



Stark County Land Bank Session

2024 Governmental Law Seminar

Sarah Peters – John Anthony | March 2, 2024



SESSION OVERVIEW

Session Introduction

What is an LRC

SCLRC History

Current Programs

Recent Litigation

Pending Legislation

Takeaways

What Is A Land Bank?

- “County Land Bank” is the informal name for a land reutilization corporation. County land banks facilitate the return of vacant, abandoned, and tax-foreclosed properties to productive economic use. County land banks can take ownership of properties and clear title, assemble parcels for development, and manage properties until redevelopment can begin.
- The Cuyahoga Land Bank was the first county land bank created in Ohio after the passage of State enabling legislation, (S.B. 353, 127th General Assembly).



LAND BANK POWERS

ORC 5722.02 & ORC 1724.04

The success of Ohio's first land bank in Cuyahoga County led to subsequent legislation expanding eligibility first to all counties with populations over 60,000 and later to all counties in the state.

Purpose of ORC 5722 is to allow land banks to:

- Acquire properties with uncollected/delinquent taxes & to extinguish those taxes
- Clear the title of subordinate liens
- Transfer title free and clear to new ownership

STARK COUNTY LAND BANK

STARK COUNTY LAND REUTILIZATION CORPORATION

FORMED IN MARCH 2012

- MADE UP BY A 5 MEMBER BOARD:
 - COUNTY TREASURER
 - COUNTY COMMISSIONER
 - COUNTY COMMISSIONER
 - REPRESENTATIVE FROM THE LARGEST CITY
 - REPRESENTATIVE FROM ONE OF THE LARGEST TOWNSHIP

AVAILABLE PROGRAMS

OPERATES 4 PROGRAMS AIMED TO ADDRESS ISSUES RELATED TO VACANT AND ABANDONED PROPERTIES:

- SIDE LOT PROGRAM
- VACANT LOT PROGRAM
- TARGETED ACQUISITION ASSISTANCE PROGRAM
- DEMOLITION ASSISTANCE PROGRAM

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

2023 marked the 10th year since the Land Bank began contracting with the Stark County Regional Planning Commission (RPC) to handle general program administration, financial planning and oversight, secretarial duties, and management of the property inventory.



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Available Programs

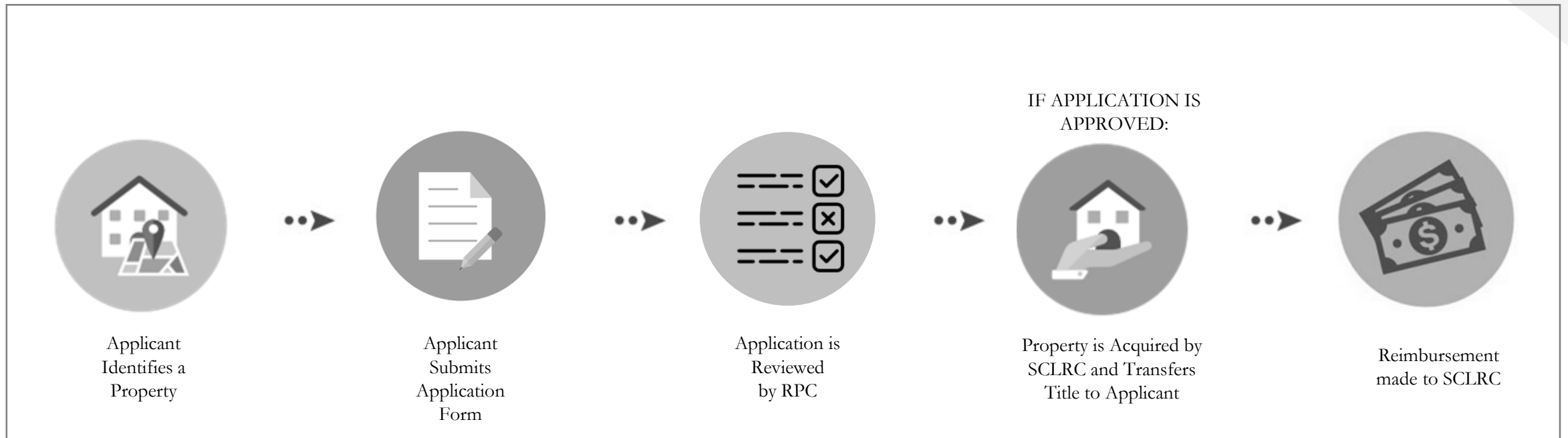
Targeted Acquisition Assistance

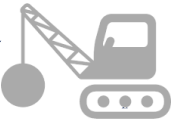
- Available to cities, villages, townships, and non-profit organizations in Stark County
- Assist with strategic acquisition and transfer of vacant, abandoned property in order to assist with local community redevelopment projects, and to help improve neighborhoods and targeted areas throughout Stark County.



