

Stark County Land Reutilization Corporation
MINUTES – April 10, 2013

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

Chairman Alex Zumbar calls to order the meeting at 9:00 A.M.

Roll call: Alexander Zumbar, Lem Green, Scott Haws, Thomas Bernabei present. Motion to excuse Janet Creighton due to a prior obligation. Moved and seconded. Unanimous.

Minutes of March 21, 2013 Annual meeting are approved as submitted.

Lynn Carlone of Stark Regional Planning Commission discussed the March invoice and introduced Sarah Peters who will be replacing Dan Morganti who recently resigned to pursue an opportunity with the City of Kent. Lynn reviewed the progress to date with the Moving Ohio Forward Demolition Grant program. Lynn also asked for direction or a statement of clarification from the Board on the placement of liens and the use of the non-matching MOF funding.

The Board tabled any action on the approval of the Lake Township and Canton Township agreement and the approval of owner consent demolitions as submitted for consideration on the agenda. A subcommittee was formed to address the lien policy and guidelines for the non-matching MOF Funding and will meet on April 15 at 2:00 PM. It will consist of Chairman Zumbar, Lynn Carlone, Sarah Peters, Robin Darden Thomas, Dennis Falk, Michelle Cheyette and Maureen Austin.

The SCLRC has contracted with Stark County Regional Planning to administer the Moving Ohio Forward Demolition Grant program. SCRPC has met with both The Stock Pile and Project Rebuild in regard to their undertaking deconstruction for demolition houses under the Moving Ohio Forward program in non-subrecipient areas of the County. SCRPC has also provided Habitat for Humanity the opportunity to partake in this program. Both The Stock Pile and Project Rebuild are interested in deconstruction under this program. It is expected that when these two agencies undertake deconstruction, it should only add minimal delay in the overall demolition process. Both agencies appear to be willing to work together as needed and cooperative overall.

City of Canton: The Mayor's office is still working on prioritizing areas/properties and strategic planning and the building department is handling actual day-to-day demo process. The City's overall demolition list is about 480+ units. Of these, 395 have been approved by Council for demolition. Title work as been received on 79 of the properties; the City is awaiting on title work on another 316 properties. As part of the legal process, 91 properties have been advertised in the newspaper; with another 14 on the way to be advertised. Seventeen (17) properties have been tested for asbestos and another 35 have been awarded to be tested. Another 17 properties are on the current bid list; with bids are due the end of April. As such, it is still expected that the City will be able to start contracting for actual demo work in May.

City of Alliance: The City will be signing a contract for the demolition of the two large mixed-use buildings near downtown, along with, the demolition of 2 additional single-family houses within the next several weeks. The demolition work is expected to be completed within the next 6-8 weeks; with reimbursement paperwork to be submitted shortly thereafter. Once again, this demolition work is expected to utilize their entire match amount or close to it.

Plain Township: The township has targeted 19+ properties. Originally, the Township wanted to try to work with the City of Canton to have the city undertake the demo work, but nothing has been decided at this time; this may not take place. The Township also needs to undertake the legal work to get the properties ready for demo; this has not begun. It was suggested that the Township talk with their legal counsel to determine how they want this to take place as this step is imperative to undertaking any demolitions in the Township.

Perry Township: Working on the 6 properties they have targeted for demo. They are still working on the legal process to get them ready for demo; at this time, approximately 25% of this process has been completed for all 6 properties.

Non-Subrecipient Areas - At this time, 47 possible demolition properties have been brought to our attention from 6 townships (Bethlehem, Canton, Lake, Lawrence, Pike & Tuscarawas), 1 city (Massillon), and 2 villages (Beach City & Meyers Lake). Of the 47, 11 properties have been turned down for the following reasons: 1 was being sold, 1 was not vacant, and 9 were determined not to be blighted. Of the 36 remaining properties, all are at the inspection stage or further; it is possible that some may not make it past this stage. Most of these properties are still awaiting the completion of their jurisdictions' legal condemnation or nuisance abatement processes to be completed in order to get properties demo ready. Five of the properties have had the legal process completed and have been presented to the Landbank for sign-off of the joint agreement allowing the Landbank to undertake the demolition. Once that is completed, the next stage is for these 5 properties to have an asbestos evaluation completed. It is expected that within the next month, more properties will move to this stage and these 5 properties will be on their way to the demolition bidding process.

Vice-Chairman Lem Green provided an update on the side-lot program. There have been approximately 80 applications received for vacant, blighted delinquent side-lots. The application form is available on the SCLRC website, at the Treasurer office or by request. The sub-committee is still meeting and working on revising the existing policy to address several issues regarding adjoining side-lots and side-lots that are separated by alleyways.

Adjourned at 9:48 A.M.

Respectfully submitted,

Jaime Allbritain
Recording Secretary