

MINUTES OF THE STARK COUNTY LAND REUTILIZATION CORPORATION
January 19, 2016

The Stark County Land Reutilization Corporation met for their Regular Meeting on Monday, January 19, 2016 at 9:00 a.m. in the Stark County Regional Planning Commission Conference Room.

Board Members

Alex Zumbar
David Bridenstine, representing Janet Creighton
Richard Regula
Bill Smith
Lem Green

RPC Staff

Bob Nau
Jill Gerber
Sarah Peters
Lynn Carlone
Beth Pearson
Brenda Sarsany

Others

Joe Mazzola
Jim Wallace
Maureen Austin
Michelle Cutler
Edward Daniels
Deana Stafford
Jerry Yost
Jaime Allbritain

1. CALL TO ORDER BY SCLRC CHAIRMAN, Alex Zumbar

2. ROLL CALL – Board Members Present

Alex Zumbar, Stark County Treasurer
Richard Regula, Stark County Commissioner
Lem Green, Municipal Representative
Bill Smith, Township Representative
David Bridenstine, Stark County Commissioner
Representing Janet Creighton

3. MINUTES OF THE DECEMBER 21, 2015 MEETING

Green moved, Smith seconded, and the motion carried to approve the minutes of December 21, 2015.

4. PUBLIC SPEAKS - None

5. TREASURER REPORT – Jim Wallace

Wallace stated the bank reconciliation statement for the month of December ended with a checking account balance of \$148,006.11. Revenues for the month were \$28,850.00. Total expenses were \$301,963.69. For the Star Plus funds, there was a balance at the end of December of \$1,003,035.22. Interest for the month was \$178.69. It was noted that when reviewing the breakdown of Expenses, the \$10,000 to the Stark County Recorder for the recording of side lot and vacant lot transfers was an *escrow deposit*. Green moved, Bridenstine seconded, and the motion carried to accept the Treasurer's report as submitted.

6. FISCAL ITEMS – Beth Pearson

Post Approval of Payments

1) City of Canton – NIP Demolition Payment – Total \$123,244.18 (Request #8)

- a) 1816 4th St. NE – Parcel 201131 - \$13,588.14
- b) 1630 Olive Pl NE – Parcel 236858 - \$12,289.38
- c) 306 Crestmont Ave. NE – Parcel 210301 - \$23,700.00
- d) 1533 Henry Ave. SW – Parcel 213328 - \$10,796.91
- e) 1213 14th St. NE – Parcel 215308 - \$21,591.46
- f) 1211 8th St. NW – Parcel 234769 - \$18,515.37
- g) 1122 Hiner Pl NE – Parcel 237174 - \$10,125.72
- h) 1500 Irwin Pl NE – Parcel 220650 - \$12,637.20

2) Approval of Payment

- a. \$1,976.93 – Forfeited Properties fees
 - i. \$1,314.78 – Side Lots
 - ii. \$ 662.15 – Alliance acquisitions (will be invoiced to the City of Alliance)

Green asked why the SCLRC was paying fees to the Auditor for forfeited property. Zumbar stated there has been a change in the law. The Auditor is allowed to bill the Land Bank amounts for

their advertising and publication costs. Green moved, Smith seconded, and the motion carried for the post approval of payment of the above-noted NIP invoices and other payments as noted above.

7. NEIGHBORHOOD INITIATIVE PROGRAM (NIP) REPORT – Lynn Carlone

Carlone presented the Neighborhood Initiative Program (NIP) Update

City of Canton:

* **237 - Total number of acquired properties to date**

- 103 demolitions have been completed overall – 1 new demolition has been completed since last month/report.
 - 56 – Canton currently developing reimbursement packets/Canton ready to have reimbursement packets reviewed by RPC
 - 47 demolition reimbursement packets have been submitted overall – 15 new packets since last month/report.
 - 32 demolitions have been approved by OHFA – 8 new packets since last month/report
 - Current average cost of demolition per property is \$16,510.00
 - OHA mortgages are fully executed on 24 properties & OHFA reimbursement to SCLRC - \$368,391.21
 - Canton has been reimbursed a total of \$460,435.39.
 - OHA mortgages pending execution on 8 properties; once completed, OHFA reimbursements to SCLRC – and additional \$133,644.18
 - 15 demolitions are under preliminary review/approval by OHFA; outstanding reimbursement requests - \$273,974.35

* **6 - Total Number of Properties Identified on a Current Active List for Acquisition**

- **4 – Aeon Tax Lien properties**
- **2 – Properties currently on hold for possible redemption**

City of Alliance:

* **13 – Total number of acquired properties to date:**

- 9 – Asbestos evaluation completed
- 4 – Asbestos evaluations needed

* **41 – Additional eligible NIP properties identified:**

- 15 – Requested through Board of Revisions
 - 11 Hearings scheduled for 1/28/16 Est. Redemption Date 2/25/16
 - 3 Hearings scheduled for 2/11/16 Est. Redemption Date 3/10/16
 - 1 Complaint filed; waiting for hearing date

- 2 – Requested from Auditor’s forfeited lands list
- 24 - On hold; reviewed and approved as NIP eligible by RPC