Targeted Acquisition Assistance

Application Process 





Targeted Acquisition Assistance

Past Projects



Vacant Lots Transfers, Canton

City applied for assistance in acquiring 2 sliver parcels adjacent to former Ohio Cast Products property, which were not included in the sale of the overall property

Land Bank was able to acquire the parcels and transfer title to City

Home Renovation, Massillon
Habitat for Humanity applied for assistance in acquiring a vacant house

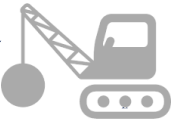
Land Bank was able to foreclose, acquire and transfer title to Habitat for Humanity, who renovated the home and sold the property to an LMI homeowner



Land Assembly, Canton

Throughout 2022 and 2023 the City of Canton applied for assistance in acquiring vacant lots throughout the Shorb/Newton Area and within an area along the Nimishillen Creek targeted for flood plain restoration and water quality improvement

Nearly 300 parcels are intended to be transferred between these targeted areas



50/50 Demolition Assistance

- Available to Stark County, its political subdivisions, and qualified non-profit organizations to assist in the funding of strategic demolitions of blighted, vacant, or abandoned properties.
- The Land Bank's portion of the funds are reimbursed to the Applicant up to fifty percent (50%) of the total documented hard costs of the project.

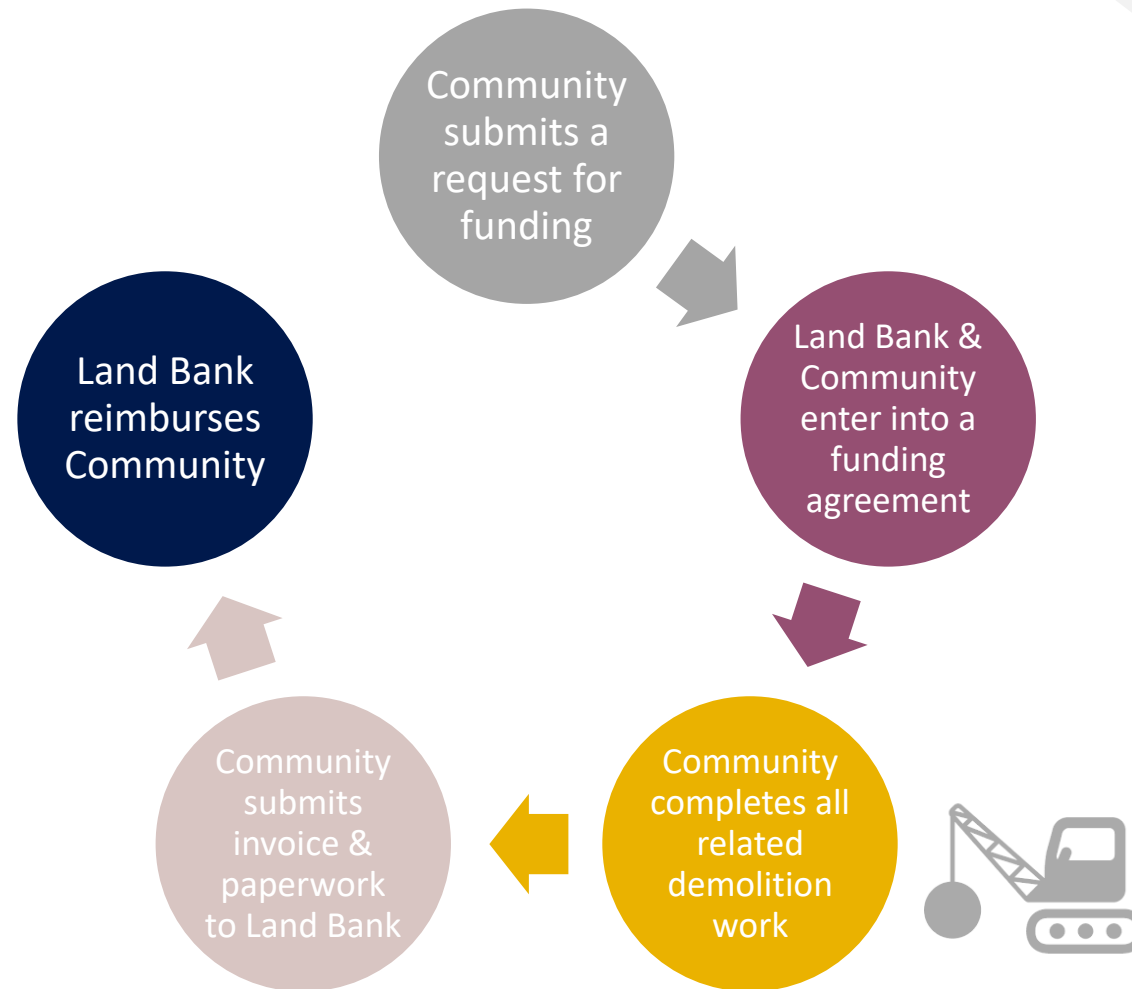
For 2023, the Land Bank budgeted **\$400,000.00**
towards demolition funding projects:

