

Stark County Land Reutilization Corporation

**Demolition Assistance Program (DAP)**

Policies and Procedures

Mission Statement

“To strategically acquire properties, return them to productive use, reduce blight, increase property values, support community goals and improve the quality of life for county residents.”

Introduction

The Stark County Land Reutilization Corporation (SCLRC) Demolition Assistance Program (DAP) was designed in accordance with the mission of the SCLRC to reduce blight and increase property values, and improve the quality of life for county residents. The program will facilitate Stark County cities, villages and townships (CVTs) with the strategic demolition of blighted, vacant, or abandoned properties that are beyond repair or rehabilitation. Specified funding assistance will be made available by the SCLRC once eligibility requirements are met and a contract is signed with the CVT.

Property Eligibility

A property must meet certain eligibility requirements before SCLRC will consider funding assistance. The eligibility of any given property in the DAP is subject to override by higher priorities as established by the SCLRC. See the following requirements:

- 1.) All properties must be located in Stark County, Ohio.
- 2.) Eligible properties must meet the definition for a “Blighted Structure” that is set out in the Ohio Revised Code (ORC 1.08). This definition is as follows:

(A) “Blighted parcel” means either of the following:

(1) A parcel that has one or more of the following conditions:

- (a) A structure that is dilapidated, unsanitary, unsafe, or vermin infested and that because of its condition has been designated by an agency that is responsible for the enforcement of housing, building, or fire codes as unfit for human habitation or use;
- (b) The property poses a direct threat to public health or safety in its present condition by reason of environmentally hazardous conditions, solid waste pollution, or contamination;
- (c) Tax or special assessment delinquencies exceeding the fair value of the land that remains unpaid thirty-five days after notice to pay has been mailed.

(2) A parcel that has two or more of the following conditions that, collectively considered, adversely affect surrounding or community property values or entail land use relationships that cannot reasonably be corrected through existing zoning codes or other land use regulations:

- (a) Dilapidation and deterioration;
- (b) Age and obsolescence;
- (c) Inadequate provision for ventilation, light, air, sanitation, or open spaces;
- (d) Unsafe and unsanitary conditions;
- (e) Hazards that endanger lives or properties by fire or other causes;
- (f) Noncompliance with building, housing, or other codes;
- (g) Nonworking or disconnected utilities;
- (h) Is vacant or contains an abandoned structure;
- (i) Excessive dwelling unit density;
- (j) Is located in an area of defective or inadequate street layout;
- (k) Overcrowding of buildings on the land;
- (l) Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;
- (m) Vermin infestation;
- (n) Extensive damage or destruction caused by a major disaster when the damage has not been remediated within a reasonable time;
- (o) Identified hazards to health and safety that are conducive to ill health, transmission of disease, juvenile delinquency, or crime;
- (p) Ownership or multiple ownership of a single parcel when the owner, or a majority of the owners of a parcel in the case of multiple ownership, cannot be located.

3.) All Properties must be owned by the CVT. However, if the property is not owned by the CVT, the CVT must have completed the proper legal authority to demolish the structure prior to requesting funding. This can be done through:

- A.) Property owner consent
- B.) Nuisance Abatement

## Contract

Upon approval, a contract will be executed between the CVT and the SCLRC.

Within the contract, the SCLRC agrees to reimburse the demolition project under the following terms and conditions:

1. The SCLRC's portion of the funds reimbursed to the interested entity will not exceed fifty percent (50%) of the total documented hard costs of the project.
  - a. Reimbursement amount depends upon the project allocation.
2. The entire sum committed by the SCLRC to a particular project will be allocated toward the **physical** demolition of the structure located on a property.
3. The SCLRC will pay to the CVT an amount equal to that invested in the project, with proof of payment, not to exceed the 50% match. If demolition costs are less than agreed upon in the Contract, SCLRC will only reimburse up to the 50% match.
4. The CVT completes the demolition according to the contract terms and conditions.
5. The SCLRC has the ability to terminate a project if any of the outlined terms and conditions are not met.

## Procedure and Guidelines

- 1.) Interested CVTs will complete a "Demolition Assistance Program (DAP) Request Form" and submit it with the required documentation to the SCLRC's Administrator, Stark County Regional Planning Commission (SCRPC), located at:

Stark County Regional Planning Commission  
Attention: Demolition Assistance Program  
201 3<sup>rd</sup> Street NE, Suite 201  
Canton, Ohio 44702

- 2.) The SCRPC will review the request and determine if proposed demolition is eligible, according to the "Eligibility Requirements".
- 3.) If the property/project is eligible, the SCRPC will present the request to the SCLRC for their approval or denial.
- 4.) Once approved, the CVT will complete the demolition according to their approved standards.
- 5.) Upon completion of the demolition, the CVT must provide the proper documentation. The following is a list of items needed in order for this documentation to be complete:
  - a. Before and after pictures of property
  - b. Copies of all contracts
  - c. Invoice & proof of payment to all contractors; i.e. asbestos inspection, asbestos removal, clean-out, demolition, etc.
- 6.) After all supporting documentation is submitted by the CVT, the SCLRC will reimburse the CVT as outlined in the executed Contract.