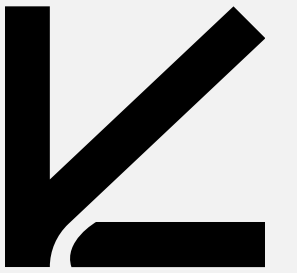
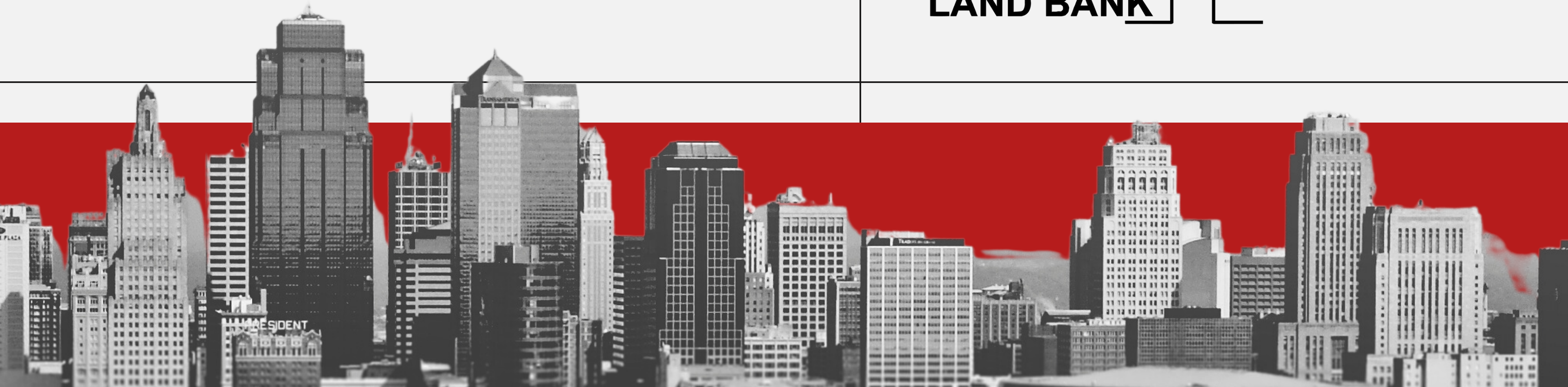


TRUMBULL COUNTY LAND BANK



APR
2024

TRUMBULL COUNTY
LAND BANK





(via abandonedonline.net)



Riverside Hospital was constructed in **1923-24** and dedicated on **April 12, 1924**. The complex was designed by Keich, O'Brien & Hoshier of Warren, with Meyer J. Sturm serving as a consultant, and consisted of 50 beds. It assumed the name **St. Joseph Riverside Hospital** after the Sisters of the Humility of Mary assumed ownership in **March 1925**.

The History



1970

In **1970**, the hospital grew again with the construction of an eastern wing, costing **\$2.8 million**. This expansion facilitated the addition of 56 extra patient beds, an enlarged Emergency Department and the relocation of other depts.



1995

HM Health Services was established by the Humility of Mary Health Care System, consolidating **St. Joseph, St. Elizabeth**, and various home-care services into a single organization and renaming St. Joseph Riverside Hospital to St. Joseph Health Center.



2010

Slavo Stefanovic, representing the Euro-American Financial Network from Leesburg, Florida, acquired Riverside Square. However, Stefanovic neglected the property, leaving it exposed to the elements.







Grant Acquired 2020

In 2020 the City of Warren received a grant from **Ohio Department of Development** of **\$2.5 million** for the asbestos abatement of the hospital contingent on the city tearing it down after abatement.

Money Match 2022

In 2022 the **Trumbull County Land Bank** received a grant from Ohio Department of Development of **\$3.4 Million** to demolish the hospital, using the City's money as match.

Asbestos Abatement 2022

Asbestos Abatement began in July 2022.