\$300,000 commercial demolitions

\$100,000 residential demolitions

50/50 Demolition Assistance

Application Process 





50/50 Demolition Assistance

Past Funded Projects



633 N Union Ave., Alliance
\$50,000 DAP Reimbursement
received in March 2020

14 & 20 Lincoln Way E., Massillon
\$200,000 DAP Reimbursement
received in May 2023



W. Tuscarawas St., Canton
\$70,588 DAP Reimbursement
received in December 2022

State Demolition Funding Opportunities

The Building Demolition and Site Revitalization Program is designed to provide grants for the demolition of commercial and residential buildings and revitalization of surrounding properties on sites that are not Brownfields.

The program provides \$150 million with \$500,000 set-aside per county. Funding requested above the set-aside will be awarded on a first-come, first-served basis.



State Brownfield Remediation Funding

The background of the slide is a grayscale photograph of a construction or remediation site. An excavator is visible in the center, working on a pile of earth. In the background, there are trees and a building. The word "STARFIRE" is visible on a structure in the background.

The Brownfield Remediation Program provides grants for the cleanup of brownfield sites, to assist in the remediation of hazardous substances or petroleum at an industrial, commercial, or institutional property. Remediation includes acquisition of a brownfield, demolition performed at a brownfield, and the installation or upgrade of the minimum amount of infrastructure necessary to make a brownfield site operational for economic development activity.

Nearly \$350 million in funds, are available through the 2023 state biennium budget bill, HB33. Approximately \$175 million will be available in Fiscal Year 2024 with \$1 million reserved for each county in Ohio. Remaining funds (approximately \$82 million) will be available on a first-come, first-served basis for statewide eligible projects.



