

# LAND BANK 2023 ANNUAL REPORT



This report sets out the accomplishments of the Stark County Land Reutilization Corporation (Land Bank) during CY 2023.

## 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 Land Bank has contracted with the Stark County Regional Planning Commission (RPC) since 2014 to handle general program administration, financial planning and oversight, secretarial duties, and management of the property inventory. The RPC has a staff with experience in operating federal and state grant programs and financial management.

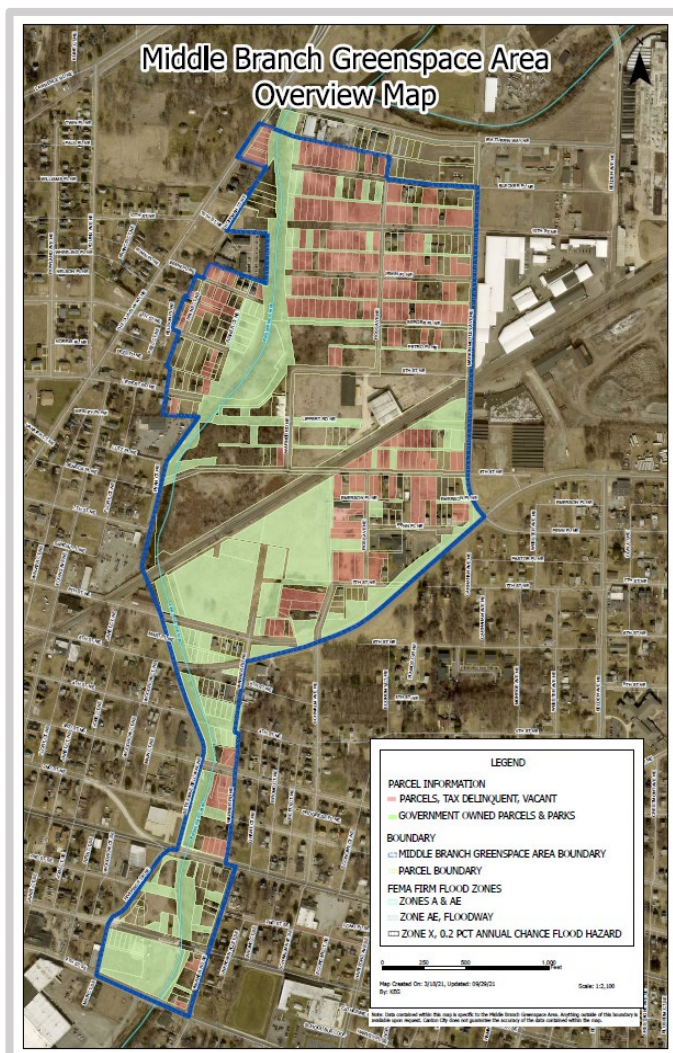
As the Land Bank’s administrator, the RPC will continue to explore and make recommendations to the Land Bank for potential new funding opportunities and implementation/inclusion of new programs or activities that will help meet the objectives the Land Bank’s mission.



## PROPERTY ACQUISITION & DISPOSITION

A core part of the Land Bank’s mission – return property to a productive use. In furtherance of this, the Land Bank has offered three (3) various programs to assist qualified applicants with strategic property acquisition and transfer. The qualifications, applicant eligibility and cost differ between the programs, but qualified applicants all receive the benefit of the Land Bank’s ability to acquire properties with uncollected/delinquent taxes; to extinguish those taxes and clear the title of any subordinate liens; and then to transfer title free and clear to new ownership. In 2023, the Land Bank transferred 287 parcels to new ownership between the Side Lot, Vacant Lot and TAAP programs. The chart below provides a brief description of these available programs.

