

**Stark County Land Reutilization Corporation**  
**MINUTES – April 21, 2014**

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

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

Roll call: All members present.

Minutes of March 17, 2014 meeting were submitted.  
Moved and Seconded to approve. Unanimous.

Treasurer Report: Jaime Allbritain provided the Treasurer report as of March 31, 2014.  
Reconciled balance is \$874,770.50. Moved and seconded to approve. Unanimous.  
The 2013 Basic Financial Statements have been filed with the State Auditor. The State Auditor  
will begin auditing the SCLRC shortly.

Side Lot Program Report: Member Green provided an update on the program.

Applications Received: 483 (Applications Closed: 154; Applications in Process: 329)

**Closed Application analysis:**

Parcels Transferred to Applicants: 7

Denied because:

- parcel already in foreclosure: 13
- parcel owned by governmental agency: 21
- parcel not tax delinquent: 12
- property owner in bankruptcy: 4
- applicant does not own adjacent property: 3
- applicant tax delinquent: 27
- applicant has code violations: 8
- city/township does not approve: 7
- other applicant has priority: 17
- application will be considered under vacant lot policy: 25
- other: 9

**Applications in process Analysis:**

Awaiting:

- response from other potential applicant: 6
- city/township approval: 104
- payment of \$100.00 fee: 23
- split agreement : 12
- resolution of title problems: 12
- other applicant action (e.g. pay taxes, resolve disputed assessment): 1
- completion of foreclosure: 149
- other problems: 10
- completion of demolition: 5

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 – Ten (10) demolitions (10 units of housing) have been complete, submitted, and reimbursed by the State AG's office, for a total demolition cost, including soft costs of \$69,187.43. An additional 10 approved properties under contract (10 units of housing?); the estimated demolition costs \$154,764.00, but some soft cost and 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. – Of the 3 approved properties for demolition, 2 have been fully completed, though invoicing and final paperwork has not been submitted to the township. The remaining property is currently underway. Demolitions are expected to be fully completed by 4/30/14. The total estimated demolition cost is \$13,380.00 + soft costs.
- 4) Plain Twp. - Of the 5 approved properties for demolition, 4 have been fully completed, though invoicing and final paperwork has not been submitted to the township. The remaining property has been demolished, but grading and seeding remain. Demolitions are expected to be fully completed by 4/30/14. Total estimated demolition is \$20,838.00 + soft costs.

**Non-Subrecipients**

- 1) 12 demolitions (12 units of housing) completed, submitted, and reimbursed by the State AGs office. Total demolition costs, including soft costs - \$151,457.02 (\$500.00 match credit provided by Pike Twp.) (1 - East Canton, 2 – Massillon, 1-Canton Twp., 1 - Bethlehem Twp., 1-Lake Twp , 3 – Lexington Twp., 1 - Pike Twp., & 2 - Tuscarawas Twp.).
- 2) 8 additional demolitions (9 units of housing) have been complete, and submitted for reimbursement to the State AG's office. Total demolition cost, including soft costs - \$113,519.10 (7 – Massillon & 1 – Beach City)

- 3) 21 properties under contract for demolition, for a total of 239,829.00 + soft costs/administration costs (1 - Canal Fulton, 11 - Massillon, 2 - Meyers Lake, 1 - Navarre, 3 - Waynesburg, 2 - Wilmot, & 1 - Nimishillen Twp.).
- 4) 2 properties bid for demolition on 4/9/14. Contracts awarded; waiting on contractor to return, for a total of \$16,500.00 + soft costs/administrative costs (2 – Beach City)
- 5) 1 community, Nimishillen Twp., is obtaining owner consent in order to establish the legal authority to demolish the property.

