SUCCESS STORIES – EVERY LAND BANK HAS ONE (OR WILL SOON!)

Ohio Land Bank Conference
September 13, 2017
Jefferson County Land Bank

Mingo Junction Project
HEART OF STEEL
A CASE STUDY IN PERSISTENCE:
Local Civic Involvement in
601 Commercial Street Demolition

Presented by:
Martin Sohovich, Administrator

JEFFERSON COUNTY LAND BANK
601 Commercial Street:
A Location with Some Notoriety
VILLAGE OF MINGO JUNCTION:  
A Tale of a Small Steel Town

Founded: 1872  
First Steel Production: 1869  
Peak Steel Employment: 15,000  
Peak Population (1970): 5300  
Current Population: 3200  
Last Steel Production (650 Workers): 2008  
Peak Downtown Businesses: 70+  
Current Downtown Businesses: <10  
Town Funding by 2010: Near Bankruptcy

Drastic service cuts and lay-offs...  
Dilapidated buildings...  
Virtually abandoned downtown...
Mingo Revitalization Committee

Background:
- Formed: 2012
- Organization: Volunteers
- Funding: Donations, $1K Grant
- Accomplishments:
  - Markets Commercial Properties
  - Lobbied Credit Union to Move to Village
  - Maintains Village Park & Cemetery
  - Restored Marina, Historic Landmarks, Road Trash Clean-up, Fire Hydrant & Curb Painting, Neighborhood Playgrounds...

Land Bank Involvement:
- Land Bank Formation & Regular Meeting Participation
- Contributed Countless Hours on 601 Commercial Property Assessment
- Contributed $2K to Demolition
- Lobbied for Land Bank (NIP) and Village Support ($27K)
- Orchestrated Lot Purchase by Local Business

Check Out the Mingo Positive Facebook Page
Village Turnaround

- New Leadership (Mayor/Council)
- Fiscal Accountability
- Staffing & Budget Cuts
- Utility Rate Increases
- Extended Charging for Services
- Steel Rolling Mill Reopening in Late 2016 (75 jobs)
- Budget Growth from $842K in 2013 to $1383K in 2017
- General Fund Surplus: $250K
- (4) Land Bank 2017 Demolitions
Land Bank & County Tools in Downtown Redevelopment

“Combined Arms” Approach:

- Planning Leadership
- Legal Authority to Acquire Properties & Clear Title
- Brownfield Assessments & Clean-up Funding
- CDBG Grants
- Economic Development
Allen County Land Bank
Lots For Soldiers
Stark County Land Bank

Habitat Neighborhood Restoration
Stark County Land Reutilization Corp. collaboration with Habitat for Humanity East Central Ohio

Sarah Peters, Senior Community Development Planner, SCRPC
Habitat for Humanity’s RENEWAL PROJECT

Project Area

- Parcels: 1,084
- Housing structures: 789
- Owner-occupancy: (64%)
  Canton average: 51.5%
- Rental: (36%)
- Habitat homeowners: 37 (6%)

Timeframe

- Four-year project
- Complete by end of 2020

Budget and Impact

- $3,500,000
- Over 275 completed projects in the project area
Habitat’s Objectives

- Increase home values by 15%
- Eliminate vacant and blighted properties
- Increase owner-occupancy by 6%
- Increase green space by 5%
- Increase neighborhood safety by 5%
Where the Land Bank comes in...

- Agreement signed October 2016 between Land Bank and Habitat
- Land Bank will assist Habitat in strategic acquisition of abandoned vacant lots & vacant homes
- Land Bank is also undertaking demolitions under Neighborhood Initiative Program (NIP)
- Those vacant lots may then qualify for transfer under non-profit disposition
Land Bank Statistics

17 vacant lots to be acquired for new construction or green space

14 vacant homes to be acquired for rehab

the Land Bank will acquire & demolish approx. 17 houses under NIP

"Habitat for Humanity has been blessed with a strong partnership with the SCRPC and Stark County Land Bank. Through this partnership, Habitat has the opportunity to acquire vacant, tax-delinquent property to preserve existing homes before they fall into complete disrepair."

Aaron Brown, Director of Neighborhood Investment Habitat for Humanity ECO
Ashtabula County Land Bank
Rehab Project
Montgomery County Land Bank

Car Wash/Gas Station

Brownfield
Property Challenges
Environmental: Car Wash, Gas Station, Dry Cleaners, Nail Salon

Title Encumbered:
Delinquent RE Taxes
State Tax Liens
Mortgage Judgement
PUSTR Compensation Board fees and fines
Total: $874,000

Environmental:
Car Wash
Gas Station—Underground Storage Tanks
Dry Cleaners
Nail Salon
Highly Visible Site

LAND BANK BROKERED COLLABORATION:

CITY OF WEST CARROLLTON

KETTERING HEALTH NETWORK

MORTGAGE HOLDER
NOT PRETTY

END USER KHN

MORTGAGE HOLDER “DONATE” JUDGEMENT LIEN TO KHN FOR TAX BENEFIT

KHN PAID STATE AND PROPERTY TAX LIENS

WEST CARROLLTON PAID FOR DEMOLITION USING CBDG MONEY

LAND BANK HOLD PROPERTY DURING PHASE II AND STORAGE TANK REMOVAL
Storage Tank Removal and Demolition
SUCCESS!

Site Ready for Development  Future Medical Facility
Richland County Land Bank

Peterson Tire
Lake County Land Bank
Painesville Park