

TRUMBULL COUNTY  
**LAND BANK**



TRUMBULL  
NEIGHBORHOOD  
PARTNERSHIP



**Annual  
Report  
2019**





## Welcome to the **TRUMBULL COUNTY LAND BANK**

The mission of the Trumbull County Land Reutilization Corporation, informally known as the Land Bank, is to return 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 Trumbull Neighborhood Partnership (TNP) have partnered since the inception of the Land Bank, and entered into a contractual agreement in March of 2013 because of a shared commitment to increase 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 Land Bank owned property.



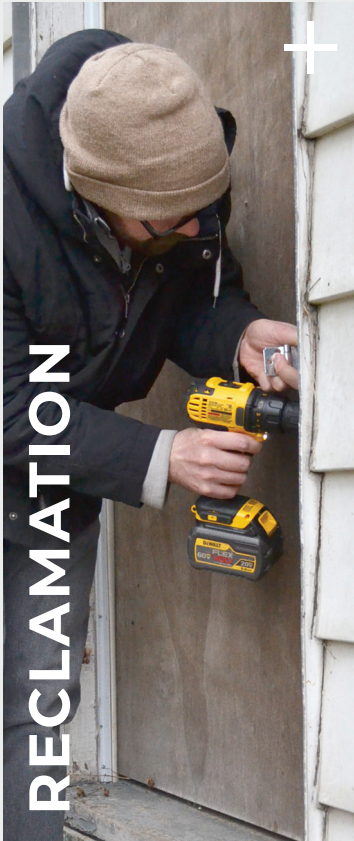
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PREPARED BY







## Letter from the President

It is hard to believe that it has been nearly 10 years since the Land Bank started its journey, and as board president I am humbled by the achievements of this highly impactful organization. In 2010 when we created the Land Bank it was easy to be overwhelmed by the amount of blight and delinquency across the county, but it was an issue that had to be addressed. The Trumbull County Land Bank has shown its willingness to take on the hard work and has proven to be an invaluable tool for blight remediation and affordable homeownership opportunities for our neighborhoods. Its commitment to resident driven revitalization has allowed the community to lead the charge and envision a more positive image of their neighborhoods.

The Land Bank's mission of returning vacant land and 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, highlights its commitment to our communities, but is only the tip of the iceberg of the work required to turn around the condition of our neighborhoods.

In 2019, the Land Bank completed the demolition of 162 properties, the renovation of 46 properties and the sale of 246 vacant lots, all in an effort to fulfill its fundamental goals. In addition, the Land Bank created dozens of beautiful public spaces out of once blighted properties, assisted in a number of public art projects and continues to work with residents, stakeholders and organizations to further shared goals and connect resources to the neighborhoods that need it most. It is through this work that the Land Bank has done its part in reducing tax delinquency, stimulating the housing market and building community assets.

I would be remiss if I did not bring up our strong partnership with Trumbull Neighborhood Partnership, the managing entity of the Land Bank. It is through their innovative, progressive programming that the Land Bank has become the success story that it is. Their diligent work and investment into the community is rivaled by none; our land bank is in good hands.

We look forward to continuing this work into the new decade and I want to personally thank all of our partners who have helped us get here. 2020 will be the Land Bank's 10th year anniversary and there is no doubt that it will continue to breathe new life into our storied communities, neighborhoods, and properties.

Sam Lamancusa  
TCLRC Board President



# FINANCIALS

2019\*

## Revenue

DTAC Share	\$411,171.52
Government Grants	\$2,285,386.74
Other Income	\$15,158.52
Program Income	\$569,261.40
<b>Total</b>	<b>\$3,280,878.18</b>

## Expenses

General Operating	\$288,502.09
Acquisition	\$154,541.40
Maintenance	\$216,649.19
Renovation	\$136,091.57
Demolition	\$1,871,151.39
<b>Total</b>	<b>\$2,666,935.64</b>

\*2019 Unaudited

## BOARD OF DIRECTORS

### Sam Lamancusa

Trumbull County Treasurer  
Board President

### Dan Polivka

Trumbull County  
Commissioner

### Mauro Cantalamessa

Trumbull County  
Commissioner

### Greg Cizmar

Township Representative

### Michael Keys

Municipal Representative

### Marlin Palich

Real Estate Professional

### James Pirko

Community Representative

## ACCOUNTING

Sforza & Walker CPAs Inc.

