Stark County Land Reutilization Corporation

Targeted Acquisition Assistance Program (TAAP)

Policies and Procedures

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."

Introduction

The Stark County Land Reutilization Corporation (SCLRC) Targeted Acquisition Assistance Program (TAAP) was designed in accordance with the mission of the SCLRC to strategically acquire properties and return them to productive use. The program will facilitate Stark County, its political subdivisions, and qualified non-profits applicants with the strategic acquisition of blighted, vacant, or abandoned properties that are certified tax delinquent or that have been forfeited to the State as a result of a prior foreclosure. Acquisition assistance will be made available by the SCLRC once eligibility requirements are met and a contract is signed with the applicant.

The SCLRC reserves the right, in its sole discretion, to determine whether an applicant is qualified. Acceptance of an application does not indicate qualification.

Property Eligibility

A property must meet certain eligibility requirements before SCLRC will consider assisting an Applicant with acquisition. Requirements are as follows:

1.) All properties must be located in Stark County, Ohio.

2.) Eligible properties must constitute abandoned land and/or vacant land pursuant to ORC 323.65(A)

A. "Abandoned land" means delinquent lands or delinquent vacant lands, including any improvements on the lands, that are unoccupied and that first appeared on the list compiled under division (C) of section 323.67 of the Revised Code, or the delinquent tax list or delinquent vacant land tax list compiled under section 5721.03 of the Revised Code, at whichever of the following times is applicable:

i. In the case of lands other than agricultural lands, at any time after the county auditor makes the certification of the delinquent land list under section 5721.011 of the Revised Code;

ii. In the case of agricultural lands, at any time after two years after the county auditor makes the certification of the delinquent land list under section 5721.011

of the Revised Code.

B. "Agricultural land" means lands on the agricultural land tax list maintained under section 5713.33 of the Revised Code.

C. "Clerk of court" means the clerk of the court of common pleas of the county in which specified abandoned land is located.

D. "Delinquent lands" and "delinquent vacant lands" have the same meanings as in section 5721.01 of the Revised Code.

E. "Impositions" means delinquent taxes, assessments, penalties, interest, costs, reasonable attorney's fees of a certificate holder, applicable and permissible costs of the prosecuting attorney of a county, and other permissible charges against abandoned land.

F. (1) "Unoccupied," with respect to a parcel of land, means any of the following:

i. No building, structure, land, or other improvement that is subject to taxation and that is located on the parcel is physically inhabited as a dwelling;

ii. No trade or business is actively being conducted on the parcel by the owner, a tenant, or another party occupying the parcel pursuant to a lease or other legal authority, or in a building, structure, or other improvement that is subject to taxation and that is located on the parcel;

iii. The parcel is uninhabited and there are no signs that it is undergoing a change in tenancy and remains legally habitable, or that it is undergoing improvements, as indicated by an application for a building permit or other facts indicating that the parcel is experiencing ongoing improvements

Contract

Upon review of a submitted “Targeted Acquisition Assistance Program Request Form” and approval, a contract will be executed between the applicant and the SCLRC.

Within the contract, the applicant agrees to reimburse the SCLRC under the following terms and conditions:

1. The entire sum committed by the SCLRC to a particular parcel/project will be allocated toward the acquisition and transfer of the property to the applicant.
2. The SCLRC will pay for all costs related to the acquisition and transfer as they are invoiced.
3. The applicant will be required to reimburse the SCLRC for the total hard-costs incurred by the SCLRC.

Procedure and Guidelines

1.) Interested Applicants will complete a “Targeted Acquisition Assistance Program Request Form” and submit it with the required documentation to the SCLRC’s Administrator, Stark County Regional Planning Commission (SCRPC), located at:

Stark County Regional Planning Commission
Attention: TAAP Program
110 Central Plaza South, Suite 300
Canton, Ohio 44702

2.) The SCRPC will review the request and determine if the proposed project is eligible, according to the “Eligibility Requirements” and if it supports the overall mission of the SCLRC.
3.) If the property/project is eligible, the SCRPC will present the request to the SCLRC for their approval or denial.
4.) Once approved, the SCRPC will complete the necessary work towards the acquisition and transfer of the property.
5.) Upon completion of the transfer to the Applicant, the SCRPC will provide the following documentation to the Applicant:
    a. Recorded Deed that conveys title to the Applicant
    b. Invoice for payment of all incurred hard-costs
6.) After receipt of the Deed and invoice, the Applicant will reimburse the SCLRC as outlined in the executed Contract.