

MINUTES OF THE STARK COUNTY LAND REUTILIZATION CORPORATION
March 15, 2018

The Stark County Land Reutilization Corporation met for their Annual Meeting on Thursday, March 15, 2018 at 9:00 a.m. in the Stark County Regional Planning Commission Conference Room.

Board Members

Alex Zumbar
Janet Creighton
Bill Smith
Lem Green

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, Janet Creighton, Lem Green and Bill Smith.

3. ELECTION OF CHAIRPERSON AND VICE-CHAIRPERSON

Per the regulations of the bylaws, every year at the Annual meeting there must be an election of the Chairperson and Vice Chairperson for the Board of Directors. Creighton moved, Smith seconded, and the motion carried to reappoint Alex Zumbar as Chairperson and Lem Green as Vice Chairperson.

4. APPROVAL OF MINUTES OF FEBRUARY 26, 2018 MEETING

Green moved, Creighton seconded, and the motion carried to approve the minutes of February 26, 2018 meeting.

5. PUBLIC SPEAKS – No public speaks

6. PRESENTATION OF ANNUAL REPORT

Sarah Peters presented the Annual Report. This report summarized the accomplishments of the SCLRC during 2017 and projected the expectations for 2018. The year 2017 marked the SCLRC's 5th year of operation. A timeline was provided that recapped the milestones of the SCLRC between its incorporation in March of 2012 through the end of 2017. (Annual Report attached)

Bob Nau stated that it is crunch time now with the NIP program as the money must be expended by December 2019. Of the \$12 million awarded, about one-third has been expended. The Land Bank needs to get as many properties in the system as possible because no one wants to give the money back, but that is a possibility. Lynn Carlone stated their first concern is the November 2018 deadline requiring 75% of funding be expended. At the end of December 2017, 40% of funding has been spent, but there is the concern that the Land Bank owns these properties and we won't be able to get enough into OHFA for submission for reimbursement. Zumbar stated and the fact that Massillon's

program seems to come to a halt does not assist us in obtaining those goals. Carlone stated that she did believe that situation was going to improve because Massillon has made some changes.

Green asked, other than the DTAC funds and the two demolition programs that have been administered, is there anything else on the horizon in terms of funding. Zumber stated there is some funding, however, it is currently being bantered about through the transportation infrastructure bill. Right now they have monies that are earmarked for improving roadways, bridges, etc. and they have also set aside monies for potential blight removal. Jim Rokakis, Vice President of Western Reserve Land Conservancy & Director of Thriving Communities Institute, has asked the bill to be modified to include monies for commercial and industrial facilities as well. It is unsure whether that is going to get amended to include that particular line item. But if it does, it could potentially make monies available for demolition of commercial and industrial properties. Green stated if that doesn't happen, the Land Bank will have only the 5% from DTAC. Zumber stated that is correct, there is nothing else out there. But what could be done, and the Board would have to take into consideration, the Land Bank is permitted to issue debt, and that debt obligation would be borne by the Land Bank and the partners that are chosen to be brought into the program. The Land Bank could be permitted to issue up to \$1-2 million of potential bonds with the intention of paying them back over a period of time. But the Land Bank would have to have commitments from their partners in terms of meeting their obligations. Done correctly, the sources of funds would be lined up and make it very transparent for each community to understand what their buy-in is and based upon what their needs are. Right now the only community really left is Canton because they have the majority of projects that have to be addressed in their community. Alliance has said that they have exhausted their residential structures for demolition, but they haven't exhausted their commercial or industrial structures, as well as Canton, Massillon, and perhaps other communities throughout the county. So that could also be a hook to bring in additional partners to try to come up with pledged sources of dollars that are earmarked specifically for this type of program in the issuance of debt. This is a long term thinking and is not now. It is down the road as these funds are expended, and as we expect the 2019 deadline to approach. He thought that at some point in 2019 or 2020 that type of discussion could take place.

