



# Annual Report

## 2017



TRUMBULL NEIGHBORHOOD PARTNERSHIP // ANNUAL REPORT 2017



EMPOWERING RESIDENTS  
THROUGH PROGRAMMING AND  
PROJECTS THAT  
IMPROVE THE QUALITY  
OF LIFE IN THE NEIGHBORHOODS  
OF WARREN AND TRUMBULL  
COUNTY OHIO

*#BuildingABetterWarren*



## INTRODUCTION

2017 has been nothing short of transformational for TNP and for our community. Our long-term vision of creating quality full-time jobs while executing our neighborhood blight remediation plans finally came to fruition, as our Building A Better Warren (BABW) jobs program celebrated its first full year in 2017. The team currently consists of 3 full-time team members, who work year-round and receive health benefits. Creating much-needed jobs while revitalizing our neighborhoods is one of our proudest accomplishments to date.

The work of blight remediation is multi-pronged, and includes demolition of those structures that are too far gone (through the Trumbull County Land Bank, we tore down almost 150 houses in 2017), but not before our BABW team deconstructs the properties and TNP re-sells all of the salvaged parts and pieces, saving them from the land fill and putting them to good use by re-purposing them. Even more importantly, we saved over 50 houses, creating home ownership in the place of vacancy and helping turn vacant houses into homes owned by their occupants. For those that we did demolish, in many cases we installed split rail fence, planted trees, put up a basketball hoop, or otherwise greened the space in some way.

We continued our work mitigating the impact of food deserts through unwavering support for urban agriculture, the management of an expanded Farmers Market, and the development of new incentives and programming for both consumers and producers. In late 2017 we completed our Warren Community Food Security Strategic Plan, and have gained a number of new partners, including the Trumbull NAACP and Second Baptist Church in an effort to not only increase food access for residents but to support a robust and equitable local food economy.

We were blessed and humbled to accomplish these and many other projects and programs this year, far too many to list here but all with one theme: TNP staff, board, team, and family engaging our residents and partnering to create the Warren and Trumbull County that we all want.

To all of the residents of Warren and Trumbull County, thank you for your ongoing support of our organization, and all the best to you in 2018.

All the best is yet to come!



Matt Martin  
Executive Director

# To Our Residents



## Looking to the Future



Photo Credit: David Liam Kyle



Lisa



Shawn



Cassandra



Denise



Miles

# Financials

2017\*

## Revenue

Foundations	\$441,364.21
Direct Public Support	\$16,327.63
Government Grants	\$281,693.98
Government Contracts	\$27,500.00
Program Income	\$406,790.69
Other Income	\$20,569.53

## Expenses

Operating Expenses	\$260,360.67
Programs	
TCLRC	\$245,809.71**
GROW	\$109,902.19
VPSP	\$86,086.45
Warren Enriched	\$186,366.10
Building a Better Warren	\$144,654.86

\*2017 Unaudited

\*\* Please see TCLRC Annual Report for TCLRC Financials

## BOARD OF DIRECTORS

Jim Brutz, *President*  
 Steve Ferrebee, *Vice President*  
 Kelly Hutchison, *Secretary*  
 Sarah Braun, *Treasurer*  
 Andy Barkley  
 Don Emerson  
 Genevieve Germaniuk  
 Jill Merolla  
 Shenika Oliver  
 Deryck Toles  
 Mark Waltko  
 Roy Yancey

## TEAM

Matt Martin, *Executive Director*  
 Lisa Ramsey, *Deputy Director*  
 Shawn Carvin, *Land Bank Program Director*  
 Cassandra Clevenger, *GROW Program Director*  
 Denise Rising, *Community Outreach Coordinator*  
 Miles Jay, *Community Organizer*  
 Nick Bellas, *COCs Supervisor*  
 Jarrod MacCartney, *Design & Marketing Associate*  
 Mikenna McClurg, *Land Bank Program Associate*  
 Korey Gall, *Land Bank Housing Associate*  
 Frank Abbott, *BABW Leader*  
 Ti'Ryn Frank, *BABW Team Member*  
 Racheal Miller, *BABW Team Member*

## AMERICORPS VISTAS

Chrissy Campbell  
 Julie Coleman  
 Rachel Dunn  
 Carl Henneman

## STUDENT INTERNS

Christian Bennett  
 Kerry Flynn  
 Landon Kline  
 Madeline LaPolla



Nick



Jarrod



Mikenna



Korey



Frank



# Vision & Mission

## Neighborhood Revitalization in Warren & Trumbull County

### Vision

The vision of TNP is to transform communities into meaningful places where people invest their time, money, and energy into their homes and neighborhoods; where residents have the capacity to manage day-to-day issues; and where neighbors feel confident about the future of their neighborhood.