8. SIDE LOT/VACANT LOT PROGRAM REPORT – Sarah Peters

Sarah Peters presented the Side Lot Program Update:

Total Applications Submitted: 949

(13 applications were received since the Nov '15 update)

Cities – 809: Canton: 673; Massillon: 66; Alliance: 70

Other Communities – 140

Bethlehem Twp – 5, Brewster – 2, Canton Twp – 22, East Canton – 5, East Sparta – 3, Hartville – 3, Jackson Twp – 2, Lake Twp – 1, Lawrence Twp – 6, Lexington Twp – 23, Limaville 2, Louisville – 1, Meyer’s Lake – 1, Minerva – 1, Nimishillen – 4, Osnaburg Twp – 7, Paris Twp – 3, Perry Twp – 10, Pike Twp – 2, Plain Twp – 22, Sandy Twp. – 2, Sugarcreek Twp – 4, Tuscarawas Twp – 2, Washington Twp – 4, Waynesburg – 3.

- Total Number of Applications Under Preliminary Review: 21
- Total Number of Applications Denied: 341
(0 applications were denied since the last update)
- Number of Canceled Applications/Fee Refunded: 35
- Total Number Pending Approval by Community: 68
- **Total Number of Approved Applications: 484**
(0 applications were approved since the last update)

- Total Number of Approved Applications Pending Deposit Receipt / Request for Foreclosure / Completed Foreclosure Proceeding: 126
- Total Number Being Prepared for Transfer: 75
- **Total Number Transferred to Date: 283** (9 Side Lots were transferred since the last update)

Vacant Lot Program Update:

Total Applications Submitted: 51 (0 applications received since the last update)

Cities - 48: Canton – 42; Alliance – 5; Massillon - 1

Other Communities – 3: Lexington Twp. – 2; Sugarcreek Twp. - 1

- Total Applications under Preliminary Review: 0
- Total Applications Denied: 16
- Total Pending Approval by Community: 11
- **Total Approved Applications: 24**

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- Total Applications pending return of MOU/Purchase Agreement & Purchase Price: 14
 - Total Approved Applications Pending Executed MOU/Completion of Foreclosure Proceeding: 10
 - Total Being Prepared for Transfer: 0
 - Total Transferred to Date: 0

9. NEW BUSINESS

a. City of Alliance – 561 W. Main St. – Parcel #112983

Nau referenced a letter from the City of Alliance where they are requesting the Land Bank to acquire 561 W. Main on their behalf. It has gone through a delinquent tax sale twice and is in the process of being forfeited to the State. In the past, the Land Bank has taken title to properties for a short time and then transferred it to the city. The city will pay any fees associated with this process. Green moved, Smith seconded, and the motion carried to approve the acquisition of 561 W. Main St.

b. Misc. Updates

1) Nau stated the City of Massillon had put a committee together comprised of city representatives, realtors, property owners and council representatives. They had contacted RPC about the Land Bank being represented, so Peters and he had attended meetings on behalf of the Land Bank. Massillon has done a survey of vacant properties in the city, and they came up with 373 vacant properties, and 30-40 of those properties were demo eligible. Alliance has similar numbers, but Canton has over 4,000 properties that need demolished. He had offered the Land Bank's assistance to Massillon in acquiring eligible properties as done with Canton and Alliance. The Mayor is very involved and is moving along with this program.

2) Nau stated that RPC had also met with Habitat for Humanity a couple of times. They have targeted a neighborhood in the northeast end by Crenshaw. Nau had supplied them with a list of the properties owned by the Land Bank through the NIP that could be made available to them in their target area. They are looking at neighborhood redevelopment, investing in new housing and existing housing. The Land Bank's services have been made available to acquire property and to make those properties available to them.

3) Mazzola stated that Alliance will eventually see an end to their demolition, depending on how much they can get out of the additional \$500,000 and from the \$2 billion potential future allocation. There are two areas of concentrated blight in Alliance that have not been touched yet, and if that money would become available to them, they should be able to eradicate those two areas. The city would then be out of the demolition business until a random home comes up.

10. OLD BUSINESS

Nau referenced an RFP made available for the Board to review for a property management software package. In November 2015 there was discussion about a couple of different programs, and the direction RPC received from the Board was to put together a stakeholders group of the various potential users. There was a meeting last week of these users, and they have agreed upon a draft proposal. The challenge is that there are not many vendors available for this. RPC planned on putting it

on RPC's website and the Treasurer's website. Only three vendors have been identified that will receive the RFP, because the Land Bank world is fairly small at this point. The RPC would request authorization to advertise this RFP, which does not bind the Land Bank to anything. RPC will get proposals, maybe as early as March/April and bring something back to the Board. Green moved and Regula seconded to authorize the RPC on behalf of the SCLRC, to advertise the RFP that is before the Board. Regula asked about the cost of the programs. Peters explained at this point they have only received verbal cost estimates for the programs. There was additional discussion on the varying start-up fees and monthly user fees with the program offered by Cuyahoga County, E-Property Plus, and the Quick Base program. A vote was taken on the motion to authorize an RFP and passed.

11. Next Meeting – February 16, 2016, 9:00 a.m.
12. Adjournment was at 9:30 a.m.