



THE WELL

COMMUNITY DEVELOPMENT CORPORATION

No one in AKRON fights alone.



2024 COMMUNITY IMPACT REPORT





MISSION

To invest in people through the built environment.

VISION

We seek a holistic approach to address systemic issues in order to improve the quality of life within the Middlebury neighborhood by fostering choice in housing, job creation and community pride.

OUR INITIATIVES:



RESTORING HOUSING



CREATING ECONOMY



SUPPORTING PLACE



RESTORING HOUSING



COMMUNITY TOOL LIBRARY



AKRON FOOD WORKS



647 COFFEE



CAREER DEVELOPMENT



AKRON HOPE

A LETTER FROM THE WELL CDC

Dear Friends,

We are so grateful for the impact we made together in 2024! We are encouraged by our staff, board, volunteers, donors, and community partners who continue to advocate and serve our clients, tenants, and neighborhood families with intention. In 2024 we completed 27 rehab projects, built out a second classroom to expand our career development program, supported over 75 food entrepreneurs, re-branded our coffee shop, expanded programming at the local elementary school to include more than 200 new families and so much more!

Although great impact was generated in 2024, long term challenges and opportunities continue to be at our doorstep. Decades of disinvestment have created a physical environment that enforces feelings of loneliness and isolation. Our greatest opportunity for impact will be in continuing to walk alongside our residents so that they never feel like they are fighting alone.

As we look forward to this new year, we will continue to work together to build a healthy neighborhood where all people can thrive. We will continue to walk alongside our clients to build the trusting relationships that are vital to a sense of security and the ability to build community. We will continue to provide housing stability, access to jobs that can become careers, and opportunities for connection, all of which are essential elements of a healthy neighborhood.

Thank you for joining us in our journey and we look forward to connecting with you soon!

With Gratitude,

Zac Kohl, Executive Director

Tracy Carter, Board Chair





2024 - 2026 FUNDRAISING PLAN

What began in 2016 as a vision to build stability in the Middlebury neighborhood has grown into six programs and big dreams for the future. Between 2024 and 2026, we are looking to raise \$10.5M to be allocated to the four categories below to bring further Economic Development, Housing stability, and Placemaking to the Middlebury neighborhood. We invite you to be an active participant in helping ensure that **no one in Akron fights alone!**



Imagine THE Future

a Taste of Middlebury

In August, our annual fundraiser was able to bring in over \$108,000 to support our 2024-2026 Fundraising Plan

by the end of 2024, we were already 60% fundraised!

\$4.0M

Program Development

Sustainable holistic programming that support the real aspirations of our neighbors

Akron Hope

Career Development

647 Coffee

Restoring Housing

Community Tool Library

Akron Food Works

\$500K

Local Economy Creation

Developing a pipeline for entrepreneurs to access brick and mortar storefronts in Middlebury and surrounding neighborhoods

911 - 917 E. MARKET ST.



FUTURE HOME OF AN AKRON FOOD WORKS KITCHEN MEMBER

816 E. MARKET ST.



AKRON'S FIRST FOOD HALL

\$1.0M

Developing Quality Places

"Honoring the bones" of our neighborhood by restoring historic places to have intentional spaces for people to gather



647 E. MARKET ST.

The first church in Middlebury that is now home to our offices, coffee shop, and seven non-profits



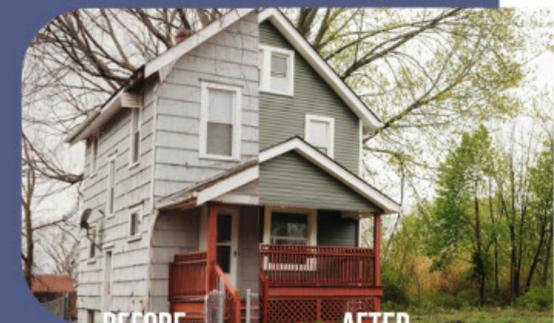
221 BEAVER ST.

