

# LAND BANK 2024 ANNUAL REPORT



This report sets out the accomplishments of the Stark County Land Reutilization Corporation (Land Bank) during CY 2024.

## 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.

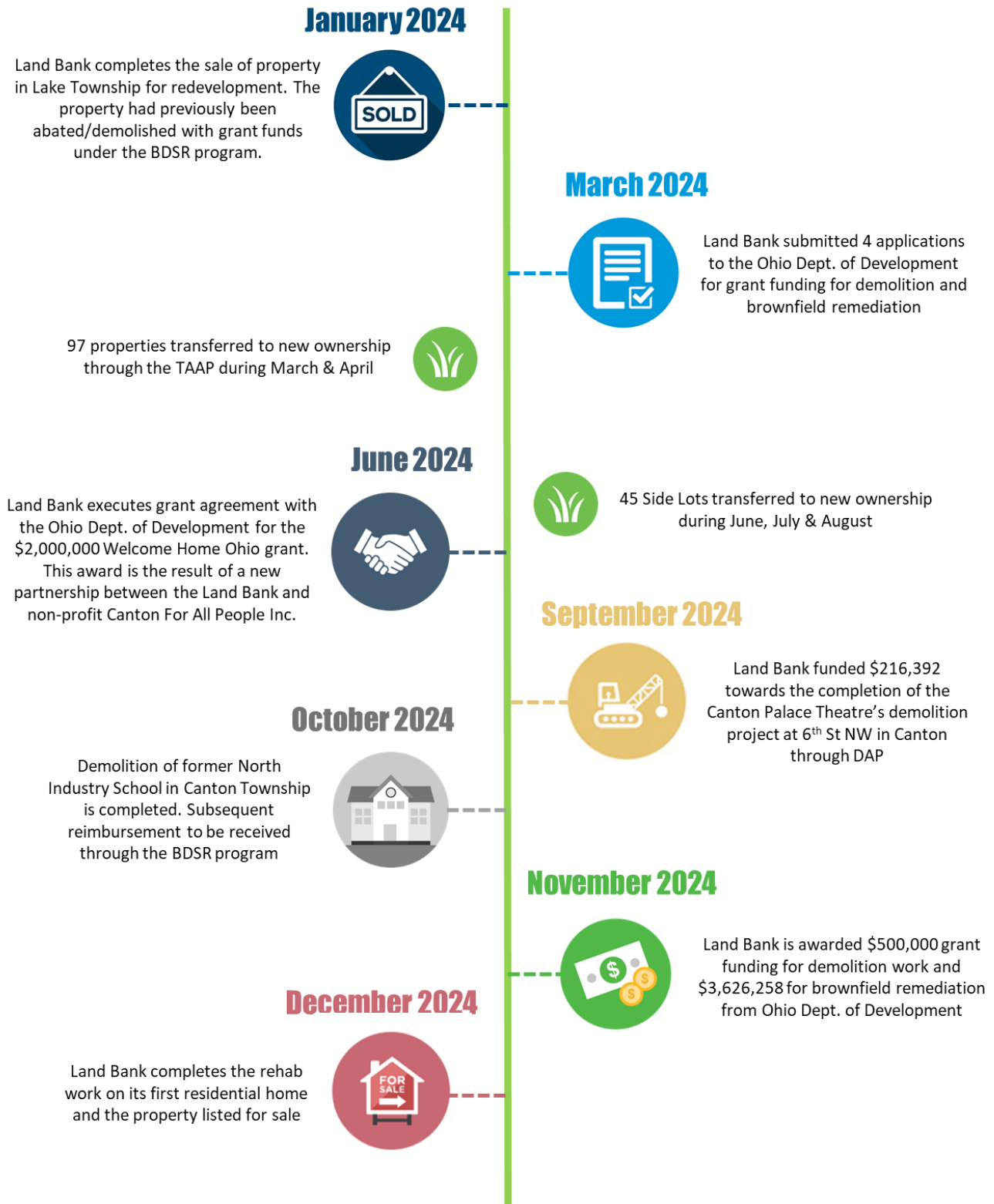
## BOARD MEMBER HIGHLIGHT

After serving on the Board of Directors for the Land Bank for nearly twelve years, Janet Weir Creighton resigned from her position as commissioner representative in November 2024. Janet was a founding member of the Board of Directors and her efforts and dedication to furthering the Land Bank will be greatly missed.