### Mission

The mission of TNP is to empower residents through programming and projects that improve the quality of life in the neighborhoods of Warren and Trumbull County, Ohio.





# Our Partners Make It All Possible

Residents of Warren and Trumbull County, Akron Children's Hospital of the Mahoning Valley, Akron Children's Hospital Safe Kids, AmeriCorps VISTAS & National Civilian Community Corps, The Avenue & Main, Benjamin Family Foundation, Body Bliss Connection, Bookworms of Warren, Chase Bank, Chemical Bank, Chess is Life, Community Foundation of the Mahoning Valley, Community Concerned Citizens II, Creating Healthy Communities—Trumbull County Combined Health District, D5 Group, Dave Grohl Alley Committee, Davey Tree Service, Dominion Energy Charitable Foundation, Earth Angel Farms, Eastern Ohio Education Partnership, Eastgate Regional Council of Governments, Farmers National Bank, Fine Arts Council of Trumbull County, First Place Foundation, The Food Trust, For the Love of Bikes and Warren, Friendship Baptist Church, Greater Ohio Policy Center, Habitat for Humanity of the Mahoning Valley, Healthy Community Partnership, The Junior Organizers, Historic Perkins Homestead Neighborhood Association, HPAC Warren G. Harding, Huntington National Bank, Inspiring Minds, John F. Kennedy Catholic School, Kennedy Family Fund, Kenmore Neighborhood Association, Kent State University, Lady Buggs Farm, Lake to River Food Cooperative, Macaroni Kids, Mahoning Valley College Access Program, Mahoning Valley Dream Center, Mercy Health Foundation, National Fire and Water Repair, National Safe Kids USA and Corporate Sponsors, Northeast Ohio Community Alternative Program, NorthMar SERVE, Northwest Neighborhood Association, Northwood Realtors, Nova Coffee Co., Ohio Arts Council, Ohio CDC Association, Ohio EPA, Ohio Housing Finance Agency,

Ohio State Extension (Mahoning and Trumbull County), Old Fields Baptist Church Old Fields West Virginia, Parsons School of Design, PNC Foundation, Policy Link, Policy Matters, Project H.O.P.E., The Raymond John Wean Foundation, Regeneration Church, Revitalize Home Mortgage, Roosevelt Area Neighborhood Watch Group, Rotary Club of Warren, Second Baptist Church of Warren, SCOPE, South Eastside Community Association, Southwest Neighborhood Association, St. Paul Lutheran Church, St. Vincent De Paul, Inc. Northeast Ohio, State Senator Sean O'Brien, The Loop Group/Circle Park, Thriving Communities Institute, Tribune Chronicle, Trumbull Art Gallery, Trumbull Career and Technical Center, Trumbull County Commissioners, Trumbull County Dog Warden, Trumbull County Farm Bureau, Trumbull County Historical Society, Trumbull County Job and Family Services, Trumbull County Youth Build, Trumbull Metropolitan Housing Authority, Team Sanders Inc., Tech Belt Energy Innovation Center, Trumbull County Land Reutilization Corporation, Trumbull County Prosecutor's Office, Trumbull County Recorder's Office, Trumbull County SWCD, Trumbull County Sheriff's Office, Trumbull County Tourism Bureau, Trumbull County Treasurer Sam Lamancusa and Staff, Trumbull County YWCA, Trumbull County Planning Commission, Trumbull Family Fitness, Trumbull Memorial Health Foundation, Trumbull 100, United Methodist Community Center, United Returning Citizens, United Way of Trumbull County, University of Cincinnati, School of Planning, United States Department of Agriculture, United States Department of Housing and Urban Development,