Program	Description	Year Est.
Side Lot Program	Available to qualified contiguous property owners who wish to extend the size of their yard.	2013
Vacant Lot Program	Available to qualified <u>non-contiguous</u> applicants who wish to acquire tax delinquent property in the county for an approved use.	2015
Targeted Acquisition Assistance Program (TAAP)	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 & redevelopment projects.	2017



In the past applicants have requested the Land Bank’s assistance through the **Targeted Acquisition Assistance Program (TAAP)** for various purposes, such as demolition, rehab/redevelopment, land assembly and greenspace. In late 2022 and throughout early 2023, the Land Bank’s program saw an influx for applications - The City of Canton applied for 134 parcels located in an area of the city targeted for flood plain restoration and water quality improvement. The aerial map outlines the overall focus area. While the city already had a fair number of properties in the area, they requested the Land Bank’s assistance in acquiring the long-term certified delinquent vacant lots in that area. Overall in 2023, the Land Bank reviewed and approved TAAP applications for over 160 parcels.

## DEMOLITION GRANT FUNDING

In 2022, the Land Bank received a grant award of \$1,001,321.00 for the demolition of five (5) commercial demolition projects through the Building Demolition & Site Revitalization Program, administered by Ohio Dept. of Development. In early 2023, the work completion deadline was extended to June 30, 2024 with final reimbursement submissions due 30 days later. All five (5) projects were completed and as of December 31, 2023 the Land Bank had received reimbursement from DOD totaling \$ 651,220.14.

In order to utilize any remaining funds from an approved project that came in under budget, grantees are able to request to include and complete additional projects. As the projects will not fully expend the Land Bank's grant, the Land Bank will be identifying additional projects to submit to DOD in order to spend down the current grant funds by the June 2024 deadline.

The table below shows the total reimbursements received for the five (5) projects through December 31, 2023.

Project Name / Address	Community	Status	Total Demolition/ Project Costs	Reimbursement Received from Grant to Date
12777 Mogadore Ave. – Former Greenhouse	Lake Township	Project Completed & Reimbursed	\$92,277.78	\$92,277.78
129 and 125 Lincoln Way W. – Former Tiger Rags	Massillon	Project Completed & Reimbursed	\$184,898.28	\$184,898.28
1447 N. Main St. – Former Kmart Store	North Canton	Project Completed & Reimbursed	\$287,375.00	\$271,237.24
530 N. Lincoln Ave. – Former Elementary School	Alliance	Project Completed & Reimbursed	\$105,167.25	\$78,875.44
612 S. Liberty Ave. – Former Percy's Diner & 717 E. Cambridge St. Duplex	Alliance	Project Completed & Partial Reimbursement Received as of 12/31/23	\$39,151.18	\$22,263.39

# \$651,220\*

*\* Amount includes the reimbursement received for allowable program administration*

Program guidelines for Fiscal Year 2024-2025, the Demolition & Site Revitalization Program, administered by the ODOD were released October 31, 2023. Similar to the previous round, a \$500,000 set-aside is available per county under the program with additional funding requested above that set-aside to be awarded by DOD on a first-come, first-served basis. Applications for this new demolition funding are due April 1, 2024.



## DEMOLITION ACTIVITIES

Since 2017, the Land Bank has offered a demolition funding assistance program called **Demolition Assistance Program (DAP)**. This program has been available to Stark County, its political subdivisions, and qualified non-profit organizations to help facilitate strategic demolition. The DAP provides a matched reimbursement to an approved applicant, up to 50% of hard-demolition costs of the project. In 2023, the Land Bank funded demolition reimbursements for ten (10) residential projects and two (2) commercial projects. A total of \$295,456.86 in demolition funding was provided by the Land Bank for these twelve (12) projects completed in 2023; \$79,876.86 for residential demolitions and \$215,580.00 for commercial demolitions.