Green asked Zumber what the number was for DTAC funds. Zumber stated it will be the same amount as last year; \$757,000--\$800,000. Green stated but conceivably next year the Land Bank could be reduced to a \$700,000 budget for the year. Zumber stated it could be conceivable, but with the recent issuance of the communications bond, the Treasurer was asked to provide them with information to support the document. The question asked was how many delinquent parcels were in the county and of the delinquent parcels in the county, how many were foreclosed on. There were about 11,100 parcels that were delinquent in 2017, and foreclosure action were taken on 517. In addition to that, there were 187,000 parcels in the county that were billed, so that is roughly about a 6% delinquency, which has been significantly reduced from the time he took the office of Stark County Treasurer. But now the more difficult foreclosures of the tax delinquent properties remain that are abandoned, vacant, blighted and are not going to be sellable at a tax foreclosure sale. It costs \$2,500 to initiate a tax foreclosure and work it all the way through the process. There's still a lot of commercial, industrial and residential properties out there.

7. TREASURER REPORT - No Treasurer's Report

8. NEIGHBORHOOD INITIATIVE PROGRAM (NIP) REPORT – Lynn Carlone**Carlone presented the Neighborhood Initiative Program (NIP) Update****City of Canton:**❖ **471– Total number of acquired properties to date:**

- 300 demolitions have been completed overall – 16 new packets have been completed since the February report
 - 270 demolitions have been approved by OHFA – 0 new packets since the February report.
 - Current average cost of demolition per property is \$15,901.00
 - OHA mortgages are fully executed on 270 properties & OHFA reimbursement to SCLRC - \$4,291,877.39
 - Canton has been reimbursed a total of \$3,936,128.31 for 270 properties
 - 14 additional demolition packets being readied by the RPC for submission to OHFA; OHFA to reimburse SCLRC additional - \$225,984.80
 - 16 additional packets are under preliminary review by the RPC

❖ **79 - Total Number of Properties Identified on a Current Active List for Acquisition under Round 3 (+ 10 property packets are under preliminary review of RPC)****City of Alliance:**❖ **143 - Total number of acquired properties to date:**

- 75 demolition reimbursement packets have been submitted overall – 11 new packets since the February report.
 - 64 demolitions have been approved by OHFA – 0 new packets since February report
 - Current average cost of demolition per property is \$14,020.00
 - OHA mortgages are fully executed on 64 properties & OHFA reimbursement to SCLRC - \$897,299.54
 - Alliance has been reimbursed a total of \$813,173.63 for 64 properties
 - 11 additional packets are under preliminary review by the RPC.

❖ **20 - Total Number of Properties Identified on a Current Active List for Acquisition under Round 3. (+ 1 property packets are under preliminary review of RPC)****City of Massillon:**❖ **41 - Total number of acquired properties to date**

- 14 demolitions have been completed overall – 10 new demolitions has been completed since February report

- 4 demolitions have been approved by OHFA – 0 new packets since February report.
- Current average cost of demolition per property is \$9,599.00
- OHA mortgages are fully executed on 4 properties; OHFA reimburse to SCLRC - \$39,644.68
 - Massillon has been reimbursed a total of \$34,444.68 for 4 properties
- 10 additional packets are under preliminary review by the RPC

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

Green moved, Creighton seconded, and the motion carried to approve the NIP Report as presented.

9. SIDE LOT/VACANT LOT PROGRAM REPORT – Sarah Peters
Sarah Peters presented the Side Lot Program Update:

Total Applications Submitted: 1413
(8 applications were received since Feb. '18 update)

Cities – 1219
 Canton: 985, Massillon: 94, Alliance: 140

Other Communities – 194

Bethlehem Twp – 8, Brewster – 2, Canal Fulton – 1, Canton Twp – 33, East Canton – 7, East Sparta – 2, Hartville – 3, Jackson Twp – 4, Lake Twp – 4, Lawrence Twp – 6, Lexington Twp – 32, Limaville – 2, Louisville – 2, Meyer’s Lake – 1, Minerva – 3, Nimishillen – 4, Osnaburg Twp – 12, Paris Twp – 3, Perry Twp – 10, Pike Twp – 8, Plain Twp – 30, Sandy Twp – 2, Sugarcreek Twp – 5, Tuscarawas Twp – 2, Washington Twp – 4, and Waynesburg – 3, Wilmot -1