**Match Property - Subrecipient Update:**

- 1) City of Alliance - 7 demolitions (20 units of housing) completed, submitted, and reimbursed by the State AG's office. Total demolition cost, including soft cost - \$177,457.36. A total of \$102,457.36 reimbursed to date. (As expected, the overall demolition costs exceeded the "matched" funding, \$75,000.00, provided by Alliance. This unmatched funding, \$27,457.36, was made-up with "MOF non-match funding".) No additional demolitions will be undertaken by Alliance utilizing match funding.
  - 2) City of Canton – 196 demolitions (219 units of housing) completed, submitted, and reimbursed by the State AG's office. Total demolition cost, including soft cost - \$1,258,469.71. A total of \$629,234.76 reimbursed to date. 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. – Of the 11 approved properties for demolition, 2 have been fully completed, though invoicing and final paperwork has not been submitted to the township. The other 9 properties have been demolished, but grading and seeding remain. Demolitions are expected to be fully completed by 4/30/14. Total estimated demolition is \$61,162.00 + soft costs. No additional demolitions are expected to be added.
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- **Total Reimbursement submissions to date: \$1,151,834.66**  
**(Balance available to submit - \$1,191,772.34)**
- **Total Non-Match funding available - \$400,000**  
**Invoiced to date: \$362,681.14**  
**Remaining balance to be submitted for reimbursement: \$37,318.86**  
**(Estimated additional invoicing based on current contracts:**  
**\$445,311.00)**  
**(Remaining estimated balance available to contract: -\$407,992.14)**
- **Total Match funding available - \$1,843,607**  
**Invoiced to date: \$732,868.68**  
**Remaining to be submitted for reimbursement: \$1,110,738.32**
- **Administration funding available - \$100,000.00**  
**Invoiced to date: \$56,284.84**  
**Remaining balance to be submitted for reimbursement: \$43,715.16**

Awarding of contract for Administrative Services for SCLRC. Discussion of the request for proposal submitted by Regional Planning Commission. RPC was the only respondent to the request for proposal issued in March. Member Haws inquired about the State Audit report and the finding issue identified on the conformity with GAAP accrual reporting of RPC. Robert Nau responded that the State Auditor issued a statement that the basic financial statements are not prepared on GAAP accrual accounting methods and instead are prepared on a cash basis reporting. It is possible that RPC may file on an accrual basis in the future and will explore entering into a contract for GAAP conversion with a professional accounting firm such as Julian & Grube who is currently utilized by the SCLRC.

Moved and seconded to award contract for Administrative Services to RPC. Unanimous.

Discussion of 497 Walnut and Environmental Abatement Request from Commissioners. The phase I abatement report was given to Robert Nau to further review.

Member Lem Green provided an update on the IEL properties. Use constraints was discussed. Commercial and residential use. Cleveland avenue parcels would be restricted to commercial use. All others would be restricted to residential use. There are methane test pipes on some of the parcels which would require right-of-way access to these parcels. The U.S. EPA objects to giving away the property as it is valuable. They are not going to just donate the property to the SCLRC. Should the SCLRC accept the properties and sell them the U.S. EPA would require that half the proceeds be returned to them. Lem recommended that the SCLRC delay action on this project or in the alternative not accept the donation of the properties and respond back to the U.S. EPA the decision of the Board.

Moved and seconded to discontinue further discussion and negotiation with U.S. EPA in acquiring the IEL properties by the SCLRC. Unanimous.

Member Green is to relay the decision of the Board to Alan Kacenjjar to communicate the decision of the SCLRC to the U.S. EPA.

Discussion to pay February 2014 RPC invoice in the amount of \$5,639.52  
Moved and seconded to approve payment. Unanimous.

Discussion to pay March 2014 RPC invoice in the amount of \$4,202.76.  
Moved and seconded to approve payment. Unanimous.

Discussion to renew Darwin National Assurance Company insurance in the amount of \$3,835.  
Moved and seconded to approve. Unanimous.

Discussion to pay Stark County Auditor deed and recording fee in the amount of \$147.00  
Moved and seconded to approve. Unanimous.

Discussion to reimburse \$137.05 to Lem Green for paper, envelopes, stamps, and cartridge.  
Moved and seconded to approve. Unanimous.

Discussion to pay Press News invoices in the amount of \$6,142.50  
Moved and seconded to approve. Unanimous.

Discussion to pay Stark County Clerk of Courts for BOR cases in the amount of \$7,089.87  
Moved and seconded to approve. Unanimous.

Discussion to pay Phillip Schandel invoices for PJR costs in the amount of \$5,200.00 and FER in  
the amount of \$1,600.00.  
Moved and seconded to approve. Unanimous.

Next Meeting: May 19, 2014 at 8:30A.M.

Adjourned at 9:04 A.M.

Respectfully submitted,

Jaime Allbritain  
Recording Secretary