

**Stark County Land Reutilization Corporation**  
**MINUTES – February 18, 2014**

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**Present: Alexander Zumbar, Lemuel Green, Janet Creighton, Scott Haws & Thomas Bernabei.**

Chairman Alex Zumbar calls to order the meeting at 8:30 A.M.

Roll call: Alex Zumbar, Lem Green, Janet Creighton, Scott Haws, Thomas Bernabei present.

Minutes of January 21, 2014 special meeting were submitted. Moved and seconded to approve. Unanimous.

Public Speaks: None.

New Business:

Lynn Carlone and Sarah Peters of Stark County Regional Planning Commission (SCRPC) provided a progress update to the board regarding the Moving Ohio Forward Demolition Grant.

**Non-Match Approved Property Update:**

**Subrecipients**

- 1) City of Alliance – 20 approved properties under contract (20 units of housing?); the estimated demolition costs, including soft cost is \$218,771.00; some asbestos removal costs are still unknown.
- 2) City of Canton - 4 approved demolitions (4 units of housing) completed, submitted, and reimbursed by the State AG's office, for a total demolition cost, including soft costs of \$29,694.15. The City of Canton has 1 remaining approved property to complete.
- 3) Perry Twp. has contracted 3 approved properties for demolition; the total estimated demolition cost is \$13,380.00 + soft costs. Demolitions are expected to be completed by 3/31/14.
- 4) Plain Twp. accepting bids on 5 approved properties for demolition on 2/18/2014.

**Non-Subrecipients**

- 1) 7 demolitions (7 units of housing) completed, submitted, and reimbursed by the State AGs office. Total demolition costs, including soft costs - \$51,238.40 (\$500.00 match credit provided by Pike Twp.) (1 - East Canton, 1-Canton Twp., 1 - Bethlehem Twp., 1-Lake Twp , 1 - Pike Twp., & 2 - Tuscarawas Twp.).

- 2) 2 demolitions (2 units of housing) have been completed and will be submitted for reimbursement pending the final inspections by the RPC. Total demolition costs, including soft costs - \$61,779.07 (2 – Massillon)
- 3) 29 properties under contract for demolition, for a total of \$357,865 + soft costs/administration costs (1 - Canal Fulton, 18 - Massillon, 2 - Meyers Lake, 1 - Navarre, 2 - Waynesburg, 1 - Wilmot, 3 – Lexington Twp., & 1 - Nimishillen Twp.).
- 4) 3 properties out for demolition bid. Bids due 2/21/2014 (1- Beach City, 1- Waynesburg, & 1 – Wilmot)
- 5) 2 communities are still working on establishing the legal authority to demolition 3 properties (2 - Beach City & 1 – Nimishillen Twp.)

**Match Property - Subrecipient Update:**

- 1) City of Alliance - 5 demolitions (16 units of housing) completed, submitted, and reimbursed by the State AG's office. Total demolition cost, including soft cost - \$80,502.11. A total of \$40,251.05 reimbursed to date. Two (2) additional demolitions are under contract (? units of housing); the total estimated demolition costs, including soft cost is \$94,025. (It is expected that if the overall demolition costs exceed the "matched" funding, the difference will be made-up with "MOF non-match funding"; this will likely be in the range of \$25,000.00.)
  - 2) City of Canton - 128 demolitions (147 units of housing) completed, submitted, and reimbursed by the State AG's office. Total demolition cost, including soft cost - \$826,426.60. A total of \$413,213.22 reimbursed to date. Twenty-nine (29) additional demolitions (29 units of housing) have been complete, and submitted for reimbursement to the State AG's office. Total demolition cost, including soft costs - \$181,073.53. A total of \$90,536.73 to still be reimbursed. Additional demolitions are underway, but not yet submitted for reimbursement to RPC/State AG.
  - 3) Perry Twp. - No additional properties outside of the 3 non-match addresses are underway.
  - 4) Plain Twp. accepting bids on 12 approved properties for demolition on 2/18/2014. Plain Twp. is also looking at adding 6 additional possible demolitions.
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- **Total Non-Match funding available - \$400,000**  
**Invoiced to date: \$80,932.55**  
**Remaining balance to be submitted for reimbursement: \$319,067.45**  
**(Estimated additional invoicing based on current contracts:**  
**\$651,795.07)**  
**(Remaining estimated balance available to contract: -\$332,727.62)**
  