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- Total Number of Applications under Preliminary Review: 6
 - Total Number of Applications Denied: 499
 - Number of Canceled Applications/Fee Refunded: 52
 - Total Number Pending Approval by Community: 14
 - **Total Number of Approved Applications: 842**
(3 Applications approved since last month’s update)
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- Total Number of Approved Applications Pending Deposit Receipt / NIP Early Lien Release Approval / Request for Foreclosure / Completed Foreclosure Proceeding: 206
 - Total Number Being Prepared for Transfer: 29
 - **Total Number Transferred to Date: 607**
(11 Side Lots were transferred since the Feb '18 update)

Vacant Lot Program Update:**Total Applications Submitted: 156***(2 Applications received since the last month's update)*

Cities – 146; Canton: 133, Alliance: 11, Massillon: 2

Other Communities – 10

Canton Twp – 1, Hartville – 1, Lexington Twp – 2, Sugarcreek Twp – 1, Washington Twp – 3,
Jackson Twp - 2

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- Total Number of Applications under Preliminary Review: 1
 - Total Number of Applications Denied: 127
 - Number of Canceled Applications/Fee Refunded: 4
 - Total Number Pending Approval by Community: 1
 - **Total Number of Approved Applications: 23**
(0 Applications approved since the last report)

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- Total Number of Approved Applications Pending Executed MOU/ Completion of Foreclosure Proceeding: 7
 - Total Number Being Prepared for Transfer: 0
 - Total Number Transferred to Date: 16

Zumbar moved, Creighton seconded, and the motion carried to approve the Side Lot/Vacant Lot report as presented.

10. NEW BUSINESS - No new business

11. OLD BUSINESS

a. Fiscal Policies and Procedures

Dave Thorley stated that last month the Board appointed a President, Secretary and Treasurer. Since that time, RPC has revamped the duties of the agency as it relates to those offices. The Board will receive that document for their review which will include sections regarding the annual budget, contracting authority, finances, which includes the payment/receipting of funds, and the financial statements. Also within that document is a section dealing with the transfer of real property. The way that the Board has been transferring real property is not in conformity with the code of regulations. In the code of regulations, Section 9.6 states that the transfer of real property requires the signatures of the President and the one member of the Board of Directors. But transfer of property has been by the signature of the Chairman and one director. The Land Bank does not have to go back and redo everything that has been done since 2012 to date, but we do need to come into conformity with that going forward.

b. 520 S. Union Gas Station

The first transfer was with Baynk Development, which is truly a success story for the Land Bank. Joe Mazzola from the City of Alliance came to the Land Bank with the idea to help a developer redevelop his property, which was an abandoned gas station. Emma Posillico, Senior Regional Planner, did quite a bit of work and secured funding for a Phase 1 and Phase 2 brownfield assessment along with a cost estimate on this property. The contract just called for a Phase 1 and Phase 2 assessment to be done and when those were completed, it was determined the tanks could be pulled. Bayan Alihassan, previous owner of the property was contacted to inform him that the tanks would be pulled, which he was glad for. After the tanks were pulled, a *no further action* letter was received. The Land Bank is in a position to transfer that property back to Baynk Development. In reviewing the contract, the last section of the contract had indicated that Baynk would be responsible for up to \$1,000 of staff time to administer that task. An invoice is currently being created which will be sent to Alihassan. It has been estimated that Posillico used over 40 hours on this project, in addition to other RPC staff. Upon receiving payment of the \$1,000, the property will be transferred back to him. It was asked how much money was actually spent. Thorley stated \$65,000 which came out of RPC's Brownfield federal grant money.

Thorley asked the Board members approve a motion indicating that all transfers of real property from this day forward be executed by the President of the SCLRC and one Director. Zumbar moved, Green seconded, and the motion carried.

Zumbar encouraged Thorley to write a letter to Joe Mazzola explaining exactly what was said here today and how successful this program was, and how Bayan Alihassan has received more than a \$65,000 benefit, because Posillico's work clearly exceeded the \$1,000 level, as well as the Land Bank's administrative staff's time, and the Board's willingness to take on the project.

In April there will be a discussion on the management and secretarial duties per the fiscal policies document.

c. Starfire Gas Stations

Nau stated there was discussion at the recent work session meeting regarding the Starfire gas stations located on Whipple Ave., Columbus Rd., and North Market. It was his understanding that the gas station located on North Market sold at the Sherriff's sale, so it is out of the equation at this point. Through RPC's brownfield grant, staff did a tank pull and remediated quite a bit of it, but there is still some other relatively minor environmental issues, but that property has sold.

