

LAND BANK 2021 ANNUAL REPORT

This report sets out the accomplishments of the Stark County Land Reutilization Corporation (Land Bank) during CY 2021.

ADMINISTRATION

The Stark County Regional Planning Commission (RPC) continued to administer the programs and activities of the Land Bank during 2021 in furtherance of their mission “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.” The RPC handles the general program administration, financial planning and oversight, secretarial duties, and manages the property inventory on behalf of the Land Bank. The RPC has a staff with experience in operating federal and state grant programs and financial management.



In 2021, the Land Bank’s new website went live. The new web address is starkcountylandbank.org where browsers are able to view the current programs and adopted policies, download the available program applications, view the Land Bank meeting agendas and minutes, and much more.

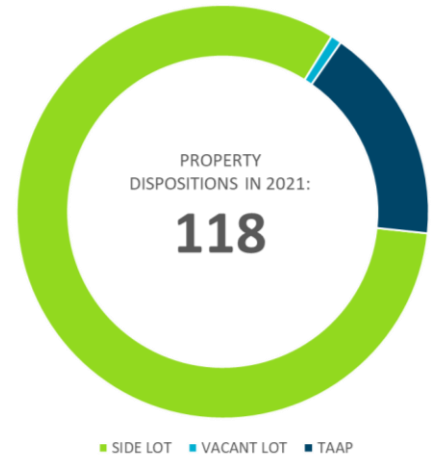
As the Land Bank’s administrator, the RPC will continue to explore and make recommendations to the Land Bank for potential implementation/inclusion of new programs and activities that will maximize the Land Bank’s budget while furthering its mission and supporting other County and local community initiatives into CY 2022.

PROPERTY ACQUISITION & DISPOSITION

Throughout 2021, the Land Bank continued offering programs/activities focused on the reclamation and repurposing of vacant and abandoned properties in Stark County although it still faced challenges in response to the Covid-19 pandemic. The mechanism that the Land Bank predominantly uses to assist qualified end-users in acquiring properties is the tax foreclosure process. The Land Bank is able to acquire vacant, abandoned, tax delinquent properties through foreclosure; clear off the delinquent taxes; and transfer the title to the qualified end-user with clear title.

Foreclosure actions were resumed in late 2020, after a temporary halt in response to the Covid-19 pandemic, which allowed the Land Bank to resume its property acquisitions. As a result, within 2021 the Land Bank was able to work through a back-log of acquisitions.

The “**Side Lot**” and “**Vacant Lot**” programs are offered by the Land Bank in order to help give qualified applicants the opportunity to acquire tax delinquent vacant land. In 2021, the Land Bank transferred 98 lots to new ownership through these programs. The new owners are now maintaining the lots as an extension of their existing yards, for gardens and greenspace.