Home to the Atlantic Foundry plant for ~80 years, now our Programming Hub

\$5.0M

Restoring Housing

Investing in residential real estate to bring equity and home ownership back to Middlebury. Our homes provide quality and affordable opportunities to build family stability





RESTORING HOUSING

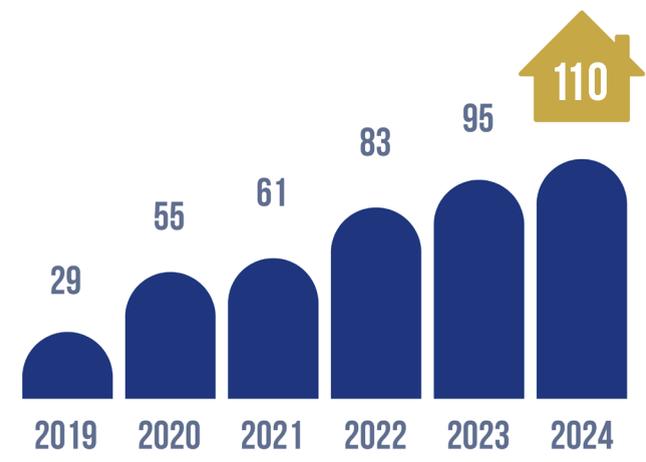
Developing a healthy housing pipeline that provides residents the power to choose the type of housing that fits their current context and future aspirations.

RESTORING HOUSING 



HOUSING

Purchasing and rehabbing homes to offer quality, affordable housing options in the Middlebury neighborhood.



ACQUISITION REHAB PORTFOLIO

04 SOLD HOMES

15 PURCHASED UNITS

27 COMPLETED RENOVATION PROJECTS

Impact Story

In 2019 we purchased a 4 bedroom/1 bath home that came with a current tenant. A few years passed and he communicated that he needed a larger unit to accommodate his household. We were able to meet this need by moving him into a more suitable unit. He continued to take great care of the new unit. The tenant often heard us talk about home ownership

and when he moved to the new unit he asked if he could purchase it. The answer was yes! The tenant took the steps needed and started his home-buying journey. With due diligence and encouragement from our Property Manager, he found a home that met his family's needs and is officially a homeowner. Congratulations Otis!



ECONOMIC DEVELOPMENT

Encouraging the adaptive reuse of our current assets to support entrepreneurship, career pathways, and engagement with anchor institutions.

AKRON FOOD WORKS



647 COFFEE



CAREER DEVELOPMENT



drink coffee do good

647 COFFEE

Formerly Compass, we announced the rebrand of our coffee shop - 647 Coffee! It continues to be a Third Space where people across Akron come to gather. We are proud to say that 2024 was our highest revenue generating year to date, allowing us to funnel dollars directly back into our holistic programming!



AKRON FOOD WORKS

Our programming continues to support local food entrepreneurs with our new "Elevate" food business curriculum, walking alongside them to execute 31 Cafe Takeovers, and continued exposure to catering opportunities. Akron Food Works saw a 57% increase in kitchen usage and continues to be a place where food entrepreneurs are coached and have the opportunity to contribute to Akron's food ecosystem.

75
FOOD
ENTREPRENEURS
SUPPORTED WITH
COACHING AND
PROGRAMMING

78%
OF BUSINESSES

EXPERIENCED
YEAR-OVER-YEAR
GROWTH

Impact Story

"Akron Food Works has been amazing in connecting me to catering customers – I've catered for United Way, South Street Ministries, Kiwanis, Torchbearers, University of Akron, and more. Most of my opportunities have come to me via the website or events like Meet the Maker (she has participated in 2). With the kitchen and the help of Kyle and Erica, it all comes together for me here."

- Regina Lewis, Soul Bowl 330





Impact Story

Jada was a Career Development cohort graduate in April 2024 and had an interest in working in education. However, when she graduated from the cohort we were able to hire her as our full-time Career Development Coordinator! Within her role she has been able to teach and mentor our Career Development students from the unique perspective of a previous cohort graduate, along with many of the same lived experiences as our clients. We have been able to invest in her professionally and continue to equip her to further enhance our Career Development program!



CAREER DEVELOPMENT



2024 brought immense growth to our Career Development program! We added a second classroom to facilitate two cohorts at once, offered our first manufacturing cohort, and doubled our Employer Partnerships from 4 to 8.





SUPPORTING PLACE

Connecting people to the place they live and each other through the built environment.