Nau stated that staff has laid out the history and risks associated with the remaining two Starfire gas stations. Although RPC is advocating to go forward with the two projects, there are, as with most real estate transactions, some potential financial implications if RPC doesn't get the grant money to clean it up.

Starfire Gas Station - 1652 Whipple Ave. NW, Canton Twp.

Posillico presented a detailed accounting of the Starfire gas station located on 1652 Whipple Ave. in Canton Township. It is currently owned by US Enterprises, II, LLC out of Columbus. It is an individual owner who has filed for bankruptcy several times, so he is unable financially to do anything with the property. The station hasn't been operated in approximately 10 years and is almost \$52,000

tax delinquent. It has gone to Sherriff's sale twice and neither time was there a buyer, so it's in the process of being transferred to the State with the county auditor having local control. Gerald Yost, Prosecutor's office, stated the 10-day notice has went out, it didn't sell, and on Monday or Tuesday the order of transferring it to forfeited lands took place, so it's actually in Alan Harold's office to be processed. Posillico stated the first step in cleaning up a property is to do an environmental assessment to gage how much contamination is there. The EPA Brownfield assessment grant at Whipple funded Phase I and Phase 2 assessments with a clean-up cost estimate and also removed the underground storage petroleum tanks on the property. So just over \$54,000 has been spent on the property already. However when the environmental consultant was removing the tanks, they encountered additional contamination under the tanks and under the fueling dispenser islands. So that qualifies the station for the State's abandoned gas station cleanup program. They did ask the consultant how much remediation they believe is remaining, and they estimated it to be at least \$40,000 at this point, and that does not include demolishing the remaining structure on the property. In order for this property to be eligible for the State's cleanup program, it needs to transfer out of the name of US Enterprises II, preferably to a public entity like a township or the Land Bank. If that happens, then to apply for the grant, the Land Bank would then hire a consultant to prepare the grant application. One of RPC's environmental consultants estimated the cost to be about \$2,500. If the grant was awarded to the Land Bank, the Land Bank would then administer all of the grant and the cleanup actions. Once cleanup was complete, then the Land Bank could market the property to an end-user. RPC has not received any specific inquiries interested in purchasing the property.

Green asked if anyone had an opinion of the property's value. Smith stated at one time someone wanted to buy the insurance office next to it, and put them both together and build a 10,000 sq. ft. building, but that went by the wayside because of this problem. Now the house has been sold, and that business that sold on the corner, two years ago, is for sale again. If this spot was cleaned up the two properties combined would become an attractive spot large enough for someone to come in and do something commercial. Green asked if the Land Bank would get that money from the sale. Zubar stated yes, if the Land Bank decided to acquire it. Posillico stated having an end user and/or an end use plan is an important part of the cleanup grant application. Zubar stated the Land Bank would certainly market the property for sale with the intention of selling it to recoup its cost and/or make some profit.

Nau stated that if RPC didn't get the grant, the Land Bank may have to foot the bill for cleaning it up. He estimated it to be at least \$40,000 to remediate the property. Soil sampling would be done, the buildings would be torn down, and they would need to receive a *no further action* letter following that process. He believed this project was within the public purpose of the Land Bank. Green asked in the interim will the Land Bank incur some expenses that comes out of their current expense budget. Posillico stated yes, for applying for the grant and the time associated with that. Forchione added that the grant won't cover any sort of administration costs except for the environmental consultant. Nau stated it would probably be taken out of the demolition line item or TAAP grant. Green asked if someone had an estimate of what that would potentially do to the Land Bank's cash. Zubar stated there is a line item specifically for the demolition assistance program. Nau stated there would be staff time involved. Posillico hasn't billed any time to the Land Bank, so RPC would probably take that as a project development cost under the demolition program.