Alan Harold, who was appointed as her replacement as Stark County Commissioner in early December, will fill her position on the Board of Directors.



## 2024 AT A GLANCE



## PROPERTY ACQUISITION & DISPOSITION



The Land Bank spends much of its efforts on the revitalization of tax delinquent, vacant and abandoned property through its **Side Lot Program** and **Vacant Lot Program**. While the qualifications, pricing, and applicant eligibility differ between these programs, they continue to be successful in bringing abandoned properties back into productive use. Between these two programs in 2024, the Land Bank was able to acquire and transfer 94 properties into the hands of new ownership and bring them back into a tax producing status.

Also, in furtherance of its mission, the Land Bank offers a **Targeted Acquisition Assistance Program (TAAP)**. This program is 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. Applicants typically utilize this program for activities such as demolition, rehab/redevelopment, land assembly and greenspace. Overall, in 2024, the Land Bank was able to acquire and transfer 189 properties to qualified TAAP applications.



*“Since 2016, Habitat for Humanity ECO has partnered with the Land Bank in the cities of Canton and Massillon to acquire 162 parcels, primarily through the Targeted Acquisition Assistance Program (TAAP). To date, these acquisitions have been redeveloped into 42 new construction homes and 4 existing homes preserved to like-new status, resulting in 46 local, low-income families who are now first-time homeowners with zero-interest mortgages. Additionally, six or more families are estimated to be affordably housed in 2025 on properties acquired through the Land Bank. Habitat ECO is immensely grateful to the Land Bank for this*

*partnership and hopes it continues for many more years as we endeavor to create and preserve affordable housing through the redevelopment of vacant, tax-delinquent properties.” - Habitat for Humanity ECO*

## DEMOLITION ACTIVITIES

The Land Bank's **Demolition Assistance Program (DAP)** assists Stark County, its political subdivisions, and qualified non-profit organizations with strategic demolition work by providing matched funding reimbursement up to 50% of hard-costs of the project. In 2024, the Land Bank was able to provide \$328,422.36 in funding for the demolition of 15 projects (14 residential demolitions and 1 commercial demolition).



Pictured above is the 'before' and 'after' of the commercial project completed on 6th Street NW in Canton, OH. The DAP applicant, Canton Palace Theatre Association, received \$216,392.50 towards the project. The demolition will make way for the expansion and renovation plans to the Canton Palace Theatre.

## RESIDENTIAL REHAB ACTIVITIES

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. Extensive rehabilitation work was completed on the house; including a new roof, siding repair, new exterior doors, gutted/renovated bathroom and kitchen, all new fixtures and appliances, new hot water tank, updated electrical, all new flooring throughout, and a new vinyl privacy fence. The work was completed in the fall.

The Land Bank hired a real estate agent to assist in the listing/sale of the property. The property went on the open market and was pending by the end of the year. Closing is anticipated in early 2025.



Pictured above - before and after of the kitchen

## RESIDENTIAL NEW CONSTRUCTION

In 2024, the Land Bank received a grant award of \$2,000,000.00 for new construction of single-family housing through the **Welcome Home Ohio program (WHO)**, administered by the Ohio Department of Development. The funding is part of the first round of the Welcome Home Ohio program, which is investing a total of \$100 million in grants over two years to help land banks purchase, rehabilitate, or build qualifying residential properties for income-eligible Ohioans.

