



PORTAGE COUNTY LAND
REUTILIZATION CORPORATION

Annual Report

2025



Turning Properties Into Possibilities.



PCLB's Mission

The mission of the Portage County Land Reutilization Corporation, or Land Bank, is to facilitate the conversion of vacant, blighted, abandoned, and tax-delinquent properties to productive use for the benefit of our community.

Message from the Chair

On behalf of the Board of Directors, it is a privilege to present the Portage County Land Bank's 2025 Annual Report.

Across Portage County, vacant lots are becoming new homes, blighted structures are giving way to opportunity, and underused properties are being repositioned for long term community benefit. This report reflects a year of meaningful progress, transforming once neglected spaces into assets that support residents, families, and neighborhoods.

In 2025, the Land Bank advanced its mission through strategic property acquisition, rehabilitation, demolition, and brownfield remediation. Each project moved the community closer to safer housing, stronger neighborhoods, and sites ready for future investment. Measurable gains were achieved not only in the number of properties addressed, but in the lasting impact those properties now have on the people who live and work around them.

Housing remained a central focus this year. Through the Welcome Home Ohio program and partnerships with Neighborhood Development Services and Habitat for Humanity, key rehabilitation and new construction projects were started, expanding access to safe and affordable homeownership.

These accomplishments reflect strong collaboration with municipalities, nonprofit partners, community organizations, and private investors. Together, these partnerships are reshaping neighborhoods, creating housing opportunities, and strengthening the economic foundation of Portage County.

Looking ahead to 2026, the Board proudly supports the dedicated team continuing this important work under the leadership of Executive Director Olivia Pilon, building on the strong foundation established by former Executive Director Dan Morganti.

This report offers a closer look at the projects and partnerships that defined 2025 and demonstrates how strategic land banking continues to create measurable and lasting impact throughout Portage County.

Sincerely,



Sabrina Christian-Bennett

Sabrina Christian-Bennett
Portage County Commissioner

Together, let's build the future of Portage County.

Board of Directors & Staff



Sabrina Christian-Bennett
Portage County Commissioner



Sue Fields
Brimfield Township



Joseph Bica
Portage County Treasurer



Bridget Susel
City of Kent



Mike Tinlin
Portage County Commissioner



Olivia Pilon
Executive Director



Jessica Gartrell
Administrative and Program Assistant

2025 at a Glance

Through strategic partnerships and targeted investment, vacant and underutilized properties were transformed into safe housing, build-ready sites, and new opportunities for community growth.

In 2025, the Land Bank delivered measurable progress across Portage County


 **21**
Properties acquired

 **16**
Properties returned to productive use

17 Unsafe structures demolished
 **14** Residential
3 Commercial/institutional

 **1**
Welcome Home Ohio (WHO) home completed

 **5**
WHO homes underway for 2026 completion

 **5**
Brownfield projects advanced

 **9**
Side lots transferred to residents

Financial Overview

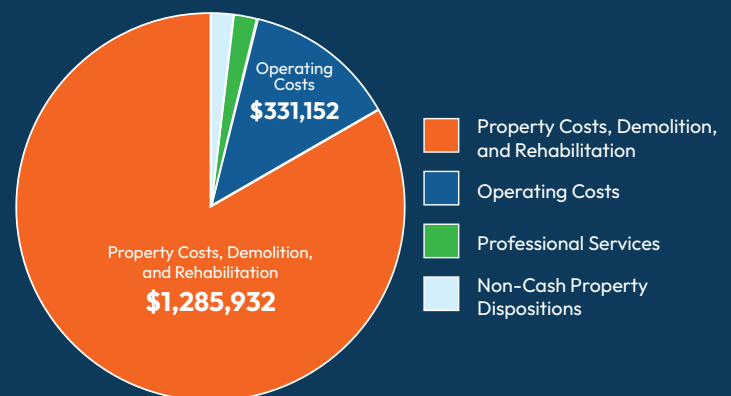
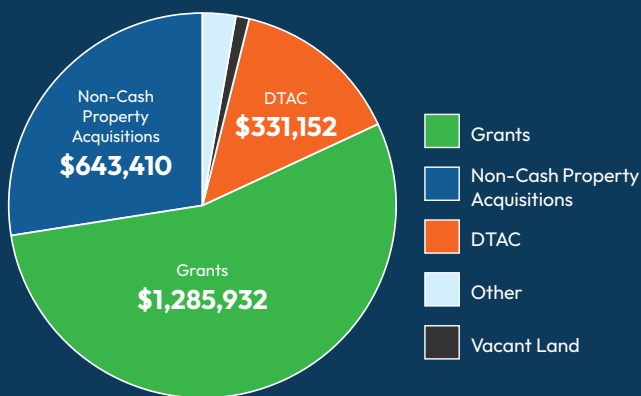
The Land Bank is funded through several sources. In 2025, its primary cash funding came from the Portage County Delinquent Tax Assessment and Collection (DTAC) fund, which collects penalties and interest from unpaid property taxes. Additional cash revenue was generated through outside grants, vacant land sales, and other program income. Together, these resources allow the Land Bank to operate without relying on the County's general revenue fund.

