

MINUTES OF THE STARK COUNTY LAND REUTILIZATION CORPORATION
March 19, 2020

The Stark County Land Reutilization Corporation met for their Annual Meeting on Thursday, March 19, 2020 at 9:00 a.m. in the Stark County Regional Planning Commission Conference Room.

Board Members Present

Alex Zumbar
Janet Creighton
Bill Smith

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 and Bill Smith. Absent: Lem Green and John Arnold

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. Zumbar temporarily stepped out of the Chair position during this process. Smith moved, Zumbar seconded, and the motion carried to appoint Bill Smith temporary chairperson. Creighton moved, Smith seconded, and the motion carried to reappoint Alex Zumbar as Chairperson and Lem Green as Vice Chairperson. Zumbar returned to the chair position.

4. APPROVAL OF MINUTES OF FEBRUARY 24, 2020 MEETING

Creighton moved, Smith seconded, and the motion carried to approve the minutes of February 24, 2020 meeting.

5. PUBLIC SPEAKS – No public speaks

6. PRESENTATION OF ANNUAL REPORT

The Annual Report was provided to the Board for review. This report summarized the accomplishments of the SCLRC during 2019 and projected the expectations for 2020. (Annual Report attached) Arnold moved and Creighton seconded to approve the 2019 Annual Report as submitted. Creighton confirmed that this report is publicly released and will be available should someone request a written copy. A vote was taken and passed.

7. TREASURER/FISCAL REPORT

The Treasurer’s Report for the month of February was provided to the Board for review. Zumar moved, Smith seconded, and the motion carried to approve the Treasurer’s Report for February.

8. SIDE LOT/VACANT LOT PROGRAM REPORT

Sarah Peters provided the Side Lot Program Update:

Total Applications Submitted: 1,923
(27 applications were received since Feb. '20 update)

Cities – 1,610
Canton: 1,272, Massillon: 126, Alliance: 212

Other Communities – 313

Bethlehem Twp – 20, Brewster – 3, Canal Fulton – 1, Canton Twp – 58, East Canton – 7, East Sparta – 2, Hartville – 3, Jackson Twp – 4, Lake Twp – 5, Lawrence Twp – 11, Lexington Twp – 40, Limaville – 2, Louisville – 2, Meyer’s Lake – 1, Minerva – 3, Nimishillen – 6, North Canton – 1, Osnaburg Twp – 15, Paris Twp – 3, Perry Twp – 13, Pike Twp – 20, Plain Twp – 34, Sandy Twp – 40, Sugarcreek Twp – 6, Tuscarawas Twp – 2, Washington Twp – 5, and Waynesburg – 4, Wilmot -1

- Total Number of Applications under Preliminary Review: 0
- Total Number of Applications Denied: 769
- Number of Canceled Applications/Fee Refunded: 69
- Total Number Pending Approval by Community: 59
- **Total Number of Approved Applications: 1026**
(13 Applications approved since Feb '19 update)
- Total Number of Approved Applications Pending Deposit Receipt / NIP Early Lien Release Approval / Request for Foreclosure / Completed Foreclosure Proceeding: 106
- Total Number Being Prepared for Transfer: 31
- **Total Number Transferred to Date: 889**

Vacant Lot Program Update:

Total Applications Submitted: 204
(2 Applications received since Feb '20 update)

Cities – 174; Canton: 160, Alliance: 11, Massillon: 3

Other Communities – 30

Bethlehem Twp - 8, Canton Twp – 5, Hartville – 1, Lexington Twp – 2, Sugarcreek Twp – 1, Washington Twp – 4, Jackson Twp – 2, Sandy – 5, Perry – 1, Lake - 1

- Total Number of Applications under Preliminary Review: 0
- Total Number of Applications Denied: 153
- Number of Canceled Applications/Fee Refunded: 5
- Total Number Pending Approval by Community: 5
- **Total Number of Approved Applications: 41**

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- Total Number of Approved Applications Pending Executed MOU/ Completion of Foreclosure Proceeding: 2
 - Total Number Being Prepared for Transfer: 0
 - Total Number Transferred to Date: 39

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

10. NEW BUSINESS

- a. Targeted Acquisition Assistance Program Requests
 - City of Canton – parcel # 243334
 - Habitat for Humanity – parcel #'s 611402, 680133

Zumbar moved, Smith seconded, and the motion carried to approve the TAAP requests as submitted.

- b. ODSA Gas Station Clean-up Grant
 - 2433 Columbus Rd. NE, Canton 44705

Rachel Forchione provided an update on the ODSA gas station clean-up grant for 2433 Columbus Rd. In December 2019, they received notice from the ODSA that the Land Bank was awarded a \$250,000 grant to clean up the abandoned gas station on Columbus Rd. On behalf of the Land Bank, the RPC issued a Request for Qualifications (RFQ) in January 2020 to environmental consultant firms that would provide professional environmental services to assist in the implementation of that clean-up grant. They sent the RFQ out to firms who previously responded to brownfield grants as well as a number of other local firms. Those responses were due February 7th, and they received six submissions. The RPC utilized the same evaluation form to score those RFQ responses as was used for the Whipple station clean-up grant. Based on the scoring, RPC is requesting to utilize Pandey Environmental, which is the same firm used for the Whipple gas station, and staff was pleased with their work. The grant work completion date is set for December 16, 2021. RPC is requesting the work be done by June 2021 to allow a six-month grace period for any unforeseen circumstances and to allow for wrap up of the grant. Creighton moved, Smith seconded, and the motion carried to approve the execution of this agreement with Pandey Environmental as submitted.

11. OLD BUSINESS

Nau referenced information in the 2019 Annual report that stated the Land Bank had received over \$12.7 million in funding overall, and in 2019, after the Land Bank submitted their final demolitions for reimbursement through NIP and all allocated funds were exhausted, there remained 42 properties

where demolition costs would not be covered. Nau commended staff for their hard work in obtaining additional funding from OHFA from a reserve pool of non-allocated funds (NAF). The Land Bank received over \$500,000 in NAF for these 42 properties which left a balance of about \$207,000 in costs that were not reimbursed. These costs will be split 50/50 appropriately between the cities of Canton and Massillon.

Zumbar stated there is a process that is in place to address a continuation of the demolition. There is now a bill pending before the House regarding commercial and industrial and also residential money. Hopefully that advances and moves through and gets put in place, because that will allow Land Banks to apply for significant dollars to do some bigger demolitions and remediation.

JR Rinaldi stated the City of Canton has about 150 properties available should more demolition money become available. So they have created a master list of properties, and people are calling every week now wanting to give up their houses because of the aggressive code enforcement.

12. Next Meeting – April 20th - 9:00 a.m.

The meeting was adjourned at 9:10 a.m.