Residential Rehab Activities



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What's Happening

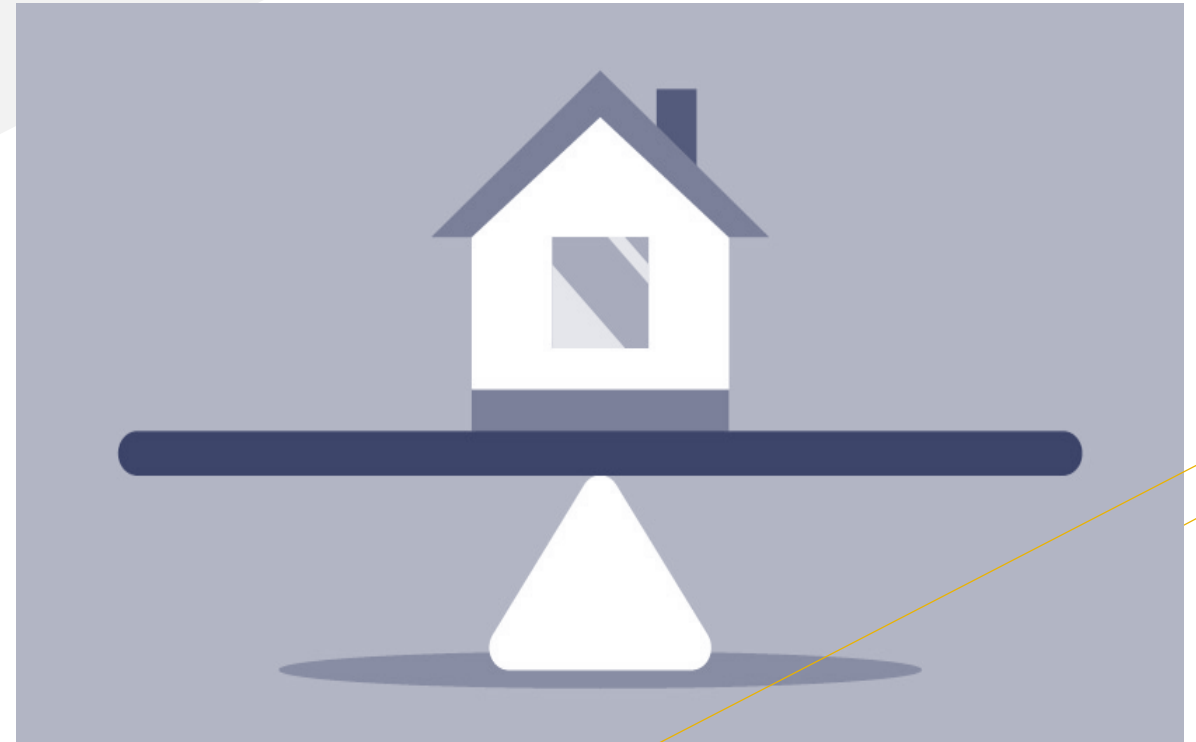
Updates in Legislation



Recent Litigation

Impacting Current Land Bank Practices

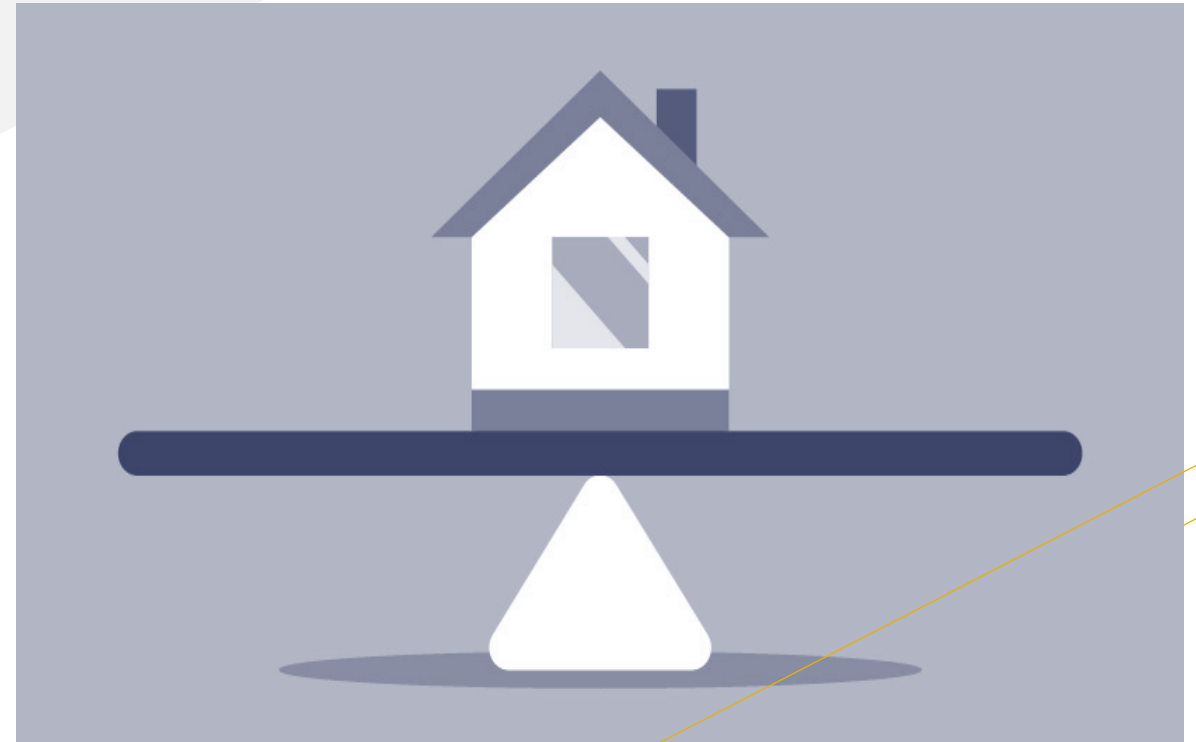
FELTNER v. CUYAHOGA COUNTY
(2020) OHIO St. 3d 359