United States Environmental Protection Agency, United States Department of Health and Human Services, Warren Bike to Work Committee, Warren City Council, Warren City Environmental Services, Warren City Mayor Doug Franklin, Warren City Police Department, Warren City Fire Department, Warren City Schools, Warren City Water Department, Warren Expressed, Warren Family Mission, Warren Greenhouse, Warren Heritage Center, Warren Municipal Court, Warren Paint and Glass, Warren - Trumbull CIC, Warren - Trumbull HOME Consortium, Warren Trumbull NAACP, Wells Fargo, Western Reserve Land Conservancy, William Swanston Charitable Foundation, Youngstown Neighborhood Development Corporation, Youngstown / Warren Regional Chamber and 422 Corridor Project, YSU NEOMED, YSU Regional Economic Development Initiative, & Youngstown State University



**Madeline LaPolla, a senior at Miami University (OH) served as an intern at TNP in 2017.** - TNP partners with colleges and universities to facilitate academic internships and other collaborations.

# Trumbull County Land Bank



## Returning Derelict Vacant Property to Productive Use and Creating Home Ownership

The mission of the Trumbull County Land Reutilization Corporation is to return land and vacant abandoned properties to productive use, reduce blight, increase property values, support community land-use goals, and improve the quality of life for all county residents.

In late 2010, the Trumbull County Land Reutilization Corporation (TCLRC) was established by the Trumbull County Treasurer's Office with support from the Trumbull County Commissioners and the Trumbull County Prosecutor. The TCLRC and TNP have partnered since the inception of the Land Bank, and went into a contractual agreement in March of 2013 because of a shared commitment to increase the quality of life throughout Trumbull County by returning derelict vacant property back to productive use. TNP manages the sale, transfer, disposition, demolition, rehabilitation, and reutilization of all Land Bank-owned property.

## Financial Highlights

### Parcel Sales

**\$651,542.00**

### Rehab Investment Leveraged

**\$1.2 million**



Habitat for Humanity is an active partner working on the shared mission of creating homeownership opportunities

## Demolition

In 2017, TNP continued to perform demolitions from a **\$13.2 million** award through OHFA's Neighborhood Initiative Program. The effort serves as a significant response to the blight remediation needs of Trumbull County Communities, and nearly **450** homes have been demolished in the last five years. TNP anticipates the demolition of **250 - 300** structures in **21** strategic target areas throughout the county in 2018.



**We Want You To Love  
Where You Live**



**Belmont Street basketball hoop and garden** - TNP strives to turn vacant, blighted properties into neighborhood assets through resident-driven vacant lot reuse projects. TNP has been able to create numerous active and passive vacant lot reuse projects that are open to and guided by the community.

# Vacant Land Reuse



**858**

vacant lots  
sold to date



**822**

vacant lot  
inventory

Miles Jay presents a \$250 Lowe's gift card to a resident allowing them to improve the vacant side lot that they recently purchased from the Land Bank.



## Side Lot Incentive Program

The Side Lot Incentive Program, funded by a \$10,000 grant from Huntington, provides a \$250 gift card to Lowe's for eligible residents who have purchased a side lot from the Trumbull County Land Bank. The gift card enables them to purchase tools, materials and supplies to make improvements to the property.

## 2017 Numbers - Side Lots Sold



**30**

side lot  
incentive  
cards  
awarded



**153**

side lots  
sold



**22**

split rail  
fences  
installed on  
post-demo  
lots



# Housing Partners

## 501c3 Partners

In addition to working directly with the public to create home ownership opportunities, TNP and the TCLRC collaborate with local non-profits and other partners to renovate salvageable houses and establish homes for owner occupants. In 2017, TNP worked with Habitat For Humanity, Team Sanders Inc., The Mahoning Valley Dream Center, Project H.O.P.E., Trumbull Career and Technical Center, Trumbull County YouthBuild, United Returning Citizens, TMHA, and Adopt-A-Home.

All of these groups have stepped up to not only save vacant houses, but to serve their own constituents and target populations by creating home ownership and tapping into the spirit of volunteering and donations that helps move our community forward.