Demolition 2023

Demolition followed commencing in December and was finished in July 2023.

 2020-23

THE DEMOLITION

Riverside Park

200'
pollinator
garden planted

100
non-invasive
or native trees
planted

2,000'
walking path
created

6
benches
installed

3
picnic tables
installed



60
volunteers for
tree planting
event



50+
neighborhood
residents involved
in process

Highlights

01

started a larger conversation around trees and urban forestry in the City

02

halfway house, recovery center, affordable housing units, VA Hospital, and Mercy Health clinic are all adjacent to property and use the park

03

all 6 benches were "adopted"

04

rocks from the old hospital foundation used to line the pollinator garden

05

NWNA's advocacy starting with taking St. Joe's down 10 years ago to advocating for something useful to the neighborhood



OUR PARTNERS



↙ Trumbull Neighborhood Partnership

↙ The City of Warren

↙ Mannik & Smith

↙ ProQuality

↙ Plant Ahead Ohio

↙ Trumbull Soil & Water Conservation District

↙ Northwest Neighborhood Association

↙ Warren Rotary Club

↙ Ohio Department of Development

↙ Trumbull County Metroparks

↙ ODNR Urban Forestry

↙ AARP Ohio

↙ Troyer Tree Farm

↙ Southside Excavation

↙ Warren City Schools

↙ Rustbelt Revitalization

↙ Cockeye's BBQ

↙ Residents



MONROE COUNTY
LAND BANK
REVITALIZE. REPURPOSE. RENEW.

PROJECT HIGHLIGHTS

- \$1 Million set-aside to remediate and demolish two former schools.
- \$8 Million awarded to Long Ridge Energy for remediation of the former Ormet Corp. site.
- Collaborative effort between the Land Bank, Monroe County Port Authority, non-profits/private business

BROWNFIELD GRANT AWARD:

\$9.04 Million



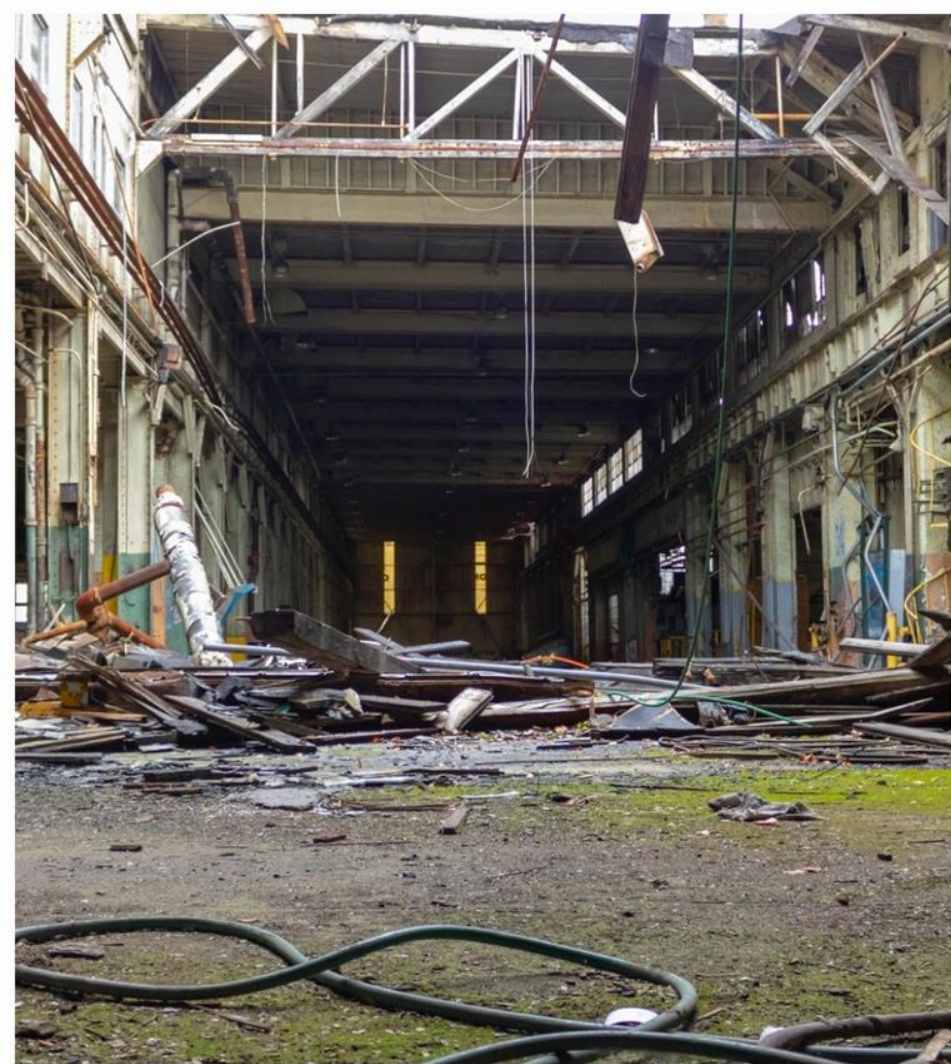
Holistic Community Development through Brownfield Remediation Projects