AKRON HOPE



COMMUNITY TOOL LIBRARY



COMMUNITY ENGAGEMENT

COMMUNITY HEALTH WORKER
ADDED TO OUR STAFF

27 NEW
COMMUNITY TOOL
LIBRARY MEMBERS

MIDDLEBURY BLOCK CHALLENGE

15 NEIGHBOR GROUPS PARTICIPATED

\$9K IN MINI GRANTS

PARTNERED WITH THE VINCENT HOUSE TO HOST OUR 1ST



Historically, Middlebury families have left the neighborhood to Trick or Treat because of the lack of social cohesion, relationships with neighbors, and high transiency. In effort to reverse these negative trends and to encourage families to trick or treat within their own community, we partnered with The Vincent House to host the first Middlebury Fall Fest! We offered programming on vacant lots throughout the neighborhood, provided a map of houses passing out candy, and ended with a glow dance party and food! This event has built an opportunity for us to bring back a sense of neighborhood pride and cohesion to Middlebury and are excited to do it again in 2025!



AKRON HOPE



Our Akron Hope team continues to provide holistic support at our neighborhood elementary school. We provide tutoring to 3rd grade students, help plan quality family events, connect families to resources, and serve as a trusted, intentional partner for school staff. We view the school as a natural place to deepen relationships with Middlebury families, build social cohesion, and neighborhood pride.



holidays of **HOPE** SERVED

35 + 725
FAMILIES STUDENTS

81% MORE
THAN IN 2023

130+
3RD GRADERS TUTORED

760+
INDIVIDUALS SERVED AT THE POP UP PANTRY



OUR PARTNERS

FOUNDATIONS CORPORATIONS BUSINESSES

100 Women Strong Ohio Inc.
Akron Children's Hospital
Akron Community Foundation
Akron Metropolitan Housing Authority
Allen Drain Inc.
Babcock and Wilcox
Bath Volunteers for Service
Berlin Family Foundation
Betty V. and John M. Jacobson Foundation
Burton D. Morgan Foundation
Buckingham, Doolittle, and Burroughs
Carter Lumber
CESO Inc.
Chapel Hill Christian School
Charles E. & Mabel M. Ritchie Memorial Foundation
Charter Communications
Cleveland Clinic Akron General
Citizen's Akron Church
Community Action
ConxusNEO
County of Summit
County of Summit ADM Board
Dollar General Literacy Foundation
Downtown Akron Kiwanis Foundation
DWA Recreation

Emerging Philanthropists Fund of ACF
Enbridge Gas Ohio
Energy Harbor Corporation
Enterprise Community Partners
Fairlawn Area Chamber of Commerce
FirstEnergy Foundation
GAR Foundation
Garfield High School Band Boosters
Glenn R. and Alice V. Boggess Memorial Foundation
GPD Group
Greater Akron Chamber
Henry V. and Frances W. Christenson Charitable Foundation
House of the Lord Church
Huntington Akron Foundation
IRG Realty Advisors
J.W. Didado Electric
Kaulig Giving
KeyBank Foundation
Knight Foundation
Laura R. and Lucian Q. Moffitt Foundation
Lehner Family Foundation
Lisle M. Buckingham Endowment Fund of ACF
Lloyd L. & Louise K. Smith Foundation
Lowe's
MG O'Neil Foundation
Ohio Arts Council
Ohio CDC Association
PNC Bank

PNC Financial Services Group
PNC Foundation
Premier Bank
Ratliff & Taylor
R.C. and Katharine M. Musson Charitable Foundation
Rizzi Distributors
Roetzel & Andress
Sikich LLP
Sully's Party & Rental
Summit City Progressive DEM Pac
Summit County Department of Job and Family Services
Summit County Land Bank
Summit County Clerk of Courts
Summit County Opiate and Addiction Task Force
Summit County Public Health
Summit DD
Swagelok Foundation
Synthomer Foundation
The Goodyear Tire & Rubber Company
The Mary S. and David C. Corbin Foundation
The Maynard Family Foundation
The Sisler McFawn Foundation
The Tom, Mary and Becky Babcox Family Foundation
The University of Akron
The Welty Family Foundation
Third Federal Savings & Loan
Thomas L. Gower DAF

Torchbearers
United Way of Summit & Medina
U.S. Foods
VISTRA
Western Reserve Community Fund
Women's Endowment Fund of ACF
W. Paul Mills and Thora J. Mills Memorial Foundation

INDIVIDUAL CONTRIBUTIONS ABOVE \$1,000

Barry Dunaway
Benjamin Sutton
Bill and Lorraine McCue
Brad and Renee Schroeder
Charles and Jackie Ridley
Chris and Hilary Riker
Christine Yuhasz
Colleen and Paul Joyce
Dale Gilbert
Dan and Connie Ocepek
Daniel Enos
Dave and Betsy Griffing
David and Cheryl Venarge
Dave and Linda Maynard
Dianne Powers Wright
Don Treap
Donae Ceja
Doug and Kathy Kohl

