

MINUTES OF THE STARK COUNTY LAND REUTILIZATION CORPORATION  
February 27, 2017

The Stark County Land Reutilization Corporation met for their regular meeting on Monday, February 27, 2017 at 9:00 a.m. in the Stark County Regional Planning Commission Conference Room.

Board Members

Alex Zumbar  
Richard Regula  
Lem Green  
Janet Creighton

RPC Staff

Katie Phillips  
Lynn Carlone  
Beth Pearson  
Sarah Peters  
Emma Posillico  
Jill Gerber  
Bob Nau  
Rachel Forchione  
Dave Thorley

Others

Jim Wallace  
John Rinaldi  
Joe Mazzola  
Rollin Seward  
Shirene Starn Tapyrik  
Michelle Cutler

1. CALL TO ORDER BY SCLRC CHAIRMAN, Alex Zumbar
2. ROLL CALL – Board Members Present

Roll call found the following board members in attendance: Alex Zumbar, Richard Regula for Bill Smith, Lem Green, and Janet Creighton. Absent – John Arnold

3. MINUTES OF THE JANUARY 17, 2017 MEETING

Regula moved, Green seconded, and the motion carried to approve the minutes of January 17, 2017.

4. PUBLIC SPEAKS – No public speaks
5. TREASURER REPORT – Jim Wallace

Wallace pointed out there were two additional reports included in the packet which are the *Budget vs. Actual* and *2017 Actual vs. 2016 Actual*. There are currently checking accounts with First Merit and First Commonwealth Banks. They are in the process of closing the First Merit Account. The month of January ended with a checking account balance of \$693,065.11. Revenues were \$117,300.02 and total expenses were \$161,856.11. The Star Ohio Investment account had an ending balance of \$1,001,963.51 with \$671.78 interest earned, and the Star Plus Investment account had an ending balance of \$6,104.00.

Creighton moved, Green 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 #28 – 9 parcels	<b>\$144,128.30</b>
a. 246345 – 2124 3 <sup>rd</sup> Street NE	\$11,988.81
b. 220820 – 1613 3 <sup>rd</sup> St SE	\$12,216.65
c. 220922 – 1739 3 <sup>rd</sup> St SE	\$12,587.14
d. 202347 – 1705 4 <sup>th</sup> St SE	\$23,700.00
e. 215157 – 122 7 <sup>th</sup> St NW	\$22,531.78
f. 209377 – 2522 7 <sup>th</sup> St NW	\$18,482.04
g. 220185 – 2251 13 <sup>th</sup> St NE	\$11,740.04
h. 242086 – 1419 Allen Ave SE	\$15,722.41
i. 210829 – 1450 Struble Ave NE	\$15,159.43
2. City of Alliance – NIP #29 – 4 parcels	<b>\$57,917.10</b>
a. 106544 – 162 W. Columbia St	\$13,259.50
b. 101465 – 1028 ½ S Arch	\$11,086.66
c. 103694A – 647 S Morgan Ave	\$16,950.70
d. 103694B – 645 S Morgan Ave	\$16,620.24

Creighton moved, Green seconded and the motion carried to approve the post approval of the above noted payments.

Zumbar stated that he had received the State Auditor's engagement report. With the Board's approval he will move forward with signing it. A motion was not required.

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

**Carlone presented the Neighborhood Initiative Program (NIP) Update**

**City of Canton:**

❖ **269 – Total number of acquired properties to date:**

- 228 demolitions have been completed overall – 0 new demolitions have been completed since January report
  - 19 - Canton currently developing reimbursement packets/Canton ready to have reimbursement packets reviewed by RPC
  - 209 demolition reimbursement packets have been submitted overall – 9 new packets have been submitted since the January report.
    - 190 demolitions have been approved by OHFA – 9 new packets since January report.

- Current average cost of demolition per property is \$15,654.00
  - OHA mortgages are fully executed on 181 properties & OHFA reimbursement to SCLRC - \$2,978,402.66
  - OHA mortgages are pending on 9 properties; OHFA to reimburse SCLRC additional - \$155,828.30
    - Canton has been reimbursed a total of \$2,730,939.70 for 200 properties
  - 10 demolitions are in various stages of review/approval by OHFA; outstanding reimbursement requests - \$157,147.08
  - 9 demolitions are being readied by the RPC for submission to OHFA - \$135,930.79
- ❖ **244 - Total Number of Properties Identified on a Current Active List for Acquisition under Round 3**
- ❖ **15 - Total additional properties currently being reviewed by RPC for possible NIP acquisition to Round 3**