Zubar suggested that RPC put together a potential financial plan to address this project, as well as the next project, so the Board will have some costs identified and understand exactly what they are going to be asked to do and vote upon. Also add the potential timelines. Green asked if this was

time sensitive and if a decision needed to be done today. Nau stated this is more of an FYI and he wanted to make sure of the direction if the Board wanted to pursue this. Staff is trying to lay out the risk factor and it is a real estate transaction with an environmental site, so there's some risk associated, and risk is cost. Yost stated this week it made it to the Auditor's office under the notification of forfeited land. They haven't processed it completely yet, so it hasn't made it to any list there yet, and it won't go up for Auditor's sale until the end of the year. There will always be the possibility that the owner (US Enterprises II) comes in and redeems the property, but he didn't anticipate they were doing to do that. Financially they would have to pay off that \$54,000 in back taxes plus costs, so it's probably not going to happen. Thorley added they probably won't do it because the Attorney General is after them for fees associated with the Petroleum Board. Green stated he was not raising objections or hesitations except the Board doesn't want to get stuck with contaminated property. Nau stated he wanted the Board to go into this with eyes wide open because there are some costs that are going to occur.

Starfire Gas Station - 2433 Columbus Rd, NE, Plain Twp

Posillico stated the Starfire gas station on Columbus Rd. has the same owner and hasn't been operated in 10 years. This property is tax delinquent in the amount of \$60,034. It also went to Sherriff's sale twice with no buyer. With the EPA Brownfield's assessment grant, a Phase 1 and Phase 2 assessment was funded and a cleanup cost estimate given. So \$24,000 was spent with brownfield grant funds, but in the process of doing the Phase 2 assessment, it was found there was already contamination. The consultant estimated cleanup at \$118,000, so at that point it didn't make any sense to use additional assessment grant funding to remove the tanks on the property, because there was such contamination existing. But that contamination does qualify it for the abandoned gas station cleanup program. The Land Bank or Township would take ownership, and they would apply for the grant with \$2,500 as the current estimate for the applications. If awarded the grant, they would administer the grant and cleanup, and once cleanup was complete, they could market the property back to an end user. RPC Staff has received some recent inquiries from one of the adjacent property owners interested in expanding his used car lot there. He said he's been interested for several years, but he knew there were environmental issues, so that is what held him back.

Zumbar stated that next month the Board will consider the Starfire gas station projects further upon receiving additional information prepared by RPC staff.

12. Next Meeting – April 16, 2018 - 9:00 a.m.

The meeting was adjourned at 9:57 a.m.

SCLRC 2017 ANNUAL REPORT

This report sets out the accomplishments of the Stark County Land Reutilization Corporation (SCLRC) during 2017 and projects the expectations for 2018.

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.”