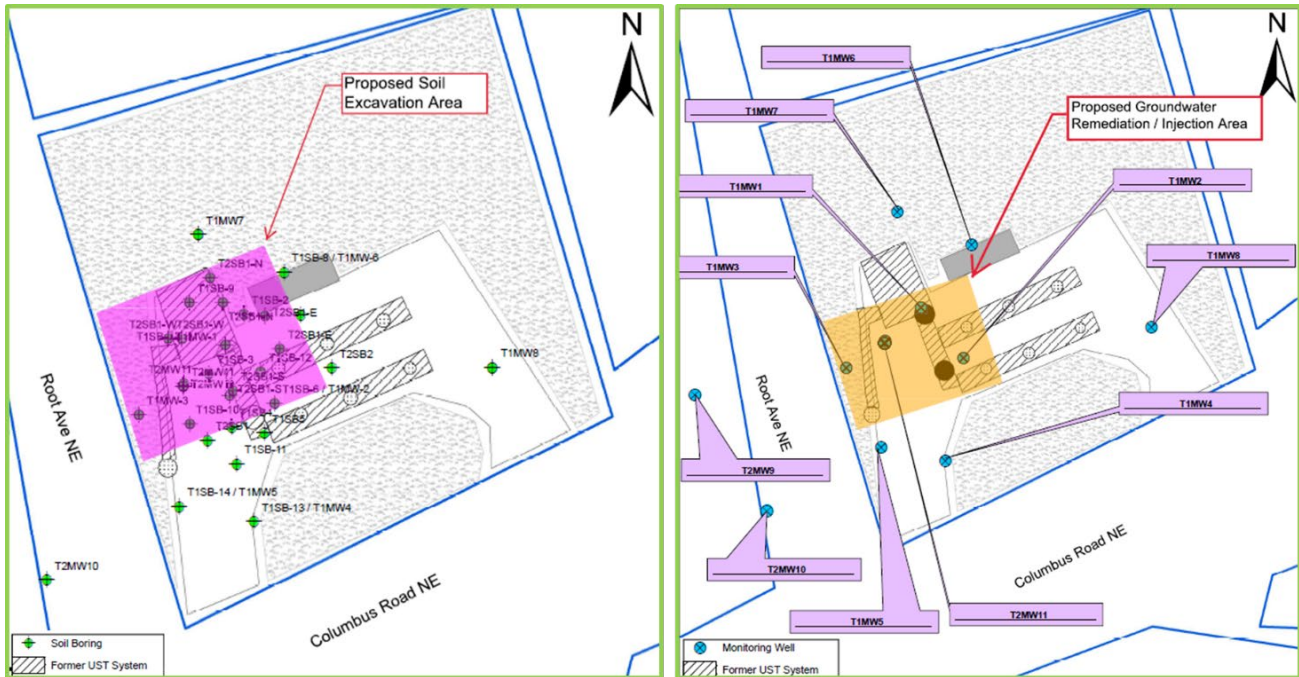


The images above, shown from left to right, were taken during four (4) DAP funded demolitions. A residential demolition completed in the City of Canton, a commercial demolition completed in Perry Township, an emergency demolition completed in the City of Massillon, and a residential demolition completed in Canton Township by the Multi-County Juvenile Attention System (MCJAS).