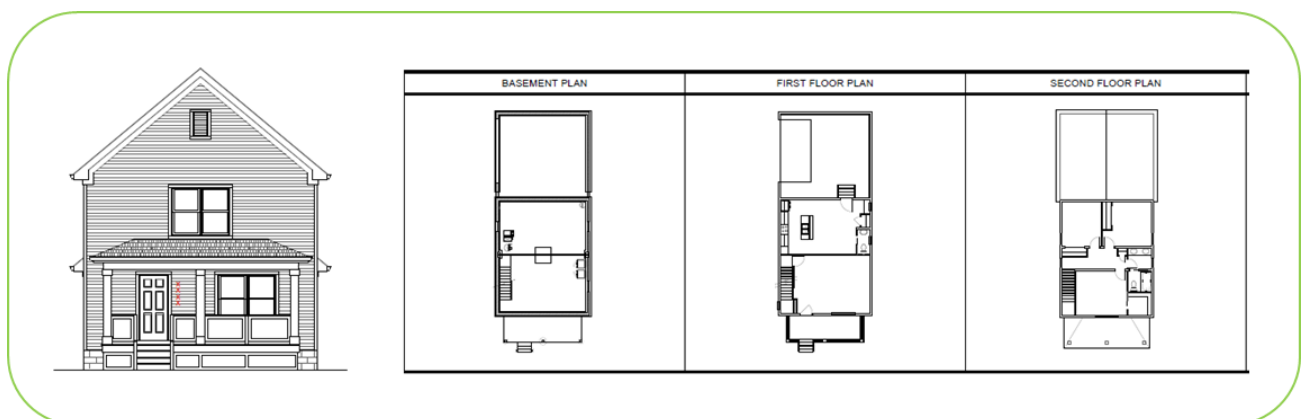


This grant award will support the Land Bank, in partnership with Canton For All People, Inc. (C4AP), with the purchase and resale of 10 new construction residential properties in the Greater Shorb Neighborhood of Canton, Ohio.

Pictured to the left is the site plan for two (2) of the homes to be constructed. These structures will be built in a 2 and 3-bedroom ranch style. These properties were replatted through the City of Canton in late 2024. The sites will be ready for groundbreaking and construction in early 2025.

C4AP is a Community Development Corporation formed by Crossroads United Methodist Church in partnership with the Lemmon and DeHoff family foundations. Their mission is to bring quality housing and opportunities for all people to downtown Canton. Part of their vision for the Greater Shorb Neighborhood is to add affordable housing units to the neighborhood, half of which will be for home ownership.

The 10 new structures will be a mix of ranch and 2-story homes, depending on the configuration of the specific lot and its location. Preliminary site plans and building design plans were developed and submitted for review and approval in 2024 with construction to be early 2025.



Pictured above is a sample of one of the 2-story designs plans – 3-bed, 1.5 bath with an attached garage

## DEMOLITION GRANT FUNDING

### FY2022 BDSR FUNDING

In 2022, the Land Bank received a grant award of \$1,001,321 for demolition projects through the **Building Demolition & Site Revitalization Program (BDSR)**, administered by Ohio Department of Development. Of the award, \$500,000 was a 100% grant, while the remainder of the grant funds were subject to a 25% local match. Projects completed through December 2024 had utilized \$902,640.19 (of which \$656,652.13 was reimbursed through the grant and \$245,988.06 pending reimbursement). With an available balance left in the grant from a few projects that came in under budget, the Land Bank was able to submit an additional project for demolition to DOD for review/inclusion in the grant. That approval is expected in early 2025. The Land Bank’s deadline to spend the remaining funding was extended to June 30, 2025.

Projects completed under the BDSR FY2022 grant to date:

Project Name / Address	Community	Status	Total Demolition/ Project Costs	Reimbursement Received from Grant
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	\$351,926.06	\$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 & Reimbursed	\$39,151.18	\$29,363.39
4805 Wiseland Ave. SE - Former North Industry School	Canton Township	Project Completed & Reimbursement Expected in 2025	\$327,984.08	\$245,988.06

### FY2024 BDSR FUNDING

Like the FY2022 application round, the BDSR program provided \$150 million in demolition funds with \$500,000 set-aside per county. The remaining funds were available on a first-come, first-served basis. Applications were due by April 1, 2024. The Land Bank applied for \$3,515,000 in grant funding and in November received the announcement that it would be awarded the \$500,000 set-aside grant. Work under this new grant is expected to begin in early 2025.

Structures intended for demolition under the new BDSR grant:



## BROWNFIELD REMEDIATION GRANT FUNDING

Program guidelines for Fiscal Year 2024-2025, for 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. Approximately \$300 million was available in the FY2024 application round with \$1,000,000 set-aside per county for assessment or cleanup/remediation of brownfield sites. Applications for FY2024 funding were due by April 1, 2024.

