

# STARK COUNTY LAND REUTILIZATION CORPORATION



ANNUAL REPORT



# 2025

*"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 Stark County Land Reutilization Corporation Land Bank has contracted with the Stark County Regional Planning Commission (RPC) since 2014 to handle general program administration, grant 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

### Ongoing Programs Available:

The Land Bank continues to offer various programs aimed at returning abandoned, vacant properties back into productive use. These programs are available to qualified property owners, County political subdivisions and non-profit organizations.



- Side Lot Program
- Vacant Lot Program
- Targeted Acquisition Assistance Program

# SOLD

## 56

Lots transferred to new ownership in 2025 between the Side Lot & Vacant Lot Programs

Properties Transferred to new ownership in 2025 through the Targeted Acquisition Assistance Program

## 71

Although the three (3) programs vary in qualifications, pricing, and applicant eligibility, each has proven effective in returning abandoned properties to productive use—whether by expanding homeowners’ yards, rehabilitating blighted houses, enabling new single-family construction, or supporting land assembly.

Between these programs in 2025, the Land Bank was able to acquire and transfer 127 properties into the hands of new ownership and bring them back into a tax producing status. Overall, through the Side Lot Program, Vacant Lot Program, and Targeted Acquisition Assistance Program, the Land Bank has transferred over 2,000 properties to new owners.

## DEMOLITION ACTIVITIES

The Land Bank's **Demolition Assistance Program (DAP)** provides a matched reimbursement of up to 50% of hard-demolition costs of an approved project. Throughout 2025, the Land Bank provided \$143,869.42 in demolition funding for the completed projects shown below.



In November, the Board updated the DAP policies related to applicant eligibility. The policy now gives the Land Bank board discretion to allow other entities to apply. If applicants are not political subdivisions, their project would have to have the support of the community in which it is located.

One (1) project was still under contract at the end of the year. That project is expected to be complete and reimbursed in early 2026. The demolition of the buildings on W Tuscarawas Street and Brown Avenue NW is part of an ongoing initiative from Canton for All People, Inc. to provide affordable housing opportunities in the City of Canton. This demolition project will clear the way for new development.



# UNDERWAY

## RESIDENTIAL REHAB ACTIVITIES

The Land Bank sold its first property that had been acquired for renovation/rehab. The property was purchased in December 2023, rehabbed throughout 2024, listed for sale in early December 2024 and sold for \$182,000 in February 2025.



# SOLD

## RESIDENTIAL NEW CONSTRUCTION

Throughout 2025, construction progress was made under the \$2,000,000 grant through the Welcome Home Ohio program. This grant award will support the Land Bank, in partnership with Canton for All People, Inc. (C4AP), with the purchase and resale of ten (10) new construction residential properties in Canton, Ohio. Three (3) of the homes were completed and seven (7) homes were in various stages of construction by the end of year. The grant completion deadline is May 1, 2026.



- Qualified buyers were identified and under contract for five (5) homes.
- The first home is anticipated to close in January 2026.

# PENDING

## DEMOLITION GRANT 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. In June 2024, the grant deadline was extended until June 30, 2025. The Corporation submitted the final reimbursement request and final performance reporting in July and subsequently received final reimbursement from DOD in October 2025. A total of seven (7) commercial demolition projects were completed and reimbursed through the grant utilizing \$943,077.18. The Land Bank also received reimbursement for eligible administration of the grant totaling \$10,211.66.

The Land Bank received a grant award of \$500,000 to undertake demolition projects through the FY2024 BDSR. Sixteen (16) residential demolition projects were completed in 2025 and the Land Bank received \$240,113.70 in reimbursement. Twelve (12) additional demolition projects were under contract and expected to be completed and reimbursed in 2026.



A new application round for the BDSR program opened in late October 2025. The Land Bank applied for \$230,000 in “reserve” grant funding that was available per county. Notice of an award of funding and executed grant agreement is expected in early 2026.

## BROWNFIELD REMEDIATION GRANT FUNDING

The Land Bank previously received three (3) cleanup/remediation grants totaling \$3,626,258 through the **Brownfield Remediation Program**, administered by the ODOD. Work under these grants progressed in 2025.

### **Former Starfire Gas Station – Columbus Road Grant Award – \$821,607**

Excavation and removal of contaminated soils was completed at former Columbus Rd. Starfire Gas Station; Continued monitoring to be conducted throughout 2026. The Land Bank has received \$580,816.97 in reimbursement for the work completed so far under the grant. A deadline extension until December 31, 2026 was granted by ODOD.



### **Former Ohio Cast Products**

Grant Award – \$467,158

Asbestos Abatement and Demolition Complete at the former Ohio Cast Products property; Additional data obtained to update Phase II report. Additional monitoring wells to be installed and soil remediation to be conducted in 2026.

### **Former Molly Stark Hospital**

Grant Award – \$2,337,493

RACM Demolition of the former Molly Stark Hospital main building, "Children's Hospital" building and "Boiler House" building were completed on the property. Work commenced on October 6, 2025 and was completed by the end of November. A deadline extension until March 31, 2026 was granted by ODOD to complete any remaining work required at the site and to compile and submit for reimbursement.



## 2025 FINANCIAL REPORT

<b>Beginning Balance at 1/1/2025</b>	<b>797,670.90</b>
<b>Revenue:</b>	
Statutory DTAC Funds	896,080.23
Side Lot Program	13,800.00
Vacant Lot Program	11,920.00
TAAP Program	63,727.44
Proceeds from Property Sales	147,672.25
Miscellaneous	406.30
ODOD - Building Demolition Site Revitalization Grant FY22	290,490.08
ODOD - Building Demolition Site Revitalization Grant FY24	-
ODOD- Brownfield Remediation Grant	580,816.97
ODOD - Welcome Home Grant	-
<b>Total Revenue</b>	<b>2,004,913.27</b>
<b>Expenses:</b>	
RPC General Admin Fees	251,066.36
Treasurer's Office Services	64,000.00
Prosecutor's Office Forclosure Services	93,375.00
Accounting Fees	1,500.00
Liability Insurance	19,678.00
Advertising	-
Audit Fees	8,548.50
Bank Fees/Charges	302.00
Property Maintenance	399.14
Property Management Software	7,563.94
Membership/Sponsorship Dues	9,000.00
Supplies & Materials	25.58
Side Lot Expenses	38,925.69
Vacant Lot Expenses	11,818.00
TAAP Program Expenses	48,986.98
Property Acquisition and Rehab Expenses	1,391.97
Demolition Program Expenses	143,869.42
Brownfield Clean Up - Reinvestment	7,950.00
Miscellaneous	-
ODOD - Building Demo and Site Revitalization FY22	49,088.60
ODOD - Building Demo and Site Revitalization FY24	235,033.24
ODOD - Brownfield Remediation	600,548.91
ODOD - Welcome Home	-
<b>Total Expenses</b>	<b>1,593,071.33</b>
<b>Net Expenses over Revenue</b>	<b>(411,841.94)</b>
<b>Transfers:</b>	
Investment Transfer	-
<b>Total Transfers</b>	<b>-</b>
<b>Ending Balance at 12/31/2025</b>	<b>1,209,512.84</b>

**2025 FINANCIAL REPORT CONTINUED**

<b>STAR OHIO Fund</b>	
<b>Beginning Balance at 1/1/2025</b>	<b>2,780,758.26</b>
Interest Earned	<b>124,239.14</b>
<b>Ending Balance at 12/31/2025</b>	<b><u>2,904,997.40</u></b>