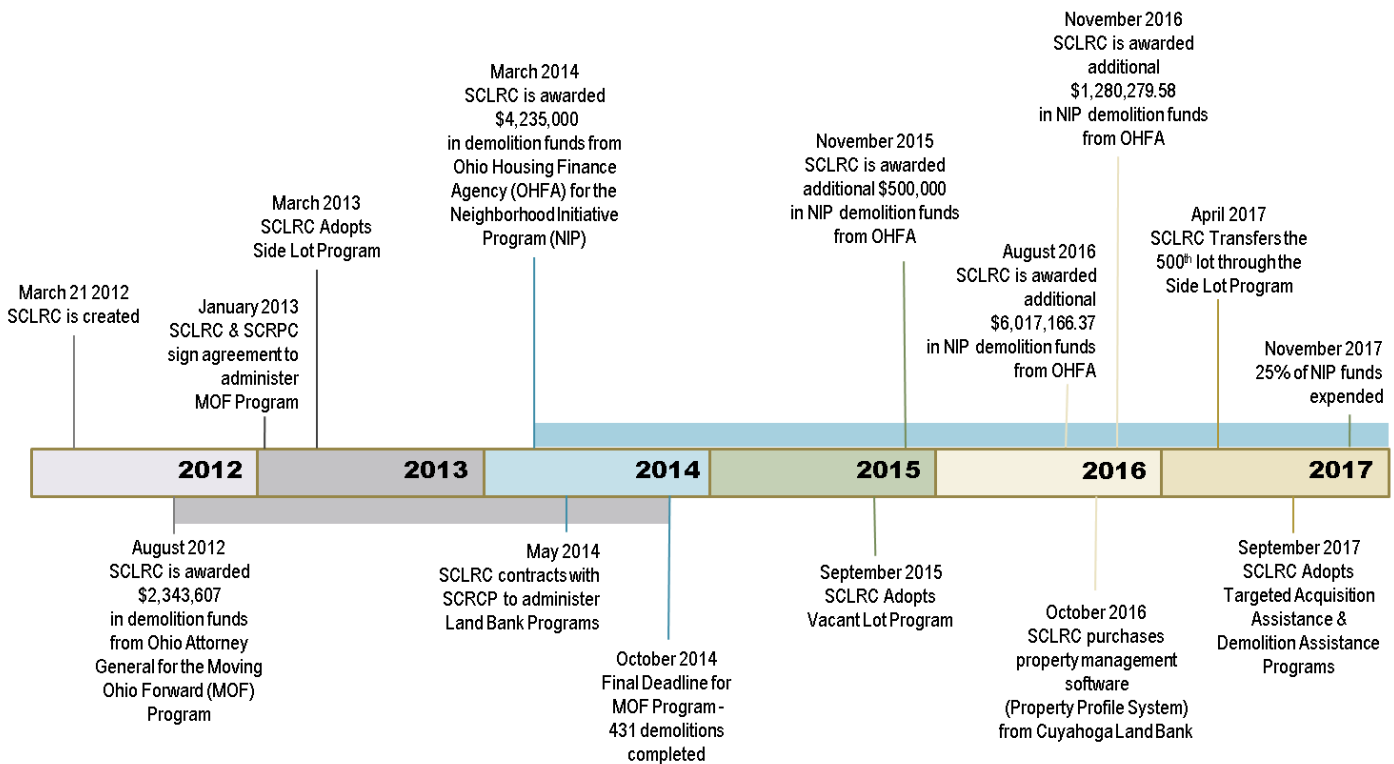
Administration

The year 2017 marked the SCLRC’s 5th year of operation. The Stark County Regional Planning Commission (SCRPC) continued to administer the programs and activities of the SCLRC during 2017. The SCRPC entered into a contract in May 2014 for the general administration, financial planning and oversight, and secretarial duties of the SCLRC. The SCRPC has a staff with experience in operating federal and state grant programs and financial management.

5-Year Review

The timeline below outlines the milestones of the SCLRC between its incorporation in March of 2012 through the end of 2017.

5-year TIMELINE RECAP 2012 - 2017



2017 PROGRAMS:

Neighborhood Initiative Program (NIP)

The NIP program is administered by the Ohio Housing Finance Agency (OHFA), with funding coming from US Department of Treasury, utilizing Hardest Hit Funds (HHF). Funding is utilized to acquire, demolish, and green vacant, blighted, and delinquent residential properties within designated target areas in the cities of Canton, Alliance, and Massillon. The program is expected to stabilize property values and prevent future foreclosures for existing homeowners.