## OPERATIONS

Trumbull Neighborhood  
Partnership



In 2019, TNP entered into purchase agreements for 32 improved properties: 24 as deed-in-escrow agreements with owner occupants, 2 as developer agreements, and 6 as deed-in-escrow agreements with investors. Deed-in-escrow sales are the result of a purchase agreement between the TCLRC and the buyer in which the deed is held until an agreed upon rehabilitation plan is completed. Additionally, the Land Bank renovated and sold 6 houses and worked with 1 nonprofit to transfer a home they used to create an affordable housing unit in their community.

One way the TCLRC has been able to assist residents in the Deed-In-Escrow program was through the Adopt-A-Home Rehab Assistance Grant in partnership with TNP, which allows qualified buyers to apply for funding to address unforeseen or additional costs related to their renovation. This partnership with Bill Casey, the Trumbull 100 and TNP helped assist 7 owner occupants with repairs of furnace work, plumbing, garage demolitions and other unexpected issues totaling \$27,612.

Additionally, TNP and the Land Bank partnered with Hebrew Free Loan Association (HFLA) to pilot a 0% loan product to help buyers in the Deed-In-Escrow program complete the renovation work being done to their home. This has been a success so far and we hope to create a more permanent partnership in the near future.



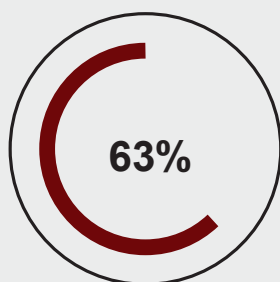
# Improved Property Sales



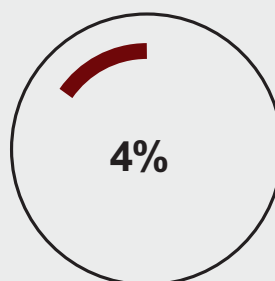
650 HALL ST NW, WARREN

**PURCHASE PRICE:** \$3,500  
**RENOVATION AMOUNT:** \$16,850  
**AUDITOR MARKET VALUE:** \$26,700

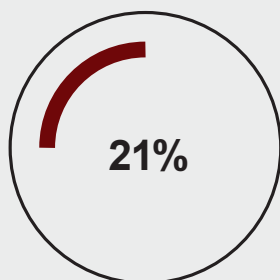




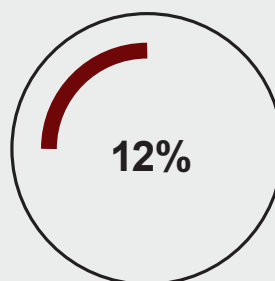
Owner Occupant



Developer



Investor



Private Demolition



2206 CENTRAL PARKWAY

**PURCHASE PRICE:** \$5,000  
**RENOVATION AMOUNT:** \$20,780  
**AUDITOR MARKET VALUE:** \$64,200



1974 BEATTY RD, HUBBARD

**PURCHASE PRICE:** \$10,000  
**RENOVATION AMOUNT:** \$25,000  
**AUDITOR MARKET VALUE:** \$60,000

# 277 House Viewings in 2019

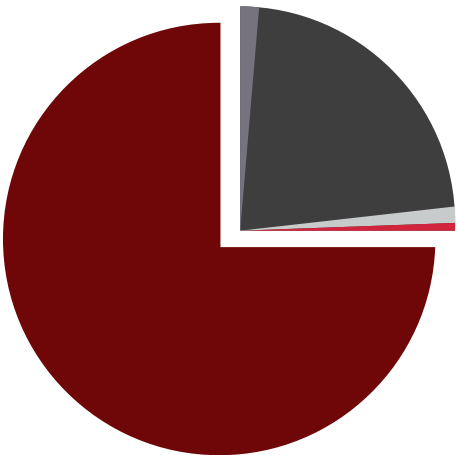
# Inventory Management



1634 Denison, Warren

## In-House Renovations

Trumbull Neighborhood Partnership performed in-house renovations on 6 properties, investing nearly \$500,000. These houses were sold to owner occupants, many of whom were first time home buyers, committed to live in the houses for a minimum of three years.



