

MINUTES OF THE STARK COUNTY LAND REUTILIZATION CORPORATION
May 16, 2016

The Stark County Land Reutilization Corporation met for their regular meeting on Monday, May 16, 2016 at 9:00 a.m. in the Stark County Regional Planning Commission Conference Room.

Board Members

Alex Zumbar
Janet Creighton
Richard Regula
Bill Smith
Lem Green

RPC Staff

Jennifer Young
Sarah Peters
Lynn Carlone
Beth Pearson
Rachel Forchione
Katie Benish

Others

Joe Mazzola
Jim Wallace
Michelle Cutler
Deana Stafford
Jaime Allbritain
Maureen Austin
Ed Daniels
Aaron Brown
Allison Hammerle

1. CALL TO ORDER BY SCLRC CHAIRMAN, Alex Zumbar2. ROLL CALL – Board Members Present

Alex Zumbar, Stark County Treasurer
 Richard Regula, Stark County Commissioner
 Lem Green, Municipal Representative
 Bill Smith, Township Representative
 Janet Creighton, Stark County Commissioner

3. MINUTES OF THE MARCH 17, 2016 MEETING

Regula moved, Green seconded, and the motion carried to approve the minutes of April 18, 2016.

4. PUBLIC SPEAKS – None5. TREASURER REPORT – Jim Wallace

Wallace stated the bank reconciliation statement for the month of April ended with a checking account balance of \$1,037,758.33. Revenues were \$1,062,164.25 and total expenses were \$152,211.63. There is a new line item for City of Canton NIP Property Demolitions – Maintenance Costs in Reserve for 87 properties at \$104,400. For the Star Plus funds, there was a balance at the end of April of \$1,004,198.15. Interest for April was \$305.40.

Smith moved, Creighton seconded, and the motion carried to accept the Treasurer's report as submitted.

6. FISCAL ITEMS – Beth PearsonPost Approval of Payments

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|---|-------------|
| 1) City of Canton – NIP Demolition Payment – Total \$104,058.74 (#14) | |
| a. 228206 – 1507 Maple Ave NE | \$10,338.59 |
| b. 202303 – 1601 19 th Street NE | \$8,802.95 |
| c. 220653 – 1305 Shrive Ave NE | \$13,094.89 |
| d. 235499 – 711 Michael Pl SE | \$13,122.08 |
| e. 239453 – 917 10 th Street NE | \$10,834.36 |
| f. 219083 – 917 Gibbs Ave NE | \$11,601.83 |
| g. 202821 – 1365 Mariol Ct. SW | \$11,812.41 |
| h. 229037 – 1205 12 th Street NE | \$12,960.85 |
| i. 228935 – 1424 Maddrell Ct. NE | \$11,490.78 |

Green moved, Smith seconded, and the motion carried to approve the above-noted payments.

Budget Revisions

- 1) The requested change is to the amount of the State Audit. The actual cost for that is going to be \$10,500. That is an additional \$4,000 and that was taken from contingencies so the budget still balances.

Creighton moved, Regula seconded, and the motion carried to amend the budget as described.

7. NEIGHBORHOOD INITIATIVE PROGRAM (NIP) REPORT – Lynn Carlone

Carlone presented the Neighborhood Initiative Program (NIP) Update

City of Canton:

- * **237 – Total number of acquired properties to date**
 - 154 demolitions have been completed overall – 5 new demolitions have been completed since the last report.
 - 42 – properties are waiting to be greened
 - 6 – Canton currently developing reimbursement packets/Canton ready to have reimbursement packets reviewed by RPC
 - 96 demolition reimbursement packets have been submitted overall – 0 new since April report.
 - 96 demolitions have been approved by OHFA – 9 new packets since April report
 - Current average cost of demolition per property is \$15,416.00
 - OHA mortgages are fully executed on 87 properties & OHFA reimbursement to SCLRC - \$1,357,914.72
 - Canton has been reimbursed a total of \$1,348,873.46 for 96 properties
 - OHA mortgages pending payment/execution on 9 properties; once completed, OHFA reimbursements to SCLRC – and additional \$115,758.74
 - 10 demolitions are being readied by the RPC for submission to OFHA - \$160,393.34
- * **17 – Total Number of Properties Identified on a Current Active List for Acquisition**
 - 2 – Aeon Tax Lien properties
 - 1 – Direct Purchase
 - 1 – Requested through Auditor Acquisition
 - 13 – Requested through Board of Revision

