

MINUTES OF THE STARK COUNTY LAND REUTILIZATION CORPORATION
May 20, 2019

The Stark County Land Reutilization Corporation met for their regular meeting on Monday, May 20, 2019 at 9:00 a.m. in the Stark County Regional Planning Commission Conference Room.

Board Members

Alex Zumbar
John Arnold
Bill Smith
Lem Green
Janet Creighton

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, John Arnold and Bill Smith.

3. APPROVAL OF MINUTES OF APRIL 15, 2019 MEETING

Zumbar moved, Smith seconded, and the motion carried to approve the minutes of April 15, 2019 meeting.

4. PUBLIC SPEAKS – No public speaks

5. TREASURER/FISCAL REPORT

Peters reviewed the Treasurer's Report for the month of April. Green moved, Creighton seconded, and the motion carried to approve the Treasurer's Report for April.

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

Carlone presented the Neighborhood Initiative Program (NIP) Update

City of Canton:

❖ **574– Total number of acquired properties to date:**

- 480 demolitions have been completed overall – 0 new packets have been completed since the December report
 - 480 demolitions have been approved by OHFA – 0 new packets since the February report.
 - Current average cost of demolition per property is \$16,636.00

- OHA mortgages are fully executed on 480 properties & OHFA reimbursement to SCLRC - \$7,985,155.66
 - Canton has been reimbursed a total of \$7,356,406.58 for 480 properties
- 94 additional NIP reimbursement packets to be remitted prior to the completion of the program

City of Alliance:

❖ **161 - Total number of acquired properties to date:**

- 140 demolition reimbursement packets have been submitted overall – 0 new packets since the November report.
 - 140 demolitions have been approved by OHFA – 0 new packets since January report
 - Current average cost of demolition per property is \$14,412.00
 - OHA mortgages are fully executed on 140 properties & OHFA reimbursement to SCLRC - \$2,017,617.99
 - Alliance has been reimbursed a total of \$1,834,692.07 for 140 properties
- 21 additional NIP reimbursement packets to be remitted prior to the completion of the program.

City of Massillon:

❖ **61 - Total number of acquired properties to date**

- 40 demolitions have been completed overall – 9 new demolitions has been completed since April report
 - 31 demolitions have been approved by OHFA – 0 new packets since April report.
 - Current average cost of demolition per property is \$12,688.48
 - OHA mortgages are fully executed on 23 properties; OHFA reimburse to SCLRC - \$268,158.27
 - Massillon has been reimbursed a total of \$338,750.87 for 31 properties
 - 8 additional demolitions awaiting on OHFA reimbursement to the SCLRC - \$110,892.60
 - 9 demolition packets being readied by the RPC for submission to OHFA; OHFA to reimburse SCLRC additional - \$128,830.60
- 21 additional NIP reimbursement packets to be remitted prior to the completion of the program.

➤ Available NIP Funding	\$12,160,113.71
➤ NIP Funding Reimbursed	<u>\$10,270,931.92</u>
➤ Balance of NIP Funding	\$ 1,889,181.79

Arnold moved, Smith seconded, and the motion carried to approve the NIP Report as presented.

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

Total Applications Submitted: 1,734

(35 applications were received since April. '19 update)

Cities – 1,476

Canton: 1,174, Massillon: 115, Alliance: 187

Other Communities – 258

Bethlehem Twp – 10, Brewster – 3, Canal Fulton – 1, Canton Twp – 56, East Canton – 7, East Sparta – 2, Hartville – 3, Jackson Twp – 4, Lake Twp – 4, Lawrence Twp – 8, Lexington Twp – 37, Limaville – 2, Louisville – 2, Meyer’s Lake – 1, Minerva – 3, Nimishillen – 5, North Canton – 1, Osnaburg Twp – 13, Paris Twp – 3, Perry Twp – 10, Pike Twp – 17, Plain Twp – 33, Sandy Twp – 15, Sugarcreek Twp – 6, Tuscarawas Twp – 2, Washington Twp – 5, and Waynesburg – 4, Wilmot -1

- Total Number of Applications under Preliminary Review: 17
- Total Number of Applications Denied: 594
- Number of Canceled Applications/Fee Refunded: 66
- Total Number Pending Approval by Community: 14
- **Total Number of Approved Applications: 1,043**
(11 Applications approved since April. '19 update)

- Total Number of Approved Applications Pending Deposit Receipt / NIP Early Lien Release Approval / Request for Foreclosure / Completed Foreclosure Proceeding: 278
- Total Number Being Prepared for Transfer: 39
- **Total Number Transferred to Date: 726**

Vacant Lot Program Update:

Total Applications Submitted: 192

(3 Applications received since April '19 update)

Cities – 164; Canton: 150, Alliance: 11, Massillon: 3

Other Communities – 28

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

- Total Number of Applications under Preliminary Review: 1
- Total Number of Applications Denied: 147
- Number of Canceled Applications/Fee Refunded: 5
- Total Number Pending Approval by Community: 0
- **Total Number of Approved Applications: 39**
(2 Applications approved since April. '19 report)