**City of Alliance:**

- ❖ **72 - Total number of acquired properties to date:**
- 18 – properties currently having asbestos evaluation/abatement completed
  - 37 demolitions have been completed overall – 5 new demolition has been completed since January report
    - 8 – property is waiting to be greened/sidewalk replaced
    - 29 demolition reimbursement packets have been submitted overall – 0 new packets since January report.
      - 29 demolitions have been approved by OHFA – 4 new packets since January report.
        - Current average cost of demolition per property is \$13,674.00
        - OHA mortgages are fully executed on 25 properties & OHFA reimbursement to SCLRC - \$332,502.92
          - Alliance has been reimbursed a total of \$357,920.02 for 29 properties
      - OHA mortgages pending payment/execution on 4 properties; once completed, OHFA reimbursements to SCLRC - \$64,043.02
- ❖ **70 - Total Number of Properties Identified on a Current Active List for Acquisition under Round 3.**

**City of Massillon:**

❖ **14 - Total number of acquired properties to date**

- 4 demolitions have been completed overall – 0 new demolition has been completed since December report
  - 4 demolitions have been approved by OHFA – 4 new packets since January report.
    - Massillon awaiting reimbursement from SCLRC - \$34,444.68
    - Current average cost of demolition per property is \$9,599.00

❖ **19 - Total Number of Properties Identified on a Current Active List for Acquisition under Round 3.**

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

**Sarah Peters presented the Side Lot Program Update:**

**Total Applications Submitted: 1167**  
*(37 applications were received since the Jan '17 update)*

Cities – 1001

Canton: 820, Massillon: 77, Alliance: 104

Other Communities – 166

Bethlehem Twp – 6, Brewster – 2, Canton Twp – 27, East Canton – 7, East Sparta – 2, Hartville – 3, Jackson Twp – 3, Lake Twp – 2, Lawrence Twp – 6, Lexington Twp – 27, Limaville – 2, Louisville – 2, Meyer’s Lake – 1, Minerva – 3, Nimishillen – 4, Osburg Twp – 9, Paris Twp – 3, Perry Twp – 10, Pike Twp – 4, Plain Twp – 27, Sandy Twp – 2, Sugar Creek Twp – 5, Tuscarawas Twp – 2, Washington Twp – 4, and Waynesburg – 3

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- Total Number of Applications under Preliminary Review:13
  - Total Number of Applications Denied: 412
  - Number of Canceled Applications/Fee Refunded: 42
  - Total Number Pending Approval by Community: 69
  - **Total Number of Approved Applications: 631**  
*(4 Applications were approved since the Jan '17 update)*

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- Total Number of Approved Applications Pending Deposit Receipt / NIP Early Lien Release Approval / Request for Foreclosure / Completed Foreclosure Proceeding: 132
  - Total Number Being Prepared for Transfer: 63
  - **Total Number Transferred to Date: 436**  
*(5 Side Lots were transferred since the Jan '17 update)*

**Vacant Lot Program Update:****Total Applications Submitted: 115***(5 Applications received since the Jan '17 update)*

Cities – 110; Canton: 101, Alliance: 8, Massillon: 1

Other Communities – 5

Canton Twp – 1, Hartville – 1, Lexington Twp – 2, Sugarcreek Twp – 1

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- Total Number of Applications under Preliminary Review: 5
  - Total Number of Applications Denied: 57
  - Number of Canceled Applications/Fee Refunded: 1
  - Total Number Pending Approval by Community: 35
  - **Total Number of Approved Applications: 17**
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- Total Number of Approved Applications Pending Executed MOU/ Completion of Foreclosure Proceeding: 4
  - Total Number Being Prepared for Transfer: 2
  - Total Number Transferred to Date: 11

9. **NEW BUSINESS**

- a. City of Alliance – Acquisition of 4 Parcels
  - 153 E. Cambridge St. (Parcel #106829)
  - 405 W. Cambridge St. (Parcel #105209)
  - 215 W. Grant St. (Parcel #107158)
  - Vacant Land on Keystone St. W (Parcel #105164)

Peters stated the City of Alliance has submitted two separate requests for acquisition of property. The first three properties listed have structures on them. The city wishes to acquire these properties in order to assist the local non-profit agency, Alliance for Children and Families (ACF), who will rehab these properties for rent to low-income families. The last property the city requested is a vacant lot. Green moved and Regula seconded to approve the requested transfers of the four lots. Mazzola stated the city believed these structures could be saved rather than demolished. The acquisition of the vacant property is to benefit the city, but the details of that were unknown. Shirene Starn-Tapyrik from ACF stated that investing in housing in this area matches the Comprehensive Plan for the county and the city, and they now have seven properties they took from blight, foreclosure and vacancy, and have rehabbed them with CDBG and HOME funds. A vote was taken on the previous motion and carried.

10. **OLD BUSINESS** - There was no old business to discuss.

Creighton reminded everyone that the March meeting is set for a Thursday, which is not the usual time, but is required in the bylaws for the annual meeting. She also introduced Rollin Seward, the City of Canton's new Community Development Director.

The meeting was adjourned at 9:17 a.m.

Next Meeting – Annual Meeting – March 16, 2017, 9:00 a.m.