## Current Inventory

- Residential Vacant - 1,338
- Agricultural Vacant - 8
- Commercial Vacant - 39
- Residential Structures - 192
- Commercial Structures - 29



**460 Properties**  
Acquired in 2019

Acquisition By Year	⌞	⌞	⌞
	462 2017	461 2018	460 2019



# Vacant Lot Transfers

## Side Lot Success Stories



### 243

Vacant Lots Sold  
in 2019



### 99

Side Lots Sold  
After NIP Demolition



### 17

Side Lot Incentive  
Gift Cards

In 2019, TNP facilitated the sale of 243 side lots, returning them back to productive use in the community. This includes the transfer of 99 post demolition lots. Since TNP began management of the TCLRC in March 2013, over 1,276 side lots have been transferred. In addition, TNP facilitated the sale of 25 buildable lots to buyers interested in new development, agriculture, and property expansions.



### 1,276

Total Vacant Lots  
Sold to Date

TNP conducts direct outreach for property as it enters the Land Bank. TNP staff visit each immediately adjacent neighbor for input regarding the future use of the Land Bank property and, in many cases, offers the property for sale as a side lot to promote property expansion.

TNP, in partnership with the Land Bank, continues to have great success with the Side Lot Incentive Program. The program allows buyers to defray the cost of making improvements to their newly purchased lot, including tools, materials, and supplies for lawn maintenance, gardening, landscaping, fence installation, and other approved projects. In 2019, 17 qualified property owners received gift cards which ultimately leveraged over \$17,500 in private investment.



### LISA SMITH

Lisa and her husband, Larry purchased a post-demolition side lot in Warren from the Land Bank and used their side lot incentive gift card to purchase mulch and flowers to beautify their lot. In addition, they added a small table and chairs and an area for their grandchildren to play.

## Blight Remediation

Demolition is an ongoing activity within the Land Bank. TNP actively works to secure demolition resources where available. Private demolition is one avenue through which the need to demolish a severely dilapidated property can be achieved. This method has assisted in communities where the Neighborhood Initiative Program (NIP) is unable to remove blighted houses due to guideline restrictions. TNP secured 16 private demolitions in 2019, allowing the funds saved to be used towards other public demolition needs.

TNP has developed 22 demolition target areas throughout Trumbull County to address the eligible communities' demolition needs. TNP has been successful in acquiring and demolishing blighted, abandoned properties, which has assisted TNP in securing over 13 million dollars of funding through the Ohio Housing Finance Agency's (OHFA) Neighborhood Initiative Program (NIP) allocated for the demolition of blighted residential structures. With the support and services provided by the Trumbull County Treasurer's, Prosecutor's, and Recorder's Offices along with a number of other county departments, TNP and the Land Bank remain competitive statewide for future reallocation of funding. TNP and the Land Bank proactively identify houses for demolition through community outreach, neighborhood surveys, and partnerships with local political subdivisions.

In 2019, TNP went into an agreement with OHFA, in partnership with the Ohio Department of Health to demolish residential structures identified by the state as lead hazardous properties. This funding will remediate 4 lead contaminated houses and create a safer environment for residents.

## OHFA Identified & Approved Target Communities

- Brookfield
- Girard
- Howland
- Hubbard City
- Hubbard Township
- Leavittsburg
- Liberty
- Masury
- Newton Falls
- Niles
- Warren
- Warren Township
- Weathersfield
- Mineral Ridge



# Demolitions

## Demolitions Completed Through Our Neighborhood Initiative Program

Eight Hundred  
Fifty Nine  
**to Date**

**300**

demolitions  
projected  
for 2020

**162**

demolitions  
completed

**32**

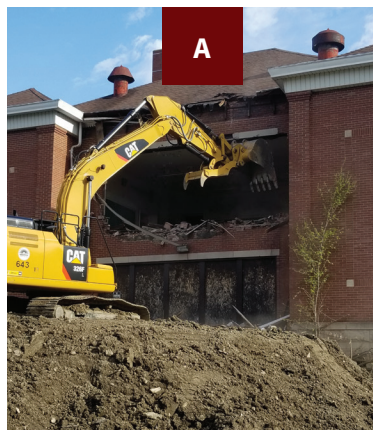
post-  
demolition  
greening  
projects

**16**

private  
demolition  
sales

A. The Land Bank partnered with the City of Niles and the Trumbull County COG to demolish the old Garfield School, 101 Third St., Niles. The site has been converted into a community greenspace.