### TEAM SANDERS INC.

TNP works with non-profits to achieve their goals, often donating houses directly. TNP donated 924 E. Market to Team Sanders Inc., who then renovated the property and awarded it to a family



### PROJECT H.O.P.E.

TNP worked with Niles' non-profit The Avenue and Main on Project H.O.P.E., providing the entity with a vacant home which they then renovated using significant donations from the community to create a home ownership opportunity at 205 Cedar for 80% of the market value





Owner Occupant

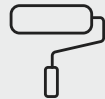
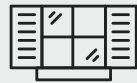


Investor



Non-profit

# Renewal & Restoration



## Deed-in-Escrow

A deed-in-escrow sale is the result of a purchase agreement between TCLRC and the buyer in which the deed is held until an agreed upon rehabilitation plan is complete. Deed-in-escrow sales help TNP generate significant neighborhood revitalization throughout the county.



# 42

houses sold through  
the deed-in-escrow  
program in 2017



### 317 BONNIE BRAE AFTER REHAB

TNP performs in-house renovations on a number of properties each year for resale to homeowners. Sale is restricted to owner-occupants willing to occupy the home for a minimum of 3 years



### 317 BONNIE BRAE AFTER REHAB

The repair cost for this property was \$37,650, and the sale price was \$41,000.

TNP renovated and resold 15 move-in ready properties in 2017



### 828 MCMANUS BEFORE REHAB

In addition to performing renovations itself, TNP also sells a significant amount of property as-is through its deed-in-escrow program, a do-it-yourself program wherein the land bank holds the title while the buyer executes their proposed work plan



### 828 MCMANUS AFTER REHAB

This property in Leavittsburg sold for \$5,000 and required \$12,000 in repairs. TNP sold 42 houses through deed-in-escrow in 2017

# BABW



**180**  
deconstruction  
efforts



**66**  
blighted properties  
boarded up

## Building A Better Warren



**Racheal Miller & Ti'Ryn Frank**  
TNP BABW Team Members

## Ideas Turned Into Action



### BABW team painting a TNP rehab

The BABW team serves in 4 major categories:

1. Renovation of vacant houses
2. Deconstruction before demolition
3. Landscape maintenance
4. Landscape installation after demolition



Chemical Bank supported the BABW Program with funding for tools and supplies. While the labor component of BABW is sustainable through its efforts, a variety of entities and institutions stepped up to support the program in other ways. PNC gave \$3,500 for tools and supplies, and the US Department of Health and Human Services funded the (pending) construction of an operations facility through a Community Economic Development grant.



BABW Team installing split-rail fencing after a demolition.





## Connecting Residents to Employment & Improving Neighborhoods



# 34

vacant lot  
reuse projects



# 1544

individual cuts  
on post  
demolition lots



Trumbull Neighborhood Partnership's Building A Better Warren (BABW) program connects the need for resident-driven community revitalization with job creation, putting residents to work in full-time, year-round jobs doing the work of blight remediation. The program offers residents training and employment in renovation, deconstruction, landscape installation, and vacant property maintenance in order to stabilize the city's vacant and blighted properties, mitigate the impacts of blight, and create home ownership opportunities.

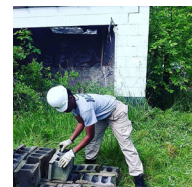
Program participants build marketable skills, gain long-term employment, and have the chance to develop professionally, all while directly improving their community. BABW seeks to create nine new jobs, of which 75% will be filled by low-income individuals. After one year, BABW employs 3 full-time employees. TNP's BABW Program is part of the implementation phase of the organization's neighborhood



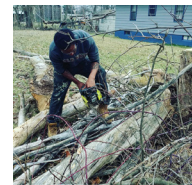
planning process, a process funded and developed through the US Department of Housing and Urban Development (HUD) Community Challenge program from 2012-2015 in partnership with the City of Warren and Mayor Doug Franklin. Both the jobs program and the work taken on by the Building A Better Warren team are direct results of TNP's execution of these neighborhood plans.