City of Alliance:

- * **30 – Total number of acquired properties to date:**
 - 9 - Demolition and greening completed
 - 5 – Demolitions completed, greening awaiting completion
 - 13 – Asbestos evaluations completed
 - 3 – Asbestos evaluations needed
- * **25 – Additional eligible NIP properties identified:**
 - 3 – Requested through Auditor Acquisition
 - 22 – Requested through Board of Revisions

City of Massillon:

- * **4 – Total number of acquired properties to date:**
 - 4 – Asbestos evaluations completed
- * **7 – Additional eligible NIP properties identified:**
 - 7 – On hold/no action taken; reviewed and approved as NIP eligible by RPC

8. SIDE LOT/VACANT LOT PROGRAM REPORT – Sarah Peters

Sarah Peters presented the Side Lot Program Update:

Total Applications Submitted: 1018

(26 applications were received since the April '16 update)

Cities – 871: Canton: 721; Massillon: 69; Alliance: 81

Other Communities – 147

Bethlehem Twp – 5, Brewster – 2, Canton Twp – 22, East Canton – 7, East Sparta – 3, Hartville – 3, Jackson Twp – 3, Lake Twp – 1, Lawrence Twp – 6, Lexington Twp – 24, Limaville 2, Louisville – 2, Meyer's Lake – 1, Minerva – 2, Nimishillen – 4, Osnaburg Twp – 8, Paris Twp – 3, Perry Twp – 10, Pike Twp – 2, Plain Twp – 22, Sandy Twp. – 2, Sugarcreek Twp – 4, Tuscarawas Twp – 2, Washington Twp – 4, Waynesburg – 3.

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- Total Number of Applications Under Preliminary Review: 4
 - Total Number of Applications Denied: 359
(5 applications were denied since the April '16 update)
 - Number of Canceled Applications/Fee Refunded: 35
 - Total Number Pending Approval by Community: 103
 - **Total Number of Approved Applications: 517**
(17 applications were approved since the April '16 update)

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- Total Number of Approved Applications Pending Deposit Receipt / Request for Foreclosure / Completed Foreclosure Proceeding: 119
 - Total Number Being Prepared for Transfer: 36
 - **Total Number Transferred to Date: 362**
(6 Side Lots were transferred since the April. '16 update)

Vacant Lot Program Update:

Total Applications Submitted: 59 (2 applications received since the April. '16 update)

Cities – 56: Canton – 48; Alliance – 7; Massillon – 1

Other Communities – 3: Lexington Twp. – 2; Sugarcreek Twp. – 1

- Total Applications under Preliminary Review: 2
 - Total Applications Denied: 25
 - Number of Canceled Applications/Fee Refunded: 1
 - Total Pending Approval by Community: 7
 - **Total Approved Applications: 24**
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- Total Applications pending return of MOU/Purchase Agreement & Purchase Price: 13
- Total Approved Applications Pending Executed MOU/Completion of Foreclosure Proceeding: 11
- Total Being Prepared for Transfer: 0
- Total Transferred to Date: 0

Green asked for an update on Canton since last month. Peters stated that she had met with Maureen Austin since the last meeting and discussed ways to streamline the review process on her end with various departments and ultimately the Council Members. They went through the applications Maureen had before her previous contract had run out and gave her about 45 new applications to begin the review process on.

9. NEW BUSINESS

Green asked if anyone made contact with the Repository on the article. Zumbar stated that he did speak with the reporter of the article and she understood the SCLRC's concerns. Green stated that the Repository had an article on the front page of the paper reflecting Canton Council assessing grass cutting costs to the County Auditor. It stated the largest single property owner who has been assessed for grass cutting is the Stark County Land Reutilization Corporation. He stated that the SCLRC acquired those properties after the charges were accrued. Green stated it is his opinion the article negatively implicated the Land Bank. He stated that the readers should know that the Land Bank bought delinquent properties with these charges already attached and would like to draft a letter to the editor stating such. Creighton stated that if he wanted to write the letter it should be done on his own behalf. Zumbar agreed. Green stated he would defer to the Board's opinion. Zumbar stated he spoke to the reporter and invited her to a Land Bank meeting. She understands what the SCLRC is attempting to do and that a lot of these properties are being taken on behalf of the City itself.