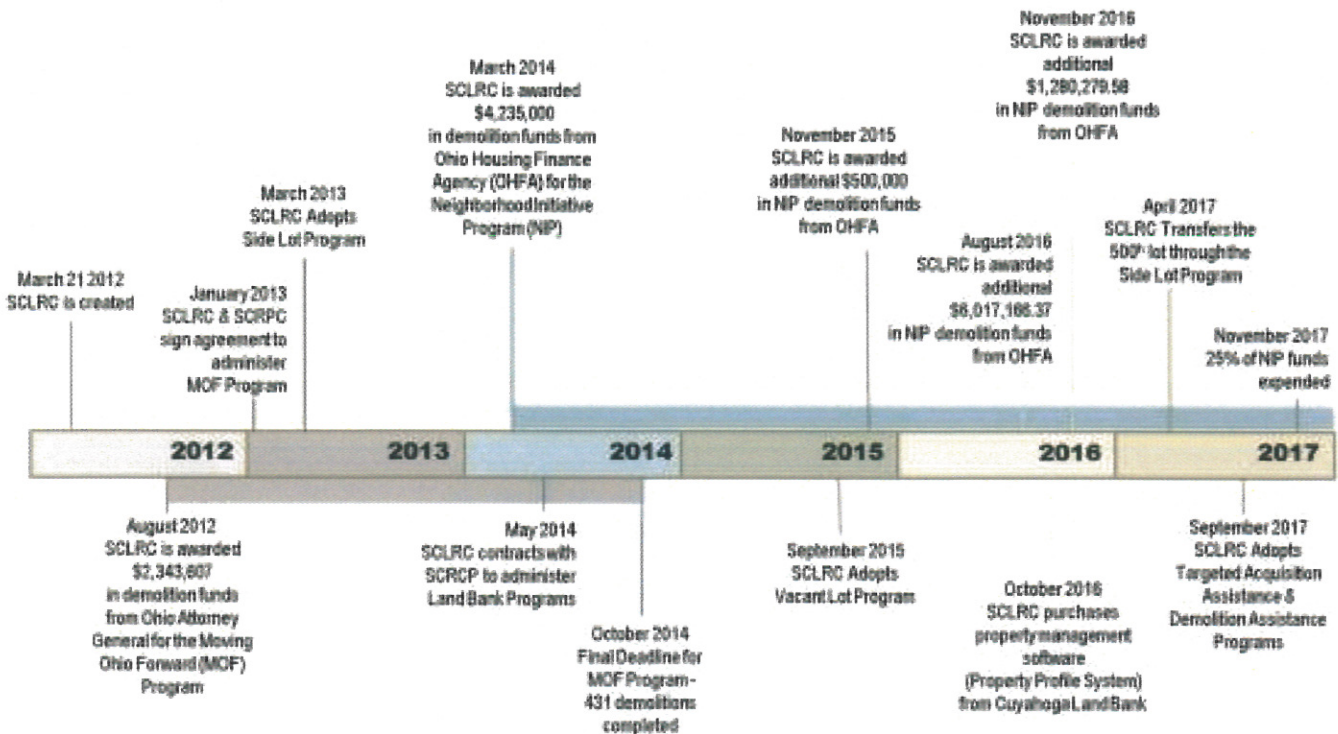
Administration

The year 2017 marked the SCLRC’s 5th year of operation. The Stark County Regional Planning Commission (SCRPC) continued to administer the programs and activities of the SCLRC during 2017. The SCRPC entered into a contract in May 2014 for the general administration, financial planning and oversight, and secretarial duties of the SCLRC. The SCRPC has a staff with experience in operating federal and state grant programs and financial management.

5-Year Review

The timeline below outlines the milestones of the SCLRC between its incorporation in March of 2012 through the end of 2017.

5-year TIMELINE RECAP 2012 - 2017



2017 PROGRAMS:

Neighborhood Initiative Program (NIP)

The NIP program is administered by the Ohio Housing Finance Agency (OHFA), with funding coming from US Department of Treasury, utilizing Hardest Hit Funds (HHF). Funding is utilized to acquire, demolish, and green vacant, blighted, and delinquent residential properties within designated target areas in the cities of Canton, Alliance, and Massillon. The program is expected to stabilize property values and prevent future foreclosures for existing homeowners.



The Neighborhood Initiative Program (NIP) commenced during 2014 with an initial award to the SCLRC in the amount of \$4,235,000; in October 2015, an additional \$500,000 was awarded. Under the next phase of the program, in August 2016, the SCLRC was awarded an additional \$6,017,166.37, with the receipt of another \$1,280,279.58 in November 2016; bringing the total award allocation to \$12,032,445.95.

With the receipt of addition funding, both interim and final completion dates have been moved into the future. It was expected that 100% of the properties would be acquired by the end of November 2017 according to OHFA requirements. The SCLRC attained this goal and is continuing to pursue additional properties due to the availability of NIP funding (i.e. the demolitions completed are less costly than what was anticipated by OHFA). Seventy-five percent (75%) of the NIP funding will need to be expended by mid-December 2018; with "Final Drawdown Submission" submitted to OHFA by December 18, 2019. SCLRC is in line to realize these goals.

As of December 31, 2017, the following has taken place:

- ❖ 627 properties owned by the SCLRC
 - 457 in Canton
 - 138 in Alliance
 - 32 in Massillon
- ❖ 135 additional properties being pursued for ownership
 - 82 in Canton
 - 27 in Alliance
 - 26 in Massillon
- ❖ 315 reimbursement packets submitted to OHFA
 - 258 approved properties in Canton – reimbursed \$3,770,194.65; none pending
 - 53 approved properties in Alliance – reimbursed \$663,150.33; none pending
 - 4 approved properties in Massillon – reimbursed \$39,644.68; none pending
- ❖ SCLRC has been reimbursed a total of \$4,337,811.23 – 36% of the NIP grant
 - Stark County Land Bank is currently anticipating another \$538,003.43 in outstanding funding – 40.5% of NIP grant
- ❖ \$15,500 - Average cost of demolition per property