BABW's Ti'Ryn "T" and Racheal "Ray" both putting their bodies to the test. Stone salvage isn't for the weak. (August 29, 2017)



#NCCC #americorps execute their signature "fire line". Today we're demoing an attached garage out in Masury / Brookfield #gettingitdone #buildingabetterwarren (June 5, 2017)



Spring clean up starts early this year. #springcleaning #buildingabetterwarren (February 21, 2017)

## GROW

TNP's Garden Resources of Warren (GROW) Program is a multi-faceted urban agriculture and local food program that supports efforts to mitigate the impact of food deserts in Warren. In 2017, GROW was able to provide additional support to community gardeners through a series of workshops titled GROWing Better Gardens. The Warren Farmers Market also expanded in 2017 to include the Warren Farmers Market at Quinby Park.

### GROWing Better Gardens

In 2017, GROW started the GROWing Better Gardens Workshop series. Participants that attended these workshops learned how to manage their community garden plots and home gardens to increase their yields.

#### TOPICS COVERED

*Soil Health and Fertility, Heirloom Seed Saving, Pest ID and Plant Disease, Vermicomposting 101, Square Foot Gardening*



Frank



5

workshops



41

class  
participants

# GROW

## Garden Resources of Warren



200

community gardeners  
at GROW gardens



17

gardens provided  
technical support



over  
41,000  
sq ft

tilled production  
space





**Julie Coleman & Chrissy Campbell** - TNP AmeriCorps VISTAS doorknocking in advance of the Warren Farmers Market pop-up market at Quinby Park

## GROWing Garden Leadership

 **24**  
class  
participants

GROWing Garden Leadership Participants finished the training with a better understanding of how to develop a mission statement, how to control pests in their gardens without harsh chemicals, and developed a better understanding of fundraising for community gardens.

### TOPICS COVERED

*Garden Planning Resources, Controlling Garden Pests without Chemicals, Revitalization in the Garden District, Updates from Bookworms of Warren, Fundraising for Community Garden and Fiscal Agency, Community Organizing - Keynote Speaker Mansfield Frazer of The Vineyards and Bio Cellar of Chateau of Hough.*


## GROWing Health and Wellness

GROWing Health and Wellness is a series of workshops and classes that teach community members different recipes and encourage drinking more water, eating more produce that is in season, and learning new cooking techniques, and practicing mindfulness.

### TOPICS COVERED

*Living Healthy 101, Eating for Immune Health Boosting Brain Health, Small, Healthy Meals on a Budget, Fermented Foods, Food Preservation Techniques, Eat the Rainbow*

 **7**  
classes

 **64**  
class  
participants

**Sophia Buggs** teaches a class on the art, science, and magic of fermentation

Every flower  
must grow through dirt.



# Warren Farmers Market

The Warren Farmers Market at Courthouse Square and the Warren Farmers Market at Quinby Park are completely local farmers markets where growers and artisans sell their locally grown and crafted products directly to consumers. The mission of the markets is to provide a venue for people to connect with local farmers and food producers, to allow local makers to sell their hand-crafted goods, to create opportunities for learning about healthy eating and wellness, and to provide a space for the community to gather and socialize. In 2017, TNP and Second Baptist Church was able to provide transportation to the market at no cost to riders throughout the city of Warren.