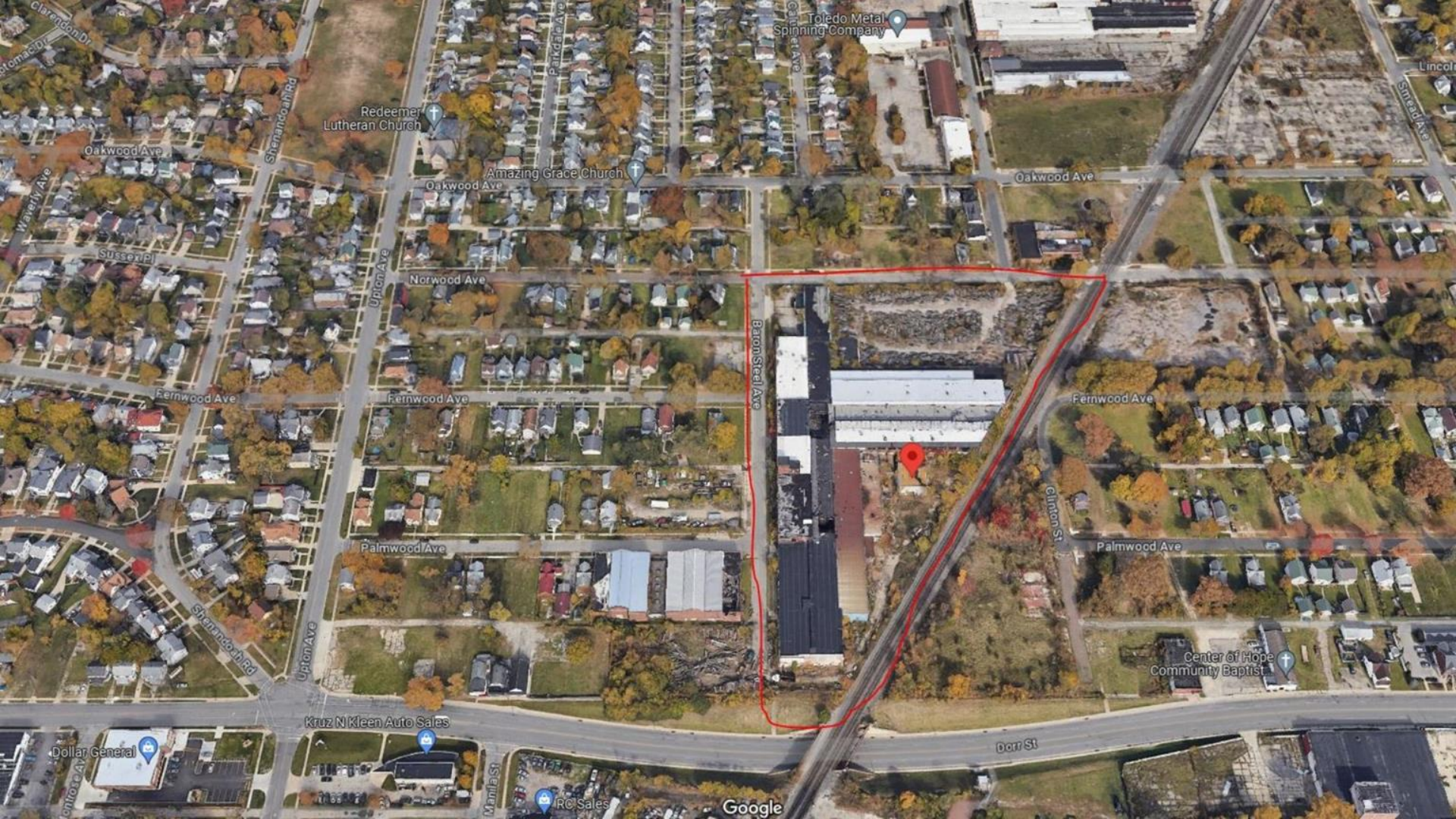
Shantae Brownlee, Senior VP for Operations & Chief Financial Officer