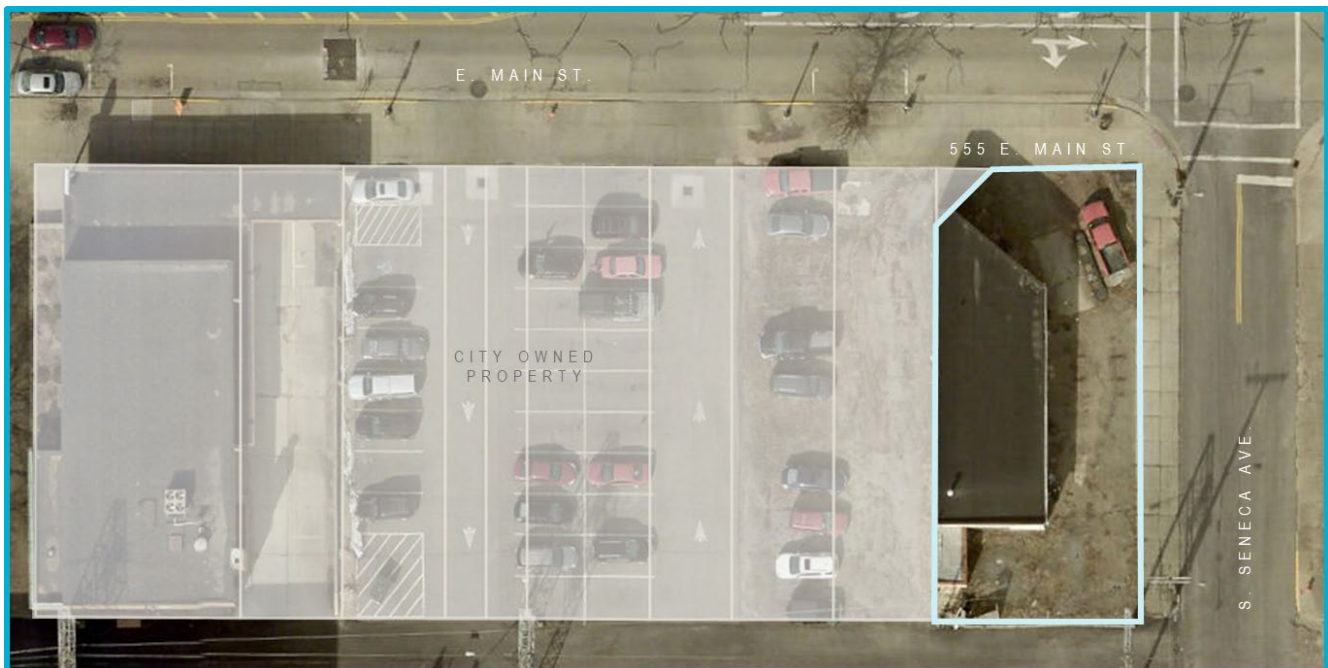
## BROWNFIELD REMEDIATION & ECONOMIC DEVELOPMENT

Program guidelines for Fiscal Year 2024-2025, the Brownfield Remediation Program, administered by the ODOD were released October 31, 2023. The funding for this program became available through the 2023 state biennium budget bill, HB33. There is one significant change in the guidelines for the Brownfield Remediation Program from the previously offered funding in 2022, where a County Land Reutilization Corporation (Land Bank) exists within a County, that Land Bank is designated as the Lead Entity. \$350 million with \$1,000,000 set-aside per county was allocated for assessment or cleanup/remediation of brownfield sites. Applications for this funding will be due by April 2024.

Work under an awarded grant for assessment and corrective action at a former Starfire Gas Station located at 2433 Columbus Rd. NE was finalized. The grant which was awarded in 2019 was completed by the deadline in June 2023. A Remedial Action Plan (RAP) was submitted to Bureau of Underground Storage Tank Regulations (BUSTR) for review in December 2022 and approved June 9, 2023. The RAP outlines the proposed remediation work needed at the site. In early 2024, the Land Bank plans to apply for a grant through the ODD's Brownfield Remediation Program in order to secure funding needed to remove the contaminated soil and clean up the affected groundwater, which is estimated to cost \$746,916.00. The images below delineate the locations of the proposed soil excavation and groundwater remediation.



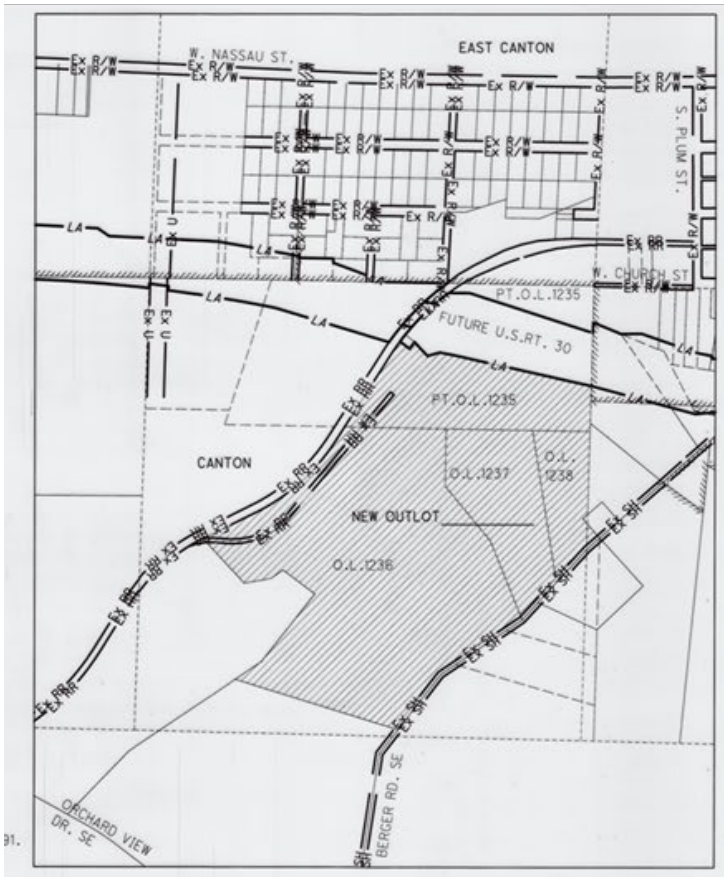
Also in 2023, the Land Bank entered into an agreement with the City of Alliance to assist the city in obtaining an assessment grant at a former gas station with underground storage tanks (pictured below). The property is located at 555 E. Main Street and was designated as a "Class C Release" site by BUSTR in May 2023. The agreement outlines that the Land Bank will hold title to the property while the city will utilize an environmental consultant to conduct further assessment of the site and will apply for available grant funding for cleanup of the site.