Recent Litigation

Impacting Current Land Bank Practices

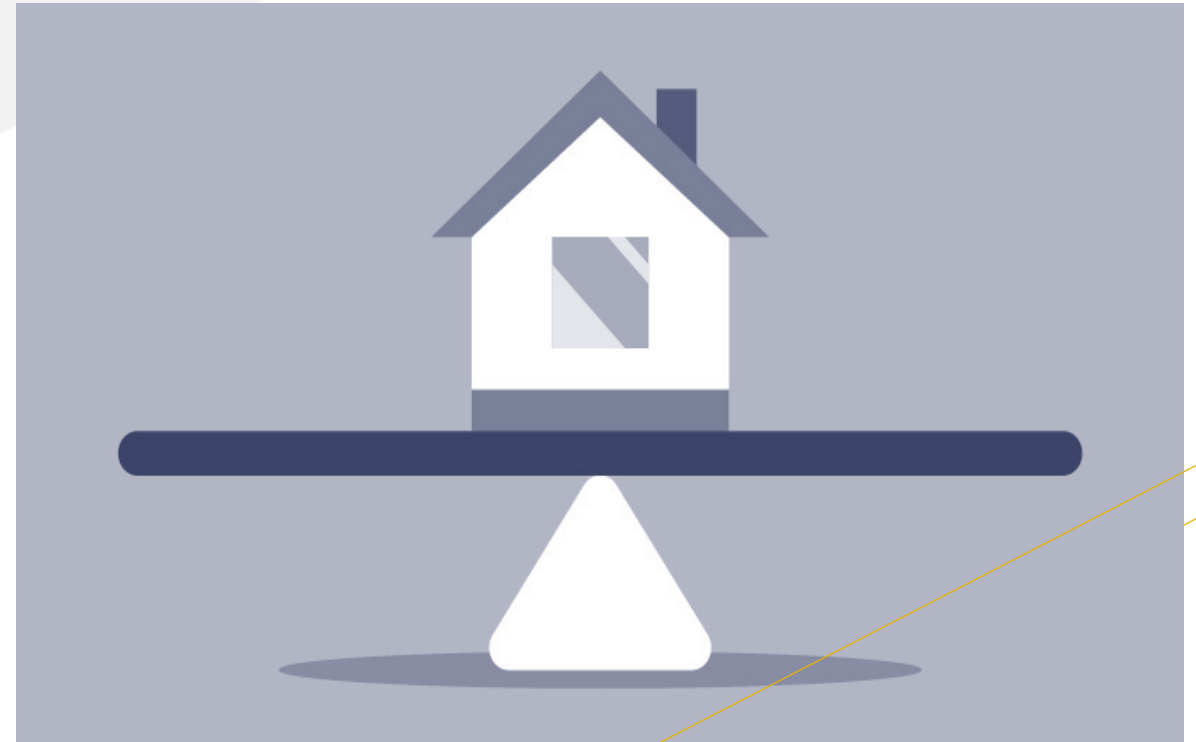
TYLER v. HENNEPIN COUNTY
(2023) S.Ct. 1443, 215 L. Ed.2d646



Recent Litigation

Impacting Current Land Bank Practices

US BANK & TRUST v. CUYAHOGA COUNTY
(2023) 172 Ohio St. 3d 295



Pending Legislation

Supporting Land Bank Functions

House Bill 375

HB375 is designed with the intention to streamline land bank operations across Ohio, enhancing their effectiveness and accountability. This bill aims to introduce efficiencies such as allowing digital notifications to expedite processes, enabling property inspections to ensure public safety, and providing clearer guidelines for property transactions. By incorporating these legislative changes, the bill seeks to empower land banks with the tools they need to more effectively manage properties, fostering safer and more vibrant communities.



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KEY TAKEAWAYS

FROM
TODAY'S SESSION



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Thank You



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