10. OLD BUSINESS

Property Management Software

Carlone stated that a work session has been scheduled with the two vendors that submitted a RFP on Thursday, May 26, 2016 at 1:00 p.m. in the Stark County Regional Planning Conference Room. The first is scheduled at 1:00 p.m. and the other at 2:30 p.m. She stated that anyone that would like to attend is welcome. Zumbar stated that the invitation was extended to other communities as well.

Habitat for Humanity Agreement

Aaron Brown gave a presentation about the plan Habitat for Humanity has within the City of Canton and moving into the City of Massillon. Habitat is interested in doing some targeted rehab on tax delinquent properties in Massillon. Habitat has two programs; Critical Home Repair and Brush with Kindness. They work similar to Habitat's home ownership program where the homeowner puts in sweat equity hours, there has to be a need and they have to be able to pay back the loan. Home Ownership pays 0% interest on a 20 year mortgage. With the Critical Home Repair and Brush with Kindness programs they work with homeowners already living in their homes. Habitat helps fix up their homes for 0% interest and works on their payback based on their schedule. Habitat has taken all these programs and combined them into one and that is what they are currently doing in the City of Canton on the Northeast side. Their goal is to impact one full neighborhood at one time. Dave Mayle inquired about the program in Canton and asked how Massillon could be involved in something similar. Brown stated that discussions started and they met with the City of Massillon Vacant Housing Committee to see what plan the City of Massillon could put in place. Habitat has started helping to guide the City on which neighborhood would be best to focus on. The objectives Habitat looks at going into a new neighborhood are to: increase the home values, repair aging infrastructure, eliminate blighted property, increase greenspace, increase the percentage of owner occupancy and increase neighborhood safety. Habitat offers Homeowner education and training, financial training and helping them on how to take care of homes. There is an entire department devoted to Neighborhood Investment that consists of a team of five that have all the certifications needed in lead based and mortgage lending and regulations, etc. Habitat has about five thousand volunteers with seventy of them consistent on a regular basis. The City of Massillon has an aging housing stock, limited resources, tax delinquencies and infrastructure. The neighborhood being proposed is on the Northeast side. In that area, total housing parcels is 971, housing structures is 834, 137 vacant lots, home ownership rate of 70% and 250 rental properties. Habitat has looked at every property in that neighborhood and rated them on a scale: 1 - being excellent, 2 - brush with kindness properties, 3 - critical home repair and 4 - vacant/blighted properties. The goal is to make Habitat the end user. These properties do not need to come down. Habitat is looking to acquire these properties through the help of the Land bank, pay any charges associated with the acquisition, and renovate the property fully. They will then identify an end user whether it be a Habitat user or an open market sale. There are 340 properties in the City of Massillon that Habitat is prioritizing. Smith asked how many homes out of the 340 are owner occupied. Brown stated all of the 340 are vacant, not occupied and not all are tax delinquent. He stated that Habitat is doing the statistics now, trying to figure out which are tax delinquent, which are tax delinquent for multiple years, which are tax delinquent and need torn down and which can be rehabbed.

An agreement between the SCLRC and Habitat for Humanity was provided to the Board for their review and discussion. Zumbar asked who prepared the agreement. Sarah Peters stated that Dave Thorley prepared it for the Board's review and a draft copy was also sent to Aaron Brown at Habitat for his review prior to the meeting. She stated that it is an agreement between Habitat and the Landbank to assist them in acquiring properties, specifically in the City of Massillon. Peters stated that the agreement is similar to those that would be entered into with a city; this just happens to be a non-profit. Zumbar asked if the Board would like to take action or defer action until the next meeting. Green moved, Creighton seconded, and the motion passed to approve the agreement between SCLRC and Habitat for Humanity East Central Ohio.

11. Next Meeting – June 20, 2016, 9:00 a.m.