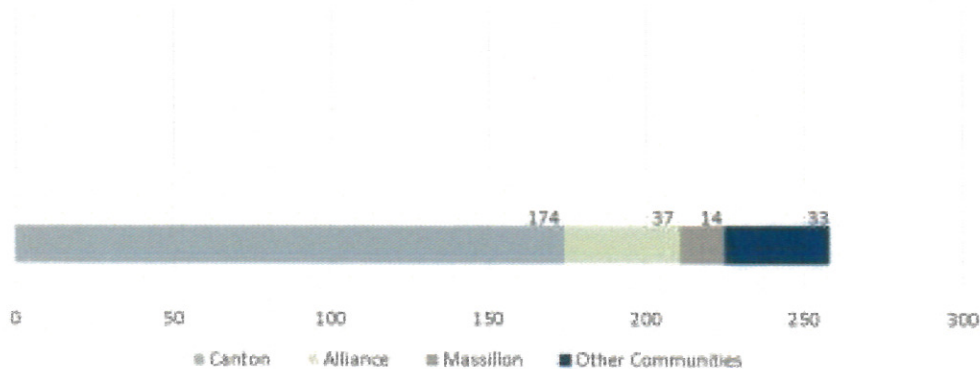
Once properties are owned by the SCLRC, they are demolished by the partner city and greened. After properties are fully completed and a final mortgage is placed by Ohio Homeowner Assistance LLC (OHA) to insure the NIP funding, the SCLRC holds title to the vacant properties for three years (unless a property is transferred to a qualified end-use prior this date), after which time, ownership of each property will be deeded to the respective partner city.



Side Lot Disposition Program

The purpose of the SCLRC’s Side Lot Disposition Program is to turn tax delinquent, vacant and abandoned lots into well maintained, tax producing properties by making these properties available to qualified contiguous property owners. Since the program began in 2013, a total of 1,388 Side Lot applications have been received. Applications have been submitted for parcels across 30 political jurisdictions in Stark County. Of the total received, 258 Side Lot applications were submitted in 2017. The majority of applications were received for parcels located in the City of Canton. The chart below shows the disbursement applications received according to the community in which the side lot is located.

Applications received in 2017 by Community



A total of 146 side lots were transferred to the approved applicants in 2017. As demolitions commenced under NIP, the SCLRC began accepting side lot applications from qualified applicants for these properties. To be eligible to acquire a “NIP Side Lot” applicants must meet additional qualifications as required by OHFA. To date, a total of 54 properties have been transferred to eligible side-lot owners through the NIP side-lot program. A total of 45 in Canton, 7 in Alliance, and 2 in Massillon.

Vacant Lot Disposition Program

A program established in 2015, the SCLRC's Vacant Lot Disposition Program aims to also turn tax delinquent, vacant and abandoned lots into well maintained, tax producing properties. This program is similar to the Side Lot Program but has different qualifications and price. One difference being Vacant Lot applicants do not need to be a contiguous property owner. The SCLRC revised its adopted policies in October 2015. Since the program began, a total of 109 Vacant Lot applications have been received. Applications have been submitted for parcels across 7 political jurisdictions in Stark County.

Of the total received, 41 Vacant Lot applications were submitted in 2017. Similar to the Side Lot Program, the majority of applications were received for parcels located in the City of Canton.

A total of 3 lots were transferred to the approved applicants in 2017.

Targeted Acquisition Assistance Program (TAAP)

The TAAP program was formally adopted by SCLRC in 2017. Previous acquisition assistance was provided based on a written request to the Board. Available to Stark County cities, villages, townships, or qualified non-profit organizations to assist in the strategic acquisition and transfer of vacant or abandoned property to facilitate community & redevelopment projects

The SCLRC processed 26 TAAP applications in 2017:

- 4 – City of Alliance
- 8 – City of Canton
- 1 – City of Massillon
- 8 – Habitat for Humanity, a non-profit organization
- 5 – EN-RICH-MENT, a non-profit organization

A total of 9 properties transferred to new owners through TAAP for land assemblage and redevelopment/rehab projects.