- Total Number of Approved Applications Pending Executed MOU/ Completion of Foreclosure Proceeding: 17
- Total Number Being Prepared for Transfer: 0
- Total Number Transferred to Date: 22

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

8. NEW BUSINESS – Sarah Peters

a. Targeted Acquisition Program Requests

- Habitat for Humanity – Parcels # 208806 & 208807
- ICAN, Inc. – Parcel # 202017

Peters stated the two vacant lots on Crestmont Avenue SE that Habitat is requesting assistance for are not within their renewal project area as outlined in the agreement with the Land Bank, but Habitat is replicating their current renewal project area on the southeast side. If the Board approves these two parcels, staff would recommend entering into an agreement with Habitat for future requests within that new renewal project area moving forward, so the Board will not have to approve each individual application. ICAN is requesting a parcel located on 9th Street NE needed for land assembly for “Cherry Grove”, a permanent supportive housing future construction project. Green moved, Arnold seconded, and the motion carried to approve the TAP requests submitted by Habitat for Humanity and ICAN.

b. Demolition Assistance Program Request

- City of Louisville – 733 N. Chapel St. – Parcel# 3605211

Peters stated that the city of Louisville is requesting funding assistance to demolish the house located on 733 N. Chapel St. The city has estimated hard costs for demolition of about \$19,000 and are requesting up to 50%, which would be approximately \$9,500. Vince Marion, city of Louisville, stated this property is in a flood plain area and has historically flooded many times. The house became available a few months ago, and the city was able to negotiate a price to acquire it. Green moved, Creighton seconded, and the motion carried to approve the request from the city of Louisville.

9. OLD BUSINESS

a. Starfire Gas Station Update

Nau updated the Board on the three Starfire gas stations in Stark County. The gas station located on North Market was sold at Sheriff’s sale where an adjacent property owner purchased it. The Land Bank currently owns the gas station located on Whipple Avenue, and the third gas station is on Columbus Road.

Rachel Forchione, Chief of Planning, referenced the spreadsheet summarizing the progress on the Whipple and Columbus Starfire gas stations. In 2014, the RPC as part of a Brownfield coalition received an EPA brownfield assessment grant. Through that assessment grant, the RPC was able to do a phase I and phase II assessment of the Whipple Starfire gas station. RPC also did a remediation cost

estimate to clean up the site. There were no chemicals of concern found above action levels for the Bureau of Underground Storage Tank agency, so the RPC went ahead and removed four underground storage tanks and did a closure assessment. When they removed the underground storage tanks, there were chemicals of concern found above action levels, which is why the site did not receive a clean bill of health at that time. The estimated cost to clean up the site was approximately \$70,000. Total funds allocated to RPC with that grant for this site was \$54,197. In May 2018, the Land Bank took ownership of this site, and an environmental consultant was hired to prepare the ODSA application to help clean up the site. That application was approved in August 2018 for \$100,000. An environmental consultant was then hired to administer the grant in November 2018, and the demolition was completed on the site in March 2019. To date, funds allocated through the Land Bank and reimbursed through the ODSA grant, (except the \$2,500 consultant fee and staff time) include the demolition and assessment at approximately \$44,000, which the Land Bank was reimbursed for. Going forward with the grant, they are now in the process of delineating the area of the contaminated soils, removing the soils and preparing the final reports to submit to ODSA, which will have an approximate cost of \$30,000, and staff time of about \$500 with an estimated completion date of August 2019, providing no additional issues are found. The ultimate goal is to receive a *No Further Action* letter for this site.

Regarding the Columbus Starfire gas station, a phase I and phase II assessment and remediation cost estimate of the site was prepared. The difference between the Columbus and Whipple gas stations is there were chemicals of concern above action levels found in both the soil and the ground water at the Columbus site. The estimated cost to clean up that site was approximately \$120,000, so RPC decided not to remove the tanks at that time in order to utilize EPA assessment funds elsewhere since so much clean-up was still needed. If the Land Bank is interested in pursuing another ODSA grant for this Starfire gas station, the next steps would be to take property ownership and hire a consultant to prepare and submit the application to ODSA. Estimated clean-up of the site would be \$120,000, and RPC staff time would be about \$2,500.

Nau stated originally the plan was to complete the Whipple project before proceeding to the Columbus Rd project to ensure the process would be successful. RPC has met with Plain Township, and they are interested in the Columbus Road property. It's a bigger dollar amount because the tanks were not taken out with the previous grant. The auditor has the appraised value on the Whipple property as \$86,000, but the taxable value is around \$32,700. Nau stated that authorization to acquire the Columbus Road property needs to be done in order to apply for the grant. Forchione stated that in discussions with ODSA, they indicated there were sufficient funding levels in the foreseeable future. Arnold moved, Green seconded, and the motion carried to authorize RPC to proceed with the process of acquiring the Starfire gas station on Columbus Road.

10. Next Meeting – June 17th - 9:00 a.m.

The meeting was adjourned at 9:27 a.m.