

MAHONING COUNTY LAND BANK IMPACT REPORT: CITY OF CAMPBELL

STRENGTHENING COMMUNITIES

REPURPOSING LAND

IMPROVING PROPERTY VALUES



Our mission is to acquire vacant, abandoned, tax-delinquent properties and make them productive spaces again through restoration and repurposing efforts.



The Mahoning County Land Bank has demonstrated what an enormous impact it can make on a community through demolitions and repurposing efforts.

In the city of Campbell, the Land Bank acquired more than 100 properties and completed 97 demolitions with funding from the Ohio Housing Finance Agency's Neighborhood Initiative Program.

It leveraged \$1.2 million over three years to complete targeted improvements in an area southeast of the central business district, dramatically raising the potential for commercial redevelopment. Areas cleared by demolition have been further improved by cleaning, greening and landscaping.

Concentrated & Community-Focused Revitalization

The Land Bank partnered with Campbell to identify and target a concentrated 20-square-block area beset by blight. Leaders met with block watch and neighborhood groups to find out what neighbors needed most and what they wanted to see happen with the repurposed land.

The Land Bank demolished 34 houses in the 20-square-block area, bordered by Tenney Avenue, 12th Street, Robinson Road and 16th Street.

The demolition work was "well overdue," one Campbell resident, Sylvia Lampadarios, told WKBN-TV News in 2018. "People have left Campbell — not because they wanted to, they had no choice. They got tired of rats and homeless people living in abandoned homes."



These WKBN-TV and WFMJ-TV news stories chronicled the impact of the Campbell initiatives.

The neighborhood groups were interested in developing a community space where they could have block parties and children could play. The result was the development of Bright Avenue Park – the Land Bank's largest greening project to date, in terms of acreage.

KEY ACHIEVEMENTS IN CAMPBELL

- Acquired more than 100 properties and completed 97 demolitions.
- Leveraged \$1.2 million over three years to complete targeted improvements.
- Demolished 34 houses in a 20-square-block area.
- Established Bright Avenue Park, the Land Bank's largest greening project to date.
- Installed a self-service mini library.
- Preserved, renovated and sold six houses previously targeted for demolition.

DEMOLISHED	INSTALLED			PRESERVED
34 houses	1 mini library	1 community garden	1 flex park	6 houses targeted for demo

Project Highlight: Bright Avenue Park

Campbell residents now have a community garden, a mini free library and a space to play, read and enjoy spending time with friends, families and neighbors at Bright Avenue Park. The land was home to a series of vacant and blighted houses before the Land Bank's demolitions.

The Land Bank worked with the city of Campbell and the Rotary Club of Youngstown to install a self-service mini library, which is managed by Campbell Memorial High School's National Honor Society students.

"Mini free libraries provide a place to give free books to children, strengthen literacy among adults and, at the same time, create gathering places where neighbors can share their fa-



vorite books, literature and stories," said Elayne Bozick, a member of the Rotary Club of Youngstown and lead contact for the book-sharing project.

Campbell Mayor Nick Phillips said the community park is the first of its kind and will do wonders for the community.

"Residents will be able to come by and pick and enjoy the fresh vegetables in the garden and can spend time with neighbors here," Mayor Phillips said. "The Land Bank has done an outstanding job."

Key Partnerships

The Land Bank worked with Campbell, several neighborhood groups and the Rotary Club of Youngstown to repurpose the land that was once overtaken by blight.

"Our collaborative efforts have created an enormous positive impact in Campbell," says Dan Yemma, Mahoning County treasurer and chairman of the Land Bank. "The results achieved are an example of what can be accomplished throughout Mahoning County when leaders work together to leverage the land bank's capabilities."

These results would not have been possible without the cooperation of the Land Bank, added Brian Macala, Campbell law director. "With our budget constraints, we never could have done this," he said. "It's been a blessing for the city to be able to have that type of resource to come in and help us with this program."

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In recognition of Mahoning County Land Bank's ongoing work, Campbell city leaders have posted "thank you" signs at some Land Bank-owned properties. From left are Land Bank Executive Director Debora Flora, City Council President George Levendis, Land Bank Chairman Daniel R. Yemma and Mayor Nick Phillips.

A Message from our Executive Director

The Neighborhood Initiative Program was an opportunity to rejuvenate residential areas after property abandonment had inflicted great damage. With NIP support, Mahoning County Land Bank removed vacant, blighted houses from streets and inserted green spaces as new neighborhood assets.

We were especially happy to work with our willing partners in Campbell, where the need to improve property conditions was a priority. City leaders clearly defined the scope of our work, which enabled us to apply our resources. They also supported us in many ways as we worked to stabilize block after block.

We hope that the results of our work in Campbell becomes a platform for future partnerships toward stronger, healthier communities throughout Mahoning County.

DEBORA FLORA,
executive director

WFMJ-TV News reported on the link between Land Bank-led improvements and fewer arson fires.

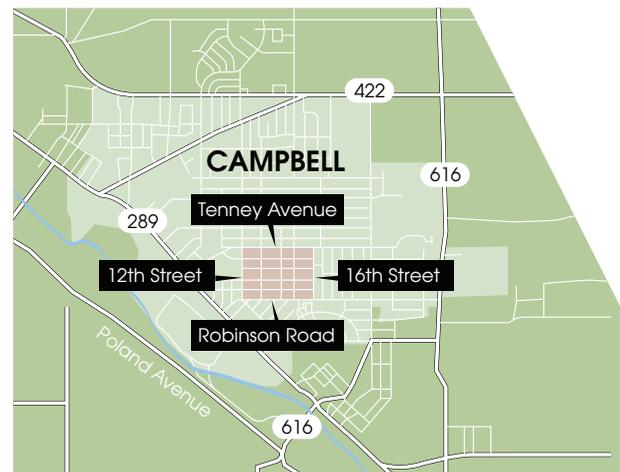


Community Impact

The concentrated efforts in Campbell have created an impact beyond just providing attractive green spaces for residents to enjoy.

They have helped to increase the property value of surrounding homes, add properties back on the active tax role as productive spaces and decreased arson incidents in Campbell.

Campbell City Fire Chief Nicholas Hrelec says arson calls have declined in Campbell because the city's property specialist has worked with the Land Bank to demolish more and more vacant homes.



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