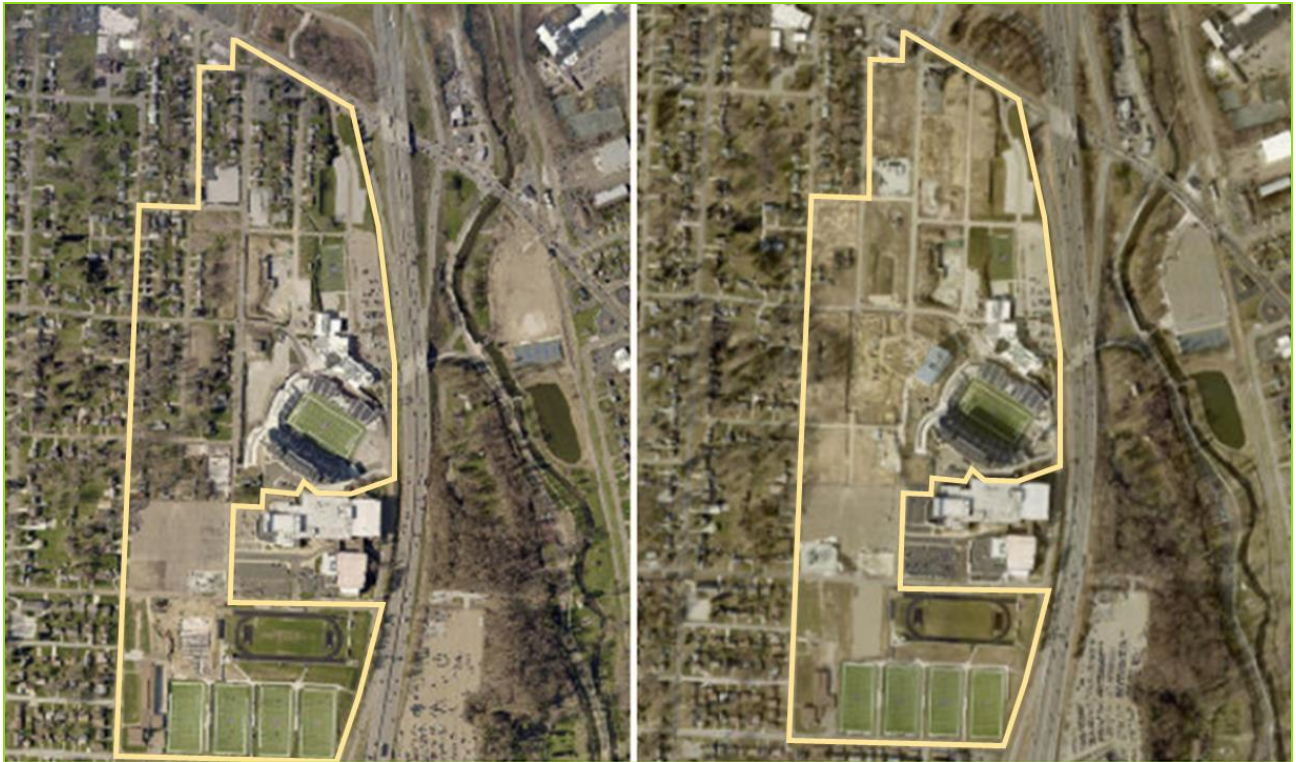
Another program offered by the Land Bank in 2021, the “**Targeted Acquisition Assistance Program**” (TAAP), was available to Stark County cities, villages and townships or qualified non-profit applicants to assist with the strategic acquisition of blighted, vacant or abandoned properties to facilitate community and redevelopment projects. This program has been available since 2017. A total of 20 parcels were transferred to new ownership in 2021 to facilitate projects such as: demolition, renovation, new home construction, greenspace, land assembly, or for opportunities for community and economic development.

Pictured below is an example of a TAAP property transfer that was completed in 2021. The property is located on Waynesburg Drive SE in Canton Township, Ohio. Based on the blighted condition of the property, the Township sought the Land Bank’s assistance in obtaining ownership of the property in order to demolish the structure. The property transferred from the Land Bank to the Township in December 2021. The subsequent demolition work by the Township is expected in early 2022. By removing this severely dilapidated former home, the Township will be able to then sell the land and enhance the neighborhood as well as the tax base.



DEMOLITION ACTIVITIES

In July of 2020, the Land Bank had entered into an agreement with the Hall of Fame Village (HOFV) to assist in the funding of 84 demolitions within their campus footprint (79 residential homes, two commercial structures, two garages and one partial school building). Demolition work on 83 of the structures was completed by December 31, 2020 with the exception of the partial school building. Remaining site work and grading was completed in early 2021, and the Land Bank reimbursed the HOF Village \$264,598.34 for those 83 demolished structures in April 2021.



Later, in September 2021, the Land Bank executed an addendum to the original agreement with the HOFV to provide funding assistance for the school building that was not ready for demolition in 2020. Demolition work of the school building was completed by October and the Land Bank reimbursed the HOFV \$135,734.16. The removal of this structure allowed the HOFV to complete construction of the sports complex additional fields.

Overall, the Land Bank was able to provide a total of \$400,332.50 in funding assistance to the HOFV for 84 structures within their campus footprint. The aerial imagery above shows the land that was cleared as a result of these demolitions.

Each year, the Land Bank offers a **50/50 Demolition Assistance Program (DAP)** that is available to Stark County cities, villages, and townships in order to facilitate the demolition of property that is beyond repair or rehabilitation, by providing matched funding up to 50% of hard-demolition costs of the project. In 2021, the Land Bank approved funding reimbursements for six (6) residential projects and three (3) commercial projects.