The Neighborhood Initiative Program (NIP) commenced during 2014 with an initial award to the SCLRC in the amount of \$4,235,000; in October 2015, an additional \$500,000 was awarded. Under the next phase of the program, in August 2016, the SCLRC was awarded an additional \$6,017,166.37, with the receipt of another \$1,280,279.58 in November 2016; bringing the total award allocation to \$12,032,445.95.

With the receipt of addition funding, both interim and final completion dates have been moved into the future. It was expected that 100% of the properties would be acquired by the end of November 2017 according to OHFA requirements. The SCLRC attained this goal and is continuing to pursue additional properties due to the availability of NIP funding (i.e. the demolitions completed are less costly than what was anticipated by OHFA). Seventy-five percent (75%) of the NIP funding will need to be expended by mid-December 2018; with "Final Drawdown Submission" submitted to OHFA by December 18, 2019. SCLRC is in line to realize these goals.

As of December 31, 2017, the following has taken place:

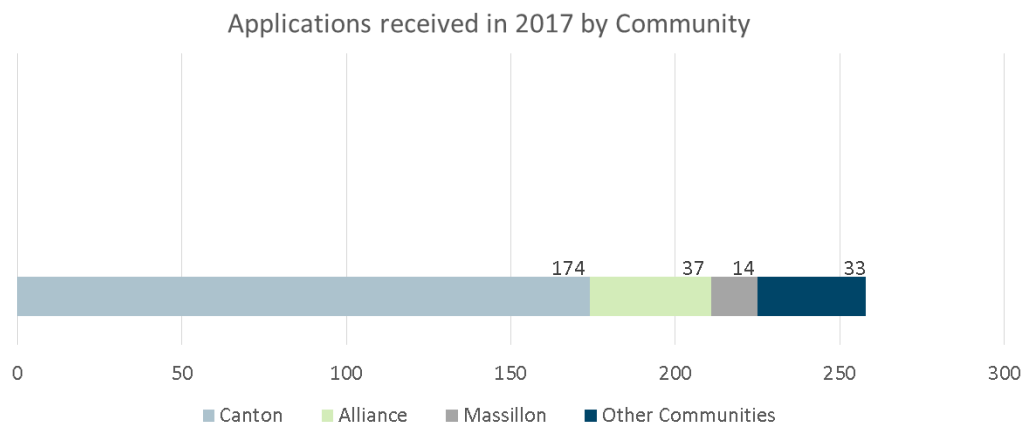
- ❖ 627 properties owned by the SCLRC
 - 457 in Canton
 - 138 in Alliance
 - 32 in Massillon
- ❖ 135 additional properties being pursued for ownership
 - 82 in Canton
 - 27 in Alliance
 - 26 in Massillon
- ❖ 315 reimbursement packets submitted to OHFA
 - 258 approved properties in Canton – reimbursed \$3,770,194.65; none pending
 - 53 approved properties in Alliance – reimbursed \$663,150.33; none pending
 - 4 approved properties in Massillon – reimbursed \$39,644.68; none pending
- ❖ SCLRC has been reimbursed a total of \$4,337,811.23 – 36% of the NIP grant
 - Stark County Land Bank is currently anticipating another \$538,003.43 in outstanding funding – 40.5% of NIP grant
- ❖ \$15,500 - Average cost of demolition per property

Once properties are owned by the SCLRC, they are demolished by the partner city and greened. After properties are fully completed and a final mortgage is placed by Ohio Homeowner Assistance LLC (OHA) to insure the NIP funding, the SCLRC holds title to the vacant properties for three years (unless a property is transferred to a qualified end-use prior this date), after which time, ownership of each property will be deeded to the respective partner city.



Side Lot Disposition Program

The purpose of the SCLRC’s Side Lot Disposition Program is to turn tax delinquent, vacant and abandoned lots into well maintained, tax producing properties by making these properties available to qualified contiguous property owners. Since the program began in 2013, a total of 1,388 Side Lot applications have been received. Applications have been submitted for parcels across 30 political jurisdictions in Stark County. Of the total received, 258 Side Lot applications were submitted in 2017. The majority of applications were received for parcels located in the City of Canton. The chart below shows the disbursement applications received according to the community in which the side lot is located.



A total of 146 side lots were transferred to the approved applicants in 2017. As demolitions commenced under NIP, the SCLRC began accepting side lot applications from qualified applicants for these properties. To be eligible to acquire a “NIP Side Lot” applicants must meet additional qualifications as required by OHFA. To date, a total of 54 properties have been transferred to eligible side-lot owners through the NIP side-lot program. A total of 45 in Canton, 7 in Alliance, and 2 in Massillon.

