

VACANT OR FORGOTTEN LANDS PROJECT GOAL

The City of Alliance has hundreds of tax delinquent, vacant parcels of land which serve no viable economic purpose and further cause eyesore, blight, weed and vermin infestation as well as areas for litter, trash and garbage to collect. Inevitably, the City of Alliance is required to expend its economic resources to mow and otherwise clean these vacant, dilapidated and tax delinquent parcels of land. Some of the vacant parcels of land have incurred delinquent taxes that exceed the value of the real estate. Due to the high amount of delinquent taxes and municipal assessments levied against the properties, the costs that would be incurred for individuals to file foreclosure actions and title searches impede persons from actively taking an interest in acquiring title to the property or otherwise initiating tax foreclosure actions. Without action, development on these properties has become prohibitive. The properties are destined to remain tax delinquent, and in a dilapidated state in perpetuity unless some action is taken by the City of Alliance.

By utilizing the Revitalization and Redevelopment and reutilization authority of the Board of Tax Revision, the City of Alliance may identify the tax delinquent parcels for action. Once the redevelopment process is complete, the parcels will either become the property of the City of Alliance for further use or ultimately become owned by private owners who will once again turn the property into productive use.

The benefits to the City of Alliance include elimination of blight, eye sores, garbage and refuse collection sites as well as tall weeds and grasses. Once the properties are owned by responsible property owners, the City will no longer be required to invest valuable economic resources to keep the properties mowed and otherwise free of health hazards. Once the properties are owned by responsible property owners who will actually pay real estate taxes, the school districts will receive their share of real estate taxes from the redeveloped and reutilized properties.

REVITALIZATION AND REDEVELOPMENT PROJECT

1. Stark County Treasurer's Office identifies tax delinquent parcels to the City of Alliance.
2. Alliance reviews and determines eligibility of delinquent parcels.
3. Council allocates sufficient funds for project completion.

4. The City of Alliance forwards notice under Ohio Revised Code to the Board of Tax Revision identifying tax delinquent properties for targeted revitalization and redevelopment.

5. Board of Tax Revision completes necessary statutory compliance for foreclosure of tax delinquent properties, and forwards notice to the City of Alliance.

6. The City of Alliance pays costs of Board of Tax Revision proceedings and obtains Sheriff's Deed of Transfer from the delinquent landowner to the City of Alliance. Title to properties are now vested in the name of the City of Alliance.

7. The City of Alliance designates which parcels are of no further use to the City of Alliance. The City shall forward parcels to the Greater Alliance Development Corporation (GADC) for further action in accordance with the Revitalization and Redevelopment Plan. The City of Alliance will also forward names and addresses of directly adjacent property owners, per Stark County Auditor tax records.

8. The GADC will contact directly adjacent property owners to determine if the directly adjacent property owner is interested in purchasing the parcel. The purchase price will be the cost incurred by the City of Alliance it has allocated to each parcel.

A. If a directly adjacent property owner is interested in purchasing the property, the GADC shall sell to the property owner for the specified purchase price. Upon payment in full, the GADC shall execute a Deed of Transfer as the agent of the City of Alliance.

B. In the event that two directly adjacent property owners are interested in acquiring the parcel, the GADC and the City will have the sole discretion to determine how the property interest shall be sold, divided, replatted or otherwise transferred to the immediately adjacent property owners.

C. In the event that there is no response received from the directly adjacent property owners or the directly adjacent property owners are not interested in acquiring title to the real estate, the GADC shall notify Alliance for further action if appropriate.

9. The City of Alliance shall be responsible for all fees and costs incurred by the GADC for any action taken herein. The City of Alliance shall indemnify and hold harmless the GADC for any and all action taken on behalf of the City of Alliance; as the GADC shall serve as the agent to the City of Alliance through its appointment as a community development corporation.

OTHER NECESSARY INFORMATION

1. If a citizen/interested party would like to propose a vacant property for the program, they may do so by filing an application (available on the forms tab herein or by contacting either the Law Director's Office or the GADC).
2. A \$250.00 deposit will be required upon acceptance into the program. This administrative fee will be credited to the successful participant at closing.
3. The mineral rights to forgotten/vacant lands will not be transferred to successful participants. They will remain the property of the City of Alliance.
4. The goal of the program is to transfer 10 properties under this program every quarter.
5. The entire process may be finished as quickly as ninety (90) days but may take up to a year depending on the complicated nature of the foreclosure process in the Board of Revision.

For More Information Contact

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