

AnnualReport 2013

Unlocking Potential.
Growing Opportunity.



Mission Statement

The Mahoning County Land Reutilization Corporation will strategically acquire distressed properties and return them to productive, tax-paying use. The Mahoning County Land Reutilization Corp. (the "Land Bank") will: reduce blight; stabilize neighborhoods and property values; promote neighborhood reinvestment and economic development opportunities; and improve the quality of life in Mahoning County.

Mahoning County Land Bank began its first full year of operations on January 1, 2013, empowered by new Ohio laws that streamlined the acquisition and reclamation of vacant, abandoned, tax-delinquent properties. In just one year's time, the County Land Bank and its partners began to unlock the potential of vacant properties by turning problematic parcels into opportunities for security, stability and growth.

Unlocking potential and growing opportunity through ...

RESTORATION

The County Land Bank helps to restore marketable title to properties that have been overlooked and underutilized because of accumulated debts, cloudy ownership, blighted conditions and more. The acquisition and transfer of these properties restores citizens' confidence in their ability to improve their surroundings.



Local artist Maple Turner envisions an open-air art studio on land he acquired through the County Land Bank on Youngstown's East Side.

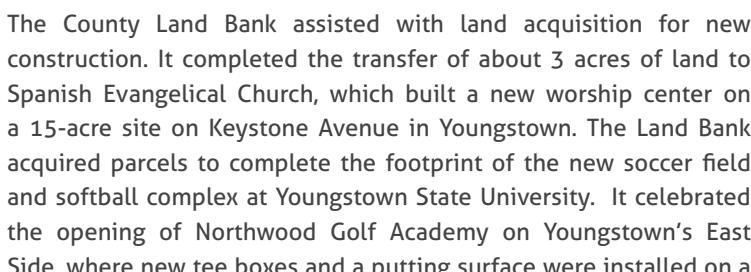
ACQUISITION

In 2013, the County Land Bank assisted hundreds of homeowners with acquisitions of adjacent vacant lots for yard expansions, gardening projects, recreational spaces and home improvements. Often, vacant lots are helping citizens reconnect with one another. Near Crandall Park in Youngstown, neighbors are growing vegetables on a lot where an abandoned house was demolished a few years ago.



ENHANCEMENT

The County Land Bank also secured properties for nonprofit organizations for a variety of uses. Youngstown Neighborhood Development Corporation acquired many parcels for corridor-enhancing projects in the Idora neighborhood. Churches in Youngstown – including St. Edward and Holy Apostles Parishes on the North Side, and Greater Friendship Baptist, St. Patrick's and St. Dominic Parish on the South Side – are cleaning up vacant lots acquired



CONSTRUCTION

The County Land Bank assisted with land acquisition for new construction. It completed the transfer of about 3 acres of land to Spanish Evangelical Church, which built a new worship center on a 15-acre site on Keystone Avenue in Youngstown. The Land Bank acquired parcels to complete the footprint of the new soccer field and softball complex at Youngstown State University. It celebrated the opening of Northwood Golf Academy on Youngstown's East Side, where new tee boxes and a putting surface were installed on a



David Boos, golf pro at Henry Stambaugh Golf Course in Youngstown, instructs summer day camp participants at the new Northwood Golf Academy, established on formerly vacant, abandoned properties on the East Side. Putting greens replaced overgrown, littered surfaces on a string of vacant lots on Northwood Avenue on Youngstown's East Side. Raised-bed gardens on formerly abandoned lots add to kids' summer camp experiences at the McGuffey Center in Youngstown.



Congregation leaders cut the ribbon at the new Spanish Evangelical Church near the Youngstown-Campbell city line. The County Land Bank assisted the church with land assembly of the 15-acre site.

string of vacant lots that had been overgrown and subjected to illegal dumping. Thanks to golf academy volunteers and successful fundraising efforts, children and teenagers attending a summer camp at the nearby McGuffey Center received weekly golf lessons from local professionals.

EXPANSION

Local governments and businesses turned to the County Land Bank, too. Austintown Township acquired land on the Mahoning-Trumbull county border for a flood mitigation project. Smith Township, in southwestern Mahoning County, acquired land to establish a new park. Retail, small manufacturing and restaurant owners obtained additional land for expansion projects.



Working with residents who want to preserve houses in historic neighborhoods.

RENOVATION

Also in 2013, the County Land Bank finished its first renovation of a vacant house. The bank-owned property in Youngstown was donated by Wells Fargo, along with a cash contribution toward expenses. The two-bedroom, 1-1/2 bath house was freshly painted inside and out, had a new roof and plumbing fixtures installed, and received other minor improvements to make it ready for occupancy. It was sold in less than 90 days. The Land Bank continued to build relationships with lenders and nonprofit organizations to secure ownership of quality houses that, with improvements, could restore market confidence and meet residents' needs.



A \$1.53 million grant by the Ohio Attorney General's Office administered by the County Land Bank helped to remove blighted, abandoned houses in 11 Mahoning County cities, villages and townships.



The first house was renovated and sold by the County Land Bank, on Youngstown's southwest side, in summer 2013.



DEVELOPMENT

The County Land Bank simultaneously managed a grant of \$1.53 million from the Ohio Attorney General's Office to pay for demolitions of abandoned, blighted houses. With local matching funds, the \$2.5 million project led to the removal of more than 200 empty houses that had been vandalized, weather-beaten and became costly to neighbors and local governments alike. The Land Bank took steps to acquire the parcels after demolition and add them to inventory to make more land available as side lots or for future civic and economic development projects.



**In all, the County Land Bank's work in 2013 touched
16 communities in Mahoning County:**

Youngstown
Coitsville
Campbell
Struthers

Lowellville
Poland Township
Poland Village
Boardman

Springfield Township
Beaver Township
Beloit
Sebring

Smith Township
Milton Township
Ellsworth Township
Austintown

2013 Financials

Revenues

General Revenues:

Intergovernmental	\$	512,344
Operating Grants		1,181,497
Interest		24
Donations		44,200
Sales of Inventories Assets		200,151
Other		4,632
Total General Revenues	\$	1,942,848

Program Expenses

Professional and Contract Services	\$	1,182,690
Administration		465,521
Total Program Expenses		1,648,211
<i>Increase (Decrease) in Net Position</i>		<i>294,637</i>
<i>Net Position Beginning of Year</i>		<i>829,322</i>
Net Position End of Year	\$	1,123,959

* The above is the unaudited basic financial statement for 2013. Upon completion, audited copies can be requested from the Land Bank office.

2013 Board of Directors

Daniel Yemma, CLRC Chair
Mahoning County Treasurer

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Youngstown Neighborhood Development Corporation

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Youngstown City Council

Richard Chase, Treasurer of the Board
Real Estate Investors Association

David Ditzler
Mahoning County Commissioner

Carol Rimedio-Righetti
Mahoning County Commissioner
Alternate: Larry Moliterno, Boardman Township Trustee

J. Michael Pinkerton
Sebring Village Mayor
Alternate: Rick Giroux, Sebring Village Manager

James Davis
Austintown Township Trustee
Alternate: Darren Crivelli, Austintown Township Zoning Inspector

William "Artie" Spellman
Ellsworth Township Trustee
Alternate: Harold Campbell, Milton Township Trustee

Debora Flora, Executive Director