Dr. Lawrence & Marsha Bond
Dunja and Matt Augustin
Elizabeth Bartz
Janet and Mick Pera
Jen Pannell
Jim and Ann Durr
Jim and Mindy McCartney
John and Jill Judge
John Pickle and Suzanne Woods
John and Linda Reyes
Keith and Connie Lucas
Kim and Dana Cole
Kristina and Brian O'Connor
Lori and Jim Cooke
Mark and Katie Smucker
Mary Kay and John Chlebina
Pamela Thielo
Reuben and Heidi Auck
Richard and Laurie Hillebrand
Rick and CC Hogan
Rob and Alyssa Briggs
Roger Emerson
Ryan and Charlotte Conlon
Sally and Roger Read
Scott and Joan Oldham
Steve and Holly Wilt
Steve Johnson and Laurie Zuckerman
Stu Parry
Sue Lacy and Katie Fry
Terry and Cindy Lawrence
Thomas and Karen Clark
Tim and Pam Knight
Tracy Carter
Virginia Addicott
Zac and Beth Kohl

KEY VOLUNTEERS

Amy Cook
Annie Kadlecek

Brenda Richie
Cindy Bell
Dalai Habbijeh
Dana Cherry
Deborah Endris
Denise Elsey
Dilton Taynor
Elizabeth Dennis
Elizabeth Kohl
Emily Kamwesa
Francesca Gerbick
Jerrett Gibbons
Karen Scrudier
Kathy Kohl
Kimberly Barlock
Kimberly Person
Kristina O'Connor & Friends
Makita Gulley
Megan Vermillion
Michelle Hill
Miranda Bullock
Nancy McDowell
Peter Geise
Sarina Wilis
Shamika Pullum
Stephanie Zende
Teresa King
The University of Akron Men's Basketball Team
Tyler Smith
Walsh Jesuit Boys Soccer Team

KEY PARTNERS

AAA
Akron-Canton Regional Food Bank
Akron-Summit County Community Action
Akron-Summit County Library
Akron Children's Hospital

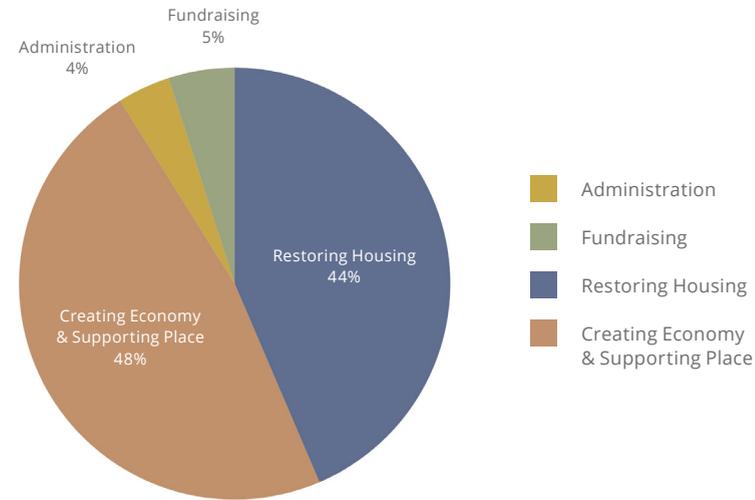
Akron Coffee Roasters
Akron NAACP
Akron Parks Collaborative
Alco-Chem Inc
Allegheny Coffee & Tea Exchange
Allen Drain Service
Arkeyiah Walker
AW Financials
Bill Merchant
Bright Star Books
Carter Lumber
Citizen's Akron Church
City of Akron
Cleanz Ohio Services LLC
ConxusNEO
Dairy Queen
Downtown Akron Partnership
Drip Drive - a program of the Akron Summit County Visitor's
EbaNee Bond
Elizabeth's Bookshop & Writing Centre
Employer Partners of Career Development Program
ExpandShare
Fair Housing Akron
Felicia Gayle and Associates
GPD Group
Hartzler's Dairy
Haymaker Farmer's Market
Hoodie Safe
J.W. Didado Electric
Jayco Builders LLC
Jim Emanuele, US Foods
Joann Dunlevey
Journey N Recovery
Keenum Custom Countertops
Kyle Hoffman Drywall
Lowe's