2021 DAP PROJECTS

Property Address	Community	Type	Status	Funding Reimbursement
920 Troy Pl. NW	Canton	Residential	Reimbursed	\$4,617.50
1315 Piper Ct. NW	Canton	Residential	Reimbursed	\$4,240.00
1217 Louisiana Ave. NW	Canton	Residential	Reimbursed	\$4,216.50
2113 12 th St. SW	Canton	Residential	Reimbursed	\$5,348.50
1318 Penrose Ct. NE	Canton	Residential	Reimbursed	\$6,686.00
312 3 rd Ave. SE	Beach City	Residential	Reimbursed	\$6,812.50
9055 Columbus Road	Nimishillen	Commercial	Reimbursed	\$10,150.00
172 & 176 E. Main St.	Alliance	Commercial	Under Contract	\$62,437.80
530 & 536 E. Main St.	Alliance	Commercial	Under Contract	\$55,187.80

The Land Bank’s 50/50 Demolition Assistance Program (DAP) provides a matched reimbursement up to 50% of hard-demolition costs of an approved project. In 2021, the Land Bank was able to provide \$42,071 in demolition funding for the completed projects listed in the chart above. Two (2) commercial projects were still under contract at the end of the year and a reimbursement for these projects is expected in early 2022.

The vacant/blighted residential property (pictured below) is an example of how the Land Bank has been able to assist a community in accomplishing their goals with the use of multiple programs. This site (2113 12th Street SW) was targeted for demolition by the City of Canton. In 2020, Canton applied for acquisition assistance through the Land Bank’s TAAP program to acquire title to the property. Upon completion of a tax foreclosure, the Land Bank transferred title to Canton in April 2021. Canton then applied for DAP funding assistance and was awarded an allocation from the Land Bank. The demolition was completed in July and the Land Bank reimbursed the City of Canton 50% of demolition hard-costs incurred on the project.



Total Demolition Costs	\$ 10,697.00
Reimbursement to City	\$ 5,348.50

2021 FINANCIAL REPORT

First Commonwealth Bank Checking Account	
Beginning Balance at 1/1/2021	1,136,541.21
Revenue:	
Statutory DTAC Funds	786,964.58
OHFA - NIP NAF Grant Income	310,354.58
OHFA - NIP Maintenance Disbursements	-
ODSA - Gas Station Reimbursement	53,545.75
US EPA - Brownfield Assessment Grant	-
Side Lot Program	16,030.00
Vacant Lot Program	40,110.00
TAAP Program	11,209.18
Miscellaneous	65,339.53
Total Revenue	1,283,553.62
Expenses:	
RPC General Admin Fees	163,970.18
RPC - ODSA Gas Station Admin	553.87
RPC - US EPA Brownfield Assessment Grant Admin	-
Treasurer's Office Services	55,705.38
Prosecutor's Office Land Bank Unit Funding	75,750.00
Accounting Fees	1,300.00
Liability Insurance	17,309.00
Audit Fees	8,077.00
Bank Fees/Charges	460.00
OHFA NIP Program Disbursements	99,609.35
ODSA Expenses	50,565.75
US EPA - Brownfield Assessment Grant	-
Travel	-
Property Maintenance	-
Side Lot Expenses	59,416.73
Vacant Lot Expenses	6,753.01
TAAP Program Expenses	21,214.21
Property Management Software	7,500.00
Membership Dues	5,000.00
Marketing Expenses	-
Property Acquisition Expenses	-
Residential Demolition Program Expenses	31,920.50
Commercial Demolition Program Expenses	10,150.00
NIP Program Disbursements	95,286.95
HOF Demo Expenses	400,332.50
Miscellaneous	5,066.72
Total Expenses	1,115,941.15

First Commonwealth Bank Checking Account

Net Expenses over Revenue (167,612.47)

Transfers:

Investment Transfer -

Total Transfers -

Ending Balance at 12/31/2021 1,304,153.68

STAR Plus Fund

Beginning Balance at 1/1/2021 6,452.17

Transfer to Star Ohio (6,454.21)

Interest Earned 2.04

Ending Balance at 12/31/2021 0.00

STAR OHIO Fund

Beginning Balance at 1/1/2021 2,452,666.72

Transfer from Star Ohio 6,454.21

Interest Earned 2,009.10

Ending Balance at 12/31/2021 2,461,130.03