- **Total Match funding available - \$1,843,607**  
**Invoiced to date: \$544,001.00**  
**Remaining to be submitted for reimbursement: \$1,299,606.00**
  
- **Administration funding available - \$100,000.00**  
**Invoiced to date: \$31,271.70**  
**Remaining balance to be submitted for reimbursement: \$68,728.30**

Member Green moved that the overages be approved using SCLRC funds. Member Bernabei seconded the motion. Unanimous.

Member Zumbar discussed approval of invoices for the Clerk of Court relating to advertising amounts for January 9, 2014 Board of Revision cases which were associated with SCLRC vacant parcels totaling \$1,397.19. Moved and seconded to approve. Unanimous.

Member Zumbar discussed approval of invoices in the amount of \$1,294.80 to Press News. Moved and seconded to approve. Unanimous.

Member Zumbar discussed approval of payment for Real Estate taxes in the amount of \$9.20 for the donated property located at 4<sup>th</sup> Street and with parcel number 216225. Moved and seconded to approve. Unanimous.

SCLRC Treasurer Jaime Allbritain provided the January 31, 2014 finance report. The adjusted balance on hand is \$854,720.96. Moved and seconded to approve. Unanimous.

Member Zumbar discussed the possibility of investing the interim funds to earn interest. Members Green and Bernabei discussed allowing the funds to be invested. It was recommended to follow what the guidelines are permitted in Ohio Revised Code 135.35 and what Member Zumbar is legally authorized to invest in as County Treasurer. Moved and seconded to approve. Unanimous.

Member Zumbar discussed the award of \$117,867 additional amount of funding from Attorney General Mike DeWine - Phase II Moving Ohio Forward demolition grant program. Phase I deadline is May 31, 2014. Phase II deadline is October 31, 2014. Moved and seconded to approve. Unanimous.

Member Zumbar discussed the advertisement of the request for proposal for Administrative Services for the SCLRC. The RFP advertisement would run for two consecutive weeks February 21, 2014 and February 28, 2014 and it would be on the website. Interested vendors will need to contact Secretary/Treasurer Jaime Allbritain to obtain the request for proposal. The proposal will be made available on March 3, 2014. The proposal is to be returned not later than March 24, 2014 by 2:00 P.M. local time.

Moved and seconded to approve. Unanimous.

Member Zumbar discussed the use of part-time staff to assist Member Green with the side-lot program. Part-time staff would be assigned to assist on a reimbursement basis.

Moved and seconded to approve. Unanimous.

Member Haws was excused at 9:30A.M. due to a previously scheduled meeting.

Member Green introduced Attorney Allen Kacenjar. Atty Kacenjar the need to consider an Environmental assessment and review of the IEL properties so the SCLRC Board fully understands any potential legal issues, any potential environmental issues or any other liability should the SCLRC decide to accept the donation of the IEL properties.

Attorney Kacenjar discussed with the board that the IEL properties are located on a “mature site”. Significant action from the EPA was undertaken. He recommended that the board consider a two phased approach. Phase I would consist of a review to ensure that due diligence is completed to better understand what the Board members are getting with the acceptance of the donated parcels. The review will include examining use restrictions and protections from liability. This could be undertaken at a cost not to exceed \$10,000. Agencies involved with the Superfund clean-up will be contacted. Based on the results of the overview Phase II would be the hiring of a consultant to assist the Board in marketing the property for resale.

Moved and seconded to approve at a cost not to exceed \$10,000. 3-1 (Bernabei – No)

Old Business: None

Next meeting will be on Monday, March 17, 2014 at 8:30 A.M.

Moved and seconded to adjourn. Unanimous.

Adjourned at 9:52 A.M.

Respectfully submitted,

Jaime Allbritain  
Recording Secretary