Michelle Hill, Rae of Light Photography
Ohio Dept. of Agriculture
Ohio Means Jobs
Olivia Arnold
Omar Banks
Oriana House
PNC Bank
Preferred Drain & Plumbing
Project Learn Summit County
Project Ujima
Radical Curation
Restoration House
RJ Construction
Sherwin Williams
SPARK Akron/Bounce Innovation Hub
Spectrum
Stars and Stripes Plumbing
Summa
Summit County
Summit County Children's Services
Summit County Citizen Circle
Summit County Department of Job and Family Services
Summit County Executive's Office
Summit County Land Bank
Summit County Public Health
Summit Croissants
Summit DD
The Goodyear Tire & Rubber Company
The House of the Lord
The University of Akron
The University of Akron Law Department
United Way Financial Empowerment Center
United Way of Summit & Medina
Vanessa Carter
Vincent House
Wild, Peaceful & Free

FINANCIALS

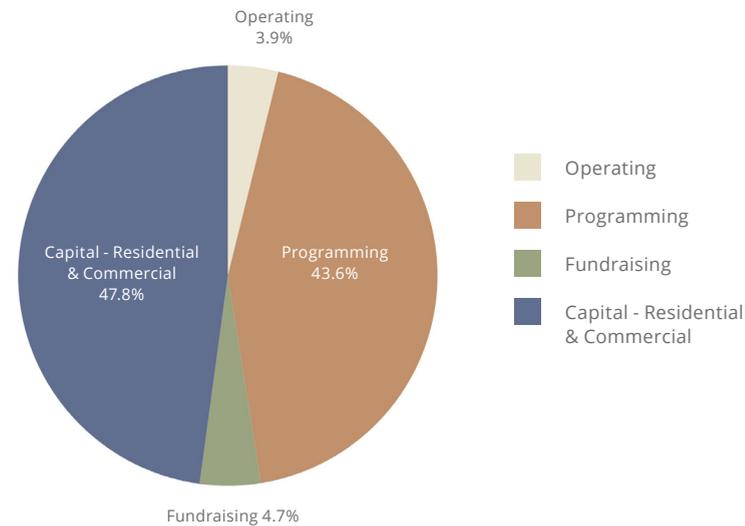
2024 REVENUE

Individuals	331,899
Foundations	1,738,950
Sponsorships	83,535
Government	1,850,293
Corporations	373,027
Program Revenue	1,265,628
Total	5,643,332



HOW REVENUE IS INVESTED

.92 OF EVERY DOLLAR GIVEN IS INVESTED BACK INTO MIDDLEBURY



NET ASSETS

2019	\$2,503,893	2022	\$5,119,593
2020	\$3,123,266	2023	\$8,010,253
2021	\$4,416,805	2024	\$11,245,872



BOARD OF DIRECTORS

Chairperson

Tracy Carter

Vice Chair

Dave Griffing

Rachel Bridenstine
 Ann Durr
 James Talbert
 AJ Hill
 Dameon Jackson
 Renee Kochis
 Sue Lacy
 Kirsten Lino Simmonds
 Craig Melnick
 Nate Ollish
 John Reyes
 Dan Roberson

GET INVOLVED

RENT OUR SPACE

We have rental spaces available that are great for birthday parties, grad parties, weddings, corporate events, and more! Visit thewellakron.com/reserve

VISIT 647 COFFEE

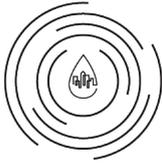
Our coffee shop located in the basement of our Main Office. Every dollar spent goes directly to supporting The Well CDC! We serve coffee, tea, breakfast and lunch options Monday - Saturday

VOLUNTEER

Contact Chris@thewellakron.com

COMMUNITY TOUR

See our work in action! Contact Jen@thewellakron.com to get a date scheduled



THE WELL CDC
647 E. Market St.
Akron, OH 44304

THE WELL CDC | *Main Office*

647 E. Market Street, Akron Ohio 44304

PROGRAM HUB

221 Beaver Street, Akron, Ohio 44304

647 COFFEE

647 E. Market Street, Akron, Ohio 44304

(Parking and entrance located in the rear of the building)

330-815-1062

office@thewellakron.com

THEWELLAKRON.COM