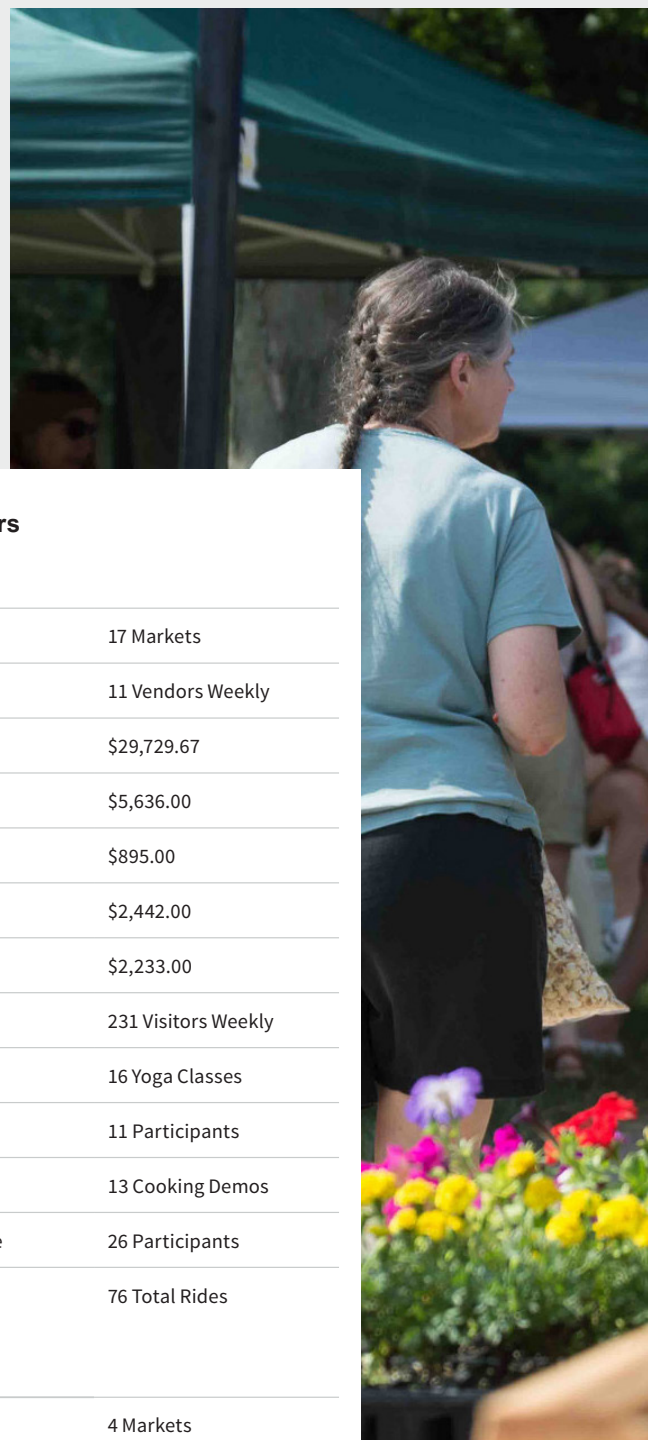
## 2017 Farmers Market in Numbers

### COURTHOUSE

Markets	17 Markets
Average Vendor Attendance	11 Vendors Weekly
Sales Total	\$29,729.67
Mercy Vegetable Rx Program Total	\$5,636.00
WIC Total	\$895.00
SNAP Total	\$2,442.00
Double Your Dollars Total	\$2,233.00
Average Market Attendance	231 Visitors Weekly
Free Yoga Classes	16 Yoga Classes
Average Yoga Attendance	11 Participants
Cooking Demos	13 Cooking Demos
Average Cooking Demo Attendance	26 Participants
Transportation	76 Total Rides

### QUINBY

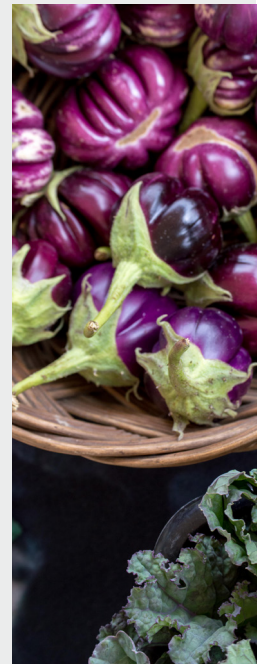
Markets	4 Markets
Average Vendor Attendance	3 Vendors Each Market
Average Market Attendance	36 Visitors Each Market
Yoga Classes	2 Yoga Classes
Cooking Demos	2 Cooking Demos





## 2017 Overview

Anonymous Survey Participants	104 Participants
Community Members Attended Focus Groups and Strategic Planning Meetings	88 Members Attended
Retail Food Nodes Surveyed	42 Retail Nodes
Community Focus Group Meetings about Food Security	5 Meetings
Community Food Security Strategic Plan Meetings	3 Meetings



# Community Food Security Assessment

In 2016, TNP was awarded a Community Food Projects Planning Grant through the United States Department of Agriculture. As part of this grant, a Community Food Security Assessment was completed by GROW. The results of this assessment were disseminated to the community through a series of strategic planning meetings. From these meetings, a Warren Community Food Security Strategic Plan was created and released in September at the Warren Farmers Market at Courthouse Square in a press event including the City of Warren and other community stakeholders. In the report, recommendations are compiled into four categories: Transportation, Community Education, Urban Agriculture, and Local Food Economy.