50/50 Demolition Assistance Program (DAP)



The DAP program was formally adopted by SCLRC in 2017. Previous funding assistance for demolitions was awarded based on a written request to the Board. Available to Stark County cities, villages, townships in order to facilitate in the demolition of property that is beyond repair or rehabilitation, by providing matched funding up to 50% of hard-demolition costs of the project. Cities, villages, townships must either own the property or have completed the proper legal authority in order to demolish the structure.

During 2017, the following three 50/50 demolitions were completed under DAP:



- **Louisville - 705 W. Main Street (10000534)**
 - *Funding Agreement for 50% of demolition hard-costs not to exceed \$15,000.00*
 - *Funds assisted in the demolition of a single-family residence damaged by a fire*
 - *Request submitted in 2016*
 - *Project completed in 2017*
 - *SCLRC reimbursed City \$7,605.00*



- **Alliance - 133 S. Linden Avenue (110336)**
 - *Funding Agreement for 50% of demolition hard-costs not to exceed \$10,500.00*
 - *Funds assisted in the demolition of a vacant apartment building condemned by the City Health Dept. in 2016*
 - *Request submitted in 2016*
 - *Project completed in April 2017*
 - *SCLRC reimbursed City \$9,000.00*



- **Perry Township - 3006 Bailey Avenue NW (4306191)**
 - *Funding Agreement for 50% of demolition hard-costs not to exceed \$8,800.00*
 - *Funds assisted in the demolition of a single-family residence damaged by a fire*
 - *DAP application submitted & project completed in 2017.*
 - *SCLRC reimbursed Township \$4,400.00*

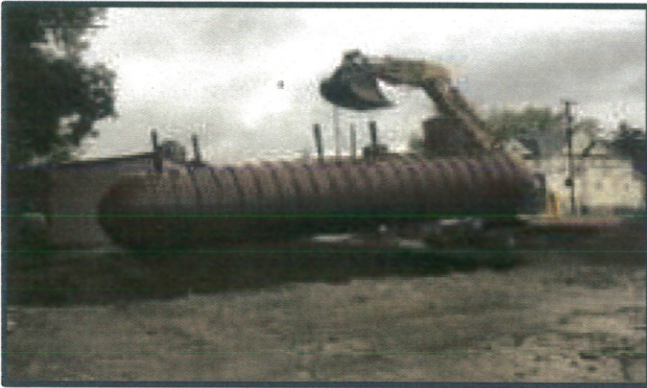
Property Management Software

In October 2016, a contract for property management software was entered into with the Cuyahoga Land Bank. Program development for the Property Profile System (PPS) began in late 2016 and became operational in 2017. Throughout 2017, RPC staff worked with the Cuyahoga Land Bank to customize PPS, enable RPC staff and users from other County departments access/use of PPS. It is anticipated that as the SCLRC's web presence grows, PPS features will be utilized to provide information to the public.

Brownfield Remediation and Economic Development

The City of Alliance and a local developer, Baynk Development LLC, requested the assistance of the SCLRC in order to secure funding for an abandoned gas station clean-up at 520 S. Union Avenue in Alliance, OH. The purpose of the SCLRC assistance was to secure funding for conducting an environmental site assessment the site and ready it for redevelopment.

In March 2017, the property was transferred to the SCLRC to ensure that the property was eligible for the U.S. EPA Brownfields Assessment Grant funding. After title transferred to the SCLRC, funding was received from the Stark County Brownfields Coalition, after which a Phase I & Phase II Assessment was completed on the property. Based on those results, the Phase II recommended removing the underground petroleum storage tanks. In late October, the petroleum storage tanks, dispenser islands, dispenser lines, and fueling canopy were removed from the site. As it was found that there were zero contaminants on the site that require further environmental action, as such it is anticipated that title will be transferred back to Baynk Development LLC for redevelopment of the site in early 2018.



The pictures shown above were taken during the tank removal at 520 S. Union Avenue.

General Expectations for 2018

In December 2017, the RPC led a work session for the Land Bank Board Members in order to review the Land Bank's current programs and objectives over the last 5 years and to establish goals for the upcoming years. As the need arises within the County for new programs, the RPC will explore and make recommendations to the SCLRC for inclusion of various programs. Based upon the Board Member survey conducted at this meeting the SCLRC anticipates undertaking the following in 2018:

- 1) Improving web presence, which includes creating/hosting a website
- 2) Evaluation of current programs and possible expansion