In June 2023, the Land Bank transferred the former Stark Ceramics property to new ownership for cleanup and future development. The property was formerly used to manufacture glazed ceramic brick and tile. The 89 acre property sat on the forfeited lands list until acquired by the Land Bank in late December 2022. A portion of the property was split and transferred to the Ohio Department of Transportation (ODOT) for the US Route 30 extension.





## Residential Property Rehabilitation



In early December 2023, the Land Bank acquired its first residential property with the intent to rehab the existing home and then sell it to a new homebuyer. The property is located in Perry Township. The property was purchased by the Land Bank through the National Community Stabilization Trust's (NCST's) property acquisition platform, REOMatch. NCST's platform, provides approved buyers, such as Land Banks, the opportunity to inspect and acquire foreclosed and vacant properties before they are listed for sale through traditional means. It is anticipated that the rehabilitation work will be completed and the property will be listed for sale by mid 2024.

## 2023 FINANCIAL REPORT

STARK COUNTY LAND REUTILIZATION CORP. - 2023	
First Commonwealth Bank Checking Account	
<b>Beginning Balance at 1/1/2023</b>	<b>1,156,529.21</b>
<b>Revenue:</b>	
Statutory DTAC Funds	719,393.45
ODSA - Gas Station Reimbursement - Phase 1	26,113.75
ODSA - Gas Station Reimbursement - Phase 2	-
ODOD - Building Demo and Site Revitalization	651,220.14
Side Lot Program	13,488.20
Vacant Lot Program	30,347.31
TAAP Program	54,247.05
Proceeds from Sale of Gas Station	-
Proceeds from Sale of Greenhouse	-
Miscellaneous	421.69
<b>Total Revenue</b>	<b>1,495,231.59</b>
<b>Expenses:</b>	
RPC General Admin Fees	225,178.68
Treasurer's Office Services	45,036.92
Prosecutor's Office Land Bank Unit Funding	224,625.00
Accounting Fees	1,300.00
Liability Insurance	18,054.00
Audit Fees	7,892.50
Bank Fees/Charges	459.74
OHFA NIP Program Disbursements	45,887.00
ODSA Expenses - Gas Station Phase 1	26,113.75
ODSA Expenses - Gas Station Phase 2	-
ODOD Expenses	472,864.19
Property Maintenance	-
Side Lot Expenses	75,438.86
Vacant Lot Expenses	53,186.02
TAAP Program Expenses	100,964.92
Property Management Software	7,500.00
Membership Dues	5,000.00
Marketing Expenses	-
Property Acquisition Expenses	24,874.05
Residential Demolition Program Expenses	79,876.86
Commercial Demolition Program Expenses	215,580.00
Brownfield Clean Up - Reinvestment	-
Miscellaneous	6,082.94
<b>Total Expenses</b>	<b>1,635,915.43</b>
<b>Net Expenses over Revenue</b>	<b>140,683.84</b>
<b>Transfers:</b>	
Investment Transfer	-
<b>Total Transfers</b>	<b>-</b>
<b>Ending Balance at 12/31/2023</b>	<b>1,015,845.37</b>



2023 FINANCIAL REPORT CONTINUED

<b>STAR OHIO Fund</b>	
<b>Beginning Balance at 1/1/2023</b>	<b>2,503,236.22</b>
Interest Earned	<b>134,038.16</b>
<b>Ending Balance at 12/31/2023</b>	<b>2,637,274.38</b>