Expenses for the year were primarily directed toward acquiring, rehabilitating, and demolishing properties, as well as covering essential administrative and professional services. These expenditures are carefully focused on returning vacant and blighted properties to productive use, strengthening neighborhoods, and ensuring a strong return on DTAC funding by putting these resources back into the community.

The Land Bank also recorded \$643,410 in non-cash property acquisitions, representing properties added to inventory for redevelopment, and \$34,290 in non-cash property dispositions, representing properties transferred out during the year.

Financial activity is summarized in the accompanying tables and charts. The Land Bank undergoes an annual audit by the State of Ohio. While the 2025 audit is in progress, the 2024 audit was clean, with no findings or questioned costs, reflecting the organization's commitment to accountability and transparency.

The financial information in this report is presented on a management (non-audited) basis. Some grant-funded expenses from 2025 were reimbursed in early 2026, creating a temporary timing difference between expenses and revenue. This does not indicate a funding shortfall.



2025 Revenue	Dollars
Grants	\$1,285,932
Non-Cash Property Acquisitions	\$643,410
DTAC	\$331,152
Other	\$70,894
Vacant Land Property Sales	\$33,500
	<hr/>
	\$ 2,364,888

2025 Expenses	Dollars
Property Costs, Demolition, and Rehabilitation	\$1,823,501
Operating Costs	\$274,208
Professional Services	\$45,417
Non-Cash Property Dispositions	\$34,290
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	\$2,177,416

Restoration in Progress

📍 Edinburg, Ohio

ACQUISITION-REHAB-RESALE



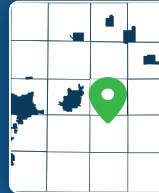
BEFORE



DURING



AFTER



The Land Bank's work in Edinburg demonstrates its approach to making properties safe and productive. A previously blighted home slated for demolition was rehabilitated through the Acquisition-Rehab-Resale program. Renovation is currently underway and will continue into early 2026, with completion anticipated in May 2026. Once finished, the property will provide a safe home that strengthens the surrounding block.

Creating Affordable Housing Through Collaboration

The Land Bank expanded housing opportunities in 2025 through the Ohio Department of Development's Welcome Home Ohio (WHO) program. In partnership with Neighborhood Development Services, four homes are being renovated under the program. Additionally, in collaboration with Habitat for Humanity of Portage County, two WHO-funded homes — one rehabilitation and one new construction — are underway for Habitat partner families.

These projects, alongside the Land Bank's Acquisition-Rehab-Resale and New Construction Revolving Loan Fund programs, continue to increase access to safe, high-quality housing while returning vacant or blighted properties to productive use.

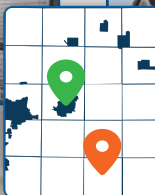


Welcome Home Ohio 2025 Progress

📍 YALE RD, ATWATER

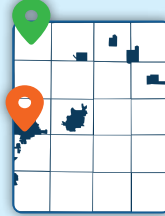


📍 DAY ST, RAVENNA



Clearing Blight, Creating Opportunity

The Land Bank made significant strides in removing unsafe and blighted structures across Portage County. In 2025, funding from the Ohio Department of Development’s Building Demolition & Site Revitalization program supported the demolition of fourteen residential properties and three commercial or institutional sites. Among these, a notable project involved the removal of several structures from the former SeaWorld property in Aurora, clearing the way for future redevelopment and economic opportunities in the community.

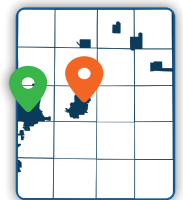


These efforts not only improved neighborhood safety but also prepared underutilized sites for productive use. By strategically targeting properties that had long challenged local communities, the Land Bank helped create opportunities for reinvestment and new development across the county.