In November the Land Bank received the announcement that it would be awarded a total of \$3,626,258 for three (3) cleanup/remediation projects under the FY2024 funding round. Work under these new grants is expected to begin in early 2025.

The three (3) projects to receive Brownfield Remediation Program funding are listed below:

- **Former Starfire Gas Station – Columbus Road** Cleanup/Remediation: \$821,607  
The project involves soil and groundwater remediation at a former gas station site, previously used by Starfire. Following the removal of underground storage tanks, building demolition, and previous assessments, the site will undergo soil excavation and groundwater cleanup to meet regulatory standards. The property, located near a Source Water Protection Area, will be prepared for future commercial redevelopment, enhancing environmental quality and water protection efforts in Canton.
- **Former Ohio Cast Products** Cleanup/Remediation: \$467,158  
The project will remediate soil, groundwater, and sediment contamination at the former Ohio Cast Products site. Activities include trench excavation, oil recovery, and demolition of abandoned structures. Once remediated, the city of Canton will market the site for redevelopment.
- **Former Molly Stark Hospital** Abatement/Demolition: \$2,337,493  
The project involves asbestos abatement, demolition of three structures, and site remediation at the historic Molly Stark Sanatorium. Built in 1929, the facility has been abandoned since 1995 and poses significant environmental and safety risks. Following demolition, the site will be transformed into green space for community recreation, including walking trails and gardens.

In FY2025, approximately \$50 million in funds will be available for a second award period that is expected to open in early 2025. These funds will be available on a first-come, first-served basis for eligible projects.

**2024 FINANCIAL REPORT**

First Commonwealth Bank Checking Account	
<b>Beginning Balance at 1/1/2024</b>	<b>1,015,845.37</b>
<b>Revenue:</b>	
Statutory DTAC Funds	635,971.10
Side Lot Program	8,600.00
Vacant Lot Program	39,610.00
TAAP Program	299,271.38
Proceeds from Sale of Jackson Ave	-
Proceeds from Sale of Mogadore Ave	288,127.50
Miscellaneous	3,240.02
ODSA - Gas Station Reimbursement Phase 2	-
ODOD- Building Demolition and Site Revitalization Grant	11,578.62
ODOD- Brownfield Remediation Grant	-
ODOD - Welcome Home Grant	-
<b>Total Revenue</b>	<b>1,286,398.62</b>
<b>Expenses:</b>	
RPC General Admin Fees	212,648.13
Treasurer's Office Services	60,493.75
Prosecutor's Office Forclosure Services	121,500.00
Accounting Fees	1,500.00
Liability Insurance	18,839.00
Advertising	215.62
Audit Fees	8,548.50
Bank Fees/Charges	532.03
Property Maintenance	1,882.91
Property Management Software	7,500.00
Membership/Sponsorship Dues	9,000.00
Marketing Expenses	-
Side Lot Expenses	46,166.58
Vacant Lot Expenses	13,970.66
TAAP Program Expenses	98,257.57
Property Acquisition and Rehab Expenses	104,658.08
Subrecipient-Variou Vendor Reimbursements	144,063.75
Residential Demolition Program Expenses	112,029.86
Commercial Demolition Program Expenses	216,392.50
Brownfield Clean Up - Reinvestment	6,500.00
Miscellaneous	765.61
OHFA-NIP Maintenance Disbursements	28,348.00
ODSA Exepenses - Gas Station Reimbursements Phase 2	-
ODOD - Building Demo and Site Revitalization	290,760.54
ODOD - Brownfield Remediation	-
ODOD - Welcome Home	-
<b>Total Expenses</b>	<b>1,504,573.09</b>
<b>Net Expenses over Revenue</b>	<b>218,174.47</b>
<b>Ending Balance at 12/31/2024</b>	<b>797,670.90</b>

2024 FINANCIAL REPORT CONTINUED

<b>STAR OHIO Fund</b>	
<b>Beginning Balance at 1/1/2024</b>	<b>2,637,274.38</b>
Interest Earned	143,483.88
<b>Ending Balance at 12/31/2024</b>	<b>2,780,758.26</b>