B. 232 Vine Ave. in Warren's central city neighborhood was demolished in early 2019. This house hosted TNP's first Occupied art event in the summer of 2018.



# Program Highlights



## Salvage Sale

In June and November, the Land Bank and TNP's Building a Better Warren Program hosted reclaimed materials sales, where architectural salvage and building materials were made available to the community. The reclaimed materials were salvaged from properties prior to demolition by TNP's Building a Better Warren team members. Materials sold included doors, antiques, furniture, and more. Approximately 1000 people attended the sales.

TNP and the Land Bank continue its affordable housing efforts through the Deed-in-Escrow Program. Through this program buyers are given the opportunity to purchase a home below market value and invest their time and resources into the renovation, providing them equity in their home upon the completion of the renovation. This program has also allowed us to leverage additional resources and partnerships through a number of institutions including The Hebrew Free Loan Association, Adopt-a-Home and other programs that offer financial assistance to those taking on a renovation through the Deed-in-Escrow Program. TNP has facilitated the sale of 350 homes through this program and continues to seek resources to assist these buyers.



## Vine St. Mural



In early 2011, a local artist painted a mural on a long-vacant blighted house, adjacent to a community garden in Warren's Garden District. The house was demolished by the Land Bank in 2019; during the demolition, welders and masons were recruited to preserve the mural, ensuring the wall's safety and structural stability. This is an example of the many creative land use projects and collaborations to create safe public spaces and bring life into the community through public art.

## BUSTR Grant

In March the Land Bank, in partnership with Trumbull Neighborhood Partnership (TNP), received its second BUSTR Abandoned Gas Station Grant to fund the cleanup work at the former Fuel Express Gas Station in Brookfield Township, along a main thoroughfare connecting Brookfield to Sharon, PA. The grant, administered by the Ohio Development Services Agency (ODSA), funded 100% of the cost of demolition, underground storage tank removal, and environmental cleanup activities. In addition, the Land Bank submitted an application to ODSA for a third grant to remediate a gas station in Hubbard Township.





# Building A Better Warren

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 remediating blight. 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.

## Connecting Residents to Employment & Improving Neighborhoods



The BABW team works in the community by:

- Renovating vacant houses
- Deconstructing before demolition
- Installing landscaping after demolition
- Maintaining green spaces



**99**  
pre-demolition  
properties  
salvaged



**217**  
intake  
assessments



**3,034**  
individual cuts  
on post  
demolition lots



**108**  
blighted property  
board-ups



# Lots to Love



TNP's Lots to Love Program has continued to build partnerships and assets in our communities. The program empowers residents to beautify their neighborhoods through community organizing and vacant lot reuse post-demolition. TNP and the Land Bank currently assist in maintaining and seeking resources for dozens of properties across the City of Warren including

community gardens, urban farms, passive greenspace, pocket parks, and community meeting spaces. The Lots to Love efforts stem from the implementation of TNP's neighborhood plans, where residents identified a need for more active, safe spaces in our community.

TNP is working on developing a long-term vacant land reuse strategy to address the glut of vacant land plaguing our city and county. We will continue to partner with residents, political subdivisions and partner organizations to create sustainable green infrastructure projects.



TRUMBULL  
NEIGHBORHOOD  
PARTNERSHIP



**15**

Hazardous  
Trees  
Removed



**6**

Full-Time  
Jobs with  
Benefits  
Created



**7**

Community  
Partners Provided  
Support



**115**

Tires & Over Five  
Tons of Litter &  
Debris Removed  
from City Streets &  
Clean-Ups





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Bank Director**

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**For Questions Regarding TNP**

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