<p>PCLB Lifetime Statistics (2012-2025)</p>	 <p>4 New Construction Loans Issued, or \$626,250</p>	 <p>125 Open Market Sales, or \$2,409,035</p>	 <p>248 Demolitions Completed</p>
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Unlocking Sites for Economic Growth

Brownfields are properties where past industrial, commercial, or institutional use may have left hazardous substances or contamination, making redevelopment challenging. With careful assessment and cleanup, these sites can be transformed into safe, productive spaces that benefit the community.



In 2025, the Land Bank put funding secured through the Ohio Department of Development’s Brownfield Remediation Program in 2024 to work, completing environmental assessments at two sites across Portage County. Efforts continue on three additional sites, ensuring they are properly evaluated and remediated for future use. A highlight of the year was securing over \$1.3 million in funding to support a major brownfield project in Kent, positioning the site for meaningful redevelopment.

By addressing environmental concerns and preparing underutilized or contaminated properties for safe reuse, the Land Bank unlocked new opportunities for economic growth and community investment.

A Year of Leadership Transitions

In September 2025, the Land Bank welcomed Joe Bica, Portage County Treasurer, to the Board of Directors. As County Treasurer, Joe brings extensive knowledge of Portage County's fiscal landscape, tax systems, and community priorities. At the same time, the organization expressed sincere appreciation to outgoing board member John Kennedy, former County Treasurer, for his leadership and steadfast commitment to advancing the Land Bank's mission.



Joseph Bica
Portage County Treasurer

Over the summer, Olivia Pilon assumed the role of Executive Director, succeeding Dan Morganti, who served as the Portage County Land Bank's first Executive Director since 2019. During his tenure, Dan strengthened core programs, cultivated partnerships, and positioned the organization for measurable impact in property reuse, housing development, and neighborhood revitalization. His leadership established a durable foundation that continues to guide the Land Bank's work across the county. The organization is grateful for his dedication and the lasting contributions he made to local communities.



Olivia Pilon
Executive Director

As Executive Director, Olivia Pilon brings a focus on leveraging the Land Bank as a practical, community-centered tool for progress. Her leadership prioritizes maximizing the productive use of land, expanding access to safe and stable housing, and delivering tangible benefits to residents.

Historic Preservation

The Land Bank continued its commitment to thoughtful stewardship of unique properties, balancing reuse with historical preservation.

A striking example was a 1940s all-metal Lustron home in Portage County, an iconic postwar design that captured a unique moment in Ohio housing history. Though the home was slated for demolition in the spring of 2026, original components were carefully salvaged and are now being utilized in restoration projects in Wisconsin, Virginia, and Indiana, allowing the house's story to live on beyond its site.



This project demonstrates the Land Bank's approach of combining responsible property management with historic preservation. By preparing the site for productive future use while preserving key architectural elements, the Land Bank reinforced its role as both a steward of community resources and a connector to broader preservation efforts.

Looking Ahead to 2026

The Land Bank is set to build on its momentum by completing the remaining five Welcome Home Ohio-funded homes and advancing ongoing brownfield remediation across the county. Demolitions will continue to transform blighted properties, while expanded partnerships with nonprofits, municipalities, and other stakeholders will strengthen the Land Bank's impact. By returning properties to productive use and creating safe, affordable housing, the Land Bank will continue delivering tangible improvements for families and neighborhoods throughout Portage County.



Communities Supported by the Portage County Land Bank

City of Aurora	MANTUA TOWNSHIP Mantua Village	HIRAM TOWNSHIP Hiram Village	NELSON TOWNSHIP Garrettsville Village
City of Streetsboro Sugar Bush Knolls Village	SHALERSVILLE TOWNSHIP	FREEDOM TOWNSHIP	WINDHAM TOWNSHIP Windham Village
FRANKLIN TOWNSHIP City of Kent	RAVENNA TOWNSHIP City of Ravenna	CHARLESTOWN TOWNSHIP	PARIS TOWNSHIP
BRIMFIELD TOWNSHIP	ROOTSTOWN TOWNSHIP	EDINBURG TOWNSHIP	PALMYRA TOWNSHIP
Mogadore Village SUFFIELD TOWNSHIP	RANDOLPH TOWNSHIP	ATWATER TOWNSHIP	DEERFIELD TOWNSHIP

Contact Us

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