## GROW SUMMARY



21

Farmers Markets



12

Workshops



16

Cooking  
Demonstrations



8

Community  
Meetings

Download your copy of  
our strategic plan today at  
[WarrenFarmersMarket.org](http://WarrenFarmersMarket.org)



# Warren Enriched

Volunteers Lending a Hand



## JFK Service Retreat Day

157 students from John F. Kennedy Catholic School spent Arbor Day with TNP pitching in to clean up litter and blighted properties near their campus in Southeast Warren. Thanks for Building A Better Warren, Eagles!

## EOEP

TNP Community Organizer Miles Jay led a canvassing effort, knocking on 700 doors on Warren's Southeast and Southwest sides as part of a joint effort with Eastern Ohio Education Partnership

## MVCAP

VISTAS from the Mahoning Valley College Access Program joined TNP for a workday at Roosevelt Garden







## Better Block

In May 2017, TNP hosted a Better Block on Pine event that showcased the block on Pine Street between Market and Franklin Street in Downtown Warren. Closing the street to demonstrate a plaza design, the community gathered and hosted an artist co-op space, performed live music, challenged each other to a life-sized chess game with Chess Is Life, and added several permanent pieces of public art to the block



## Team Sanders

TNP always seeks to support our friends at Team Sanders, and this year we passed along donated free-range turkeys from Meadowhawk Farm in Champion for a food giveaway



## Highland Terrace

In late summer, TNP partnered with Project Play in Highland Terrace and, with support from the William Swanston Charitable Foundation, was able to install a playground to be enjoyed by the children that reside in the neighborhood





## Art Stops

TNP believes the arts play an important role in community revitalization. The award of an Art Start grant from the Ohio Arts Council provided TNP with the opportunity to commission four local artists to create art at four of Warren's public transit sites. Participating artists included Doug Meyer, Jessica Matusky, Lizz Belts, and Brian Starkey.

**“Groups such as TNP need to continue. Inspiration is an antidote for hopeless situations.”**

- Doug Meyer, *Rustbelt Rebirth*

Artist Doug Meyer's sculpture improved the aesthetic of downtown Warren while providing a functional bike rack in front of Trumbull Family Fitness



Carl Henneman - AmeriCorps Vista

## Public Art



“We love Jessica’s design. We’ve been working on renovating and restoring this building. This mural will add a lot of momentum to our efforts. Everybody says something positive when they pass it. I’ve seen people taking pictures by it. It’s a really good thing for this corner.” - Steve Namola, Property Manager IOOF Building



## A common sense sentencing alternative

## COCS (Court Ordered Community Service)



2017

### Warren Municipal Court

Clients Assigned	112
Total Hours Assigned	5,586
Total Hours Completed	2,240
Percentage Completed	40%

### Other Participating Courts/Agencies

Trumbull County Common Pleas Clients	15
Trumbull County Central District Clients	3
Youngstown Municipal Clients	1
Trumbull County Job & Family Services Clients	23
Total Clients Assigned	42
Total Hours Assigned	1,259
Total Hours Completed	1,065
Percentage Completed	85%

## Agencies / Organizations Assisted:

Warren City Environmental Services  
Scrap tires collected - 1,639  
Warren Greenhouse  
Beatitude House  
Trumbull Family Fitness  
Trumbull County Dog Warden  
Warren City Health Department  
David Grohl Alley clean-ups  
Litter pick-up (city wide venues)  
Habitat for Humanity  
Public Art  
Warren Township Zoning



TRUMBULL  
NEIGHBORHOOD  
PARTNERSHIP

*#BuildingABetterWarren*



[tnpwarren.org](http://tnpwarren.org)  
[trumbullcountylandbank.org](http://trumbullcountylandbank.org)  
[warrenfarmersmarket.org](http://warrenfarmersmarket.org)