"Brownfield remediation can include a holistic approach to community development that **goes beyond economic gains**. It addresses environmental, social, and public health concerns while promoting long-term sustainability. Recognizing and harnessing these benefits can create healthier, safer, and more **vibrant communities for generations**."

Baron Drawn Steel Brownfield

- ★ Steel manufacturing property opened in 1964
- ★ Closed and abandoned in 2003
- ★ 245,000 square feet of buildings
- ★ 7 acre site sitting in the heavily residential Clinton Park neighborhood
- ★ Became a dumping ground, including thousands of tree limbs
- ★ Largest site ever owned by the Lucas Co. Land Bank





Toledo Metal Spinning Company

Redeemer Lutheran Church

Amazing Grace Church

Oakwood Ave

Oakwood Ave

Norwood Ave

Fernwood Ave

Fernwood Ave

Fernwood Ave

Palmwood Ave

Palmwood Ave

Center of Hope Community Baptist

Kruz N Kleen Auto Sales

Dollar General

RC Sales

Google

Doris St

Clarendon Dr

Waverly Ave

Susser Pl

Shenandoah Rd

Parkside Ave

Clinton Ave

Shenandoah Rd

Shenandoah Rd

Upton Ave

Baron Steel Ave

Clinton St

Clinton Ave

Mamie St

Brownfield Project Expenses

- **Asbestos abatement**
\$240,000
- **Demolition & Debris
Removal**
\$606,000
- ***Surprise* UST Removal**
\$26,000
- **Site Beautification**
\$75,000
- **Total Cost = \$945,000**



Brownfield Project Funding

- **Ohio Dep't of Development Brownfield Legislation**
\$460,000
- **American Rescue Plan Act - City of Toledo**
\$485,000
- **Lucas County Land Bank**
Staff Time (in-kind)



A woman with short hair, wearing a bright yellow t-shirt and large hoop earrings, is smiling broadly. She is sitting outdoors, with a black metal fence and a white building in the background. Her hands are clasped in her lap.

Building Neighborhoods

Building Neighborhoods

Our mission is to **strengthen neighborhoods** and preserve property values by strategically returning vacant, abandoned, and tax-delinquent properties to productive use.

Our strategic plan is called Building Neighborhoods, which puts a direct emphasis on three key features of any neighborhood: **people, land, buildings**.



Coordinated Neighborhood Investment

Rebuild Invest Stabilize
Engage (RISE)



Library
Village



Burroughs



Secor
Gardens



Clinton Park



Garfield



Scott Park