Vacant Lot Disposition Program

A program established in 2015, the SCLRC's Vacant Lot Disposition Program aims to also turn tax delinquent, vacant and abandoned lots into well maintained, tax producing properties. This program is similar to the Side Lot Program but has different qualifications and price. One difference being Vacant Lot applicants do not need to be a contiguous property owner. The SCLRC revised its adopted policies in October 2015. Since the program began, a total of 109 Vacant Lot applications have been received. Applications have been submitted for parcels across 7 political jurisdictions in Stark County.

Of the total received, 41 Vacant Lot applications were submitted in 2017. Similar to the Side Lot Program, the majority of applications were received for parcels located in the City of Canton.

A total of 3 lots were transferred to the approved applicants in 2017.

Targeted Acquisition Assistance Program (TAAP)

The TAAP program was formally adopted by SCLRC in 2017. Previous acquisition assistance was provided based on a written request to the Board. Available to Stark County cities, villages, townships, or qualified non-profit organizations to assist in the strategic acquisition and transfer of vacant or abandoned property to facilitate community & redevelopment projects

The SCLRC processed 26 TAAP applications in 2017:

- 4 – City of Alliance
- 8 – City of Canton
- 1 – City of Massillon
- 8 – Habitat for Humanity, a non-profit organization
- 5 – EN-RICH-MENT, a non-profit organization

A total of 9 properties transferred to new owners through TAAP for land assemblage and redevelopment/rehab projects.

50/50 Demolition Assistance Program (DAP)



The DAP program was formally adopted by SCLRC in 2017. Previous funding assistance for demolitions was awarded based on a written request to the Board. Available to Stark County cities, villages, townships in order to facilitate in the demolition of property that is beyond repair or rehabilitation, by providing matched funding up to 50% of hard-demolition costs of the project. Cities, villages, townships must either own the property or have completed the proper legal authority in order to demolish the structure.

During 2017, the following three 50/50 demolitions were completed under DAP:



- Louisville – 705 W. Main Street (10000534)
 - Funding Agreement for 50% of demolition hard-costs not to exceed \$15,000.00
 - Funds assisted in the demolition of a commercial property damaged by a fire
 - Request submitted in 2016
 - Project completed in 2017
 - SCLRC reimbursed City \$7,605.00



- Alliance – 133 S. Linden Avenue (110336)
 - Funding Agreement for 50% of demolition hard-costs not to exceed \$10,500.00
 - Funds assisted in the demolition of a vacant apartment building condemned by the City Health Dept. in 2016
 - Request submitted in 2016
 - Project completed in April 2017
 - SCLRC reimbursed City \$9,000.00



- Perry Township - 3006 Bailey Avenue NW (4306191)
 - Funding Agreement for 50% of demolition hard-costs not to exceed \$8,800.00
 - Funds assisted in the demolition of a single-family residence damaged by a fire
 - DAP application submitted & project completed in 2017.
 - SCLRC reimbursed Township \$4,400.00

Property Management Software

In October 2016, a contract for property management software was entered into with the Cuyahoga Land Bank. Program development for the Property Profile System (PPS) began in late 2016 and became operational in 2017. Throughout 2017, RPC staff worked with the Cuyahoga Land Bank to customize PPS, enable RPC staff and users from other County departments access/use of PPS. It is anticipated that as the SCLRC's web presence grows, PPS features will be utilized to provide information to the public.

Brownfield Remediation and Economic Development

The City of Alliance and a local developer, Baynk Development LLC, requested the assistance of the SCLRC in order to secure funding for an abandoned gas station clean-up at 520 S. Union Avenue in Alliance, OH. The purpose of the SCLRC assistance was to secure funding for conducting an environmental site assessment the site and ready it for redevelopment.

In March 2017, the property was transferred to the SCLRC to ensure that the property was eligible for the U.S. EPA Brownfields Assessment Grant funding. After title transferred to the SCLRC, funding was received from the Stark County Brownfields Coalition, after which a Phase I & Phase II Assessment was completed on the property. Based on those results, the Phase II recommended removing the underground petroleum storage tanks. In late October, the petroleum storage tanks, dispenser islands, dispenser lines, and fueling canopy were removed from the site. As it was found that there were zero contaminants on the site that require further environmental action, as such it is anticipated that title will be transferred back to Baynk Development LLC for redevelopment of the site in early 2018.



The pictures shown above were taken during the tank removal at 520 S. Union Avenue.

General Expectations for 2018

In December 2017, the RPC led a work session for the Land Bank Board Members in order to review the Land Bank's current programs and objectives over the last 5 years and to establish goals for the upcoming years. As the need arises within the County for new programs, the RPC will explore and make recommendations to the SCLRC for inclusion of various programs. Based upon the Board Member survey conducted at this meeting the SCLRC anticipates undertaking the following in 2018:

- 1) Improving web presence, which includes creating/hosting a website
- 2) Evaluation of current programs and possible expansion