

Stark County Land Reutilization Corporation
MINUTES – June 16, 2014

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: Members Zumbar, Green, Creighton, Haws and Bernabei present.

Minutes of May 19, 2014 special meeting were submitted.
Moved and Seconded to approve. Unanimous.

Treasurer Report: Jaime Allbritain presented the Treasurer report as of May 31, 2014.
Reconciled balance is \$1,307,438.13. Moved and seconded to approve. Unanimous.

Lynn Carlone of Regional Planning Commission provided a progress update to the Board regarding the Moving Ohio Forward Demolition Grant.

Non-Match Approved Property Update:

Subrecipients

- 1) City of Alliance – Nineteen (19) demolitions (19 units of housing) have been complete, submitted, and reimbursed by the State AG's office, for a total demolition cost, including soft costs of \$209,668.95; 100% reimbursed to the City of Alliance. One (1) additional approved property under contract (1 units of housing?); the estimated demolition costs \$31,850.00, but some soft cost and asbestos removal costs are still unknown. Alliance is also interested in adding 5 additional properties to the MOF demolition listing (match to be made up with DTAC funding); waiting for approval of SCLRC.
- 2) City of Canton - 5 approved demolitions (5 units of housing) completed, submitted, and reimbursed by the State AG's office, for a total demolition cost, including soft costs of \$40,034.22; 100% reimbursed to the City of Canton.
- 3) Perry Twp. – 3 approved demolitions (3 units of housing) completed, submitted to the RPC; RPC awaiting the receipt of additional paperwork prior ro submission to the State AG. The total estimated demolition cost is \$13,380.00 + soft costs.
- 4) Plain Twp. - 5 approved demolitions (5 units of housing) completed, submitted to the State AG's office for reimbursement. Total demolition cost, including soft costs of \$25,357.12: 100% reimbursed to Plain Township.

Non-Subrecipients

- 1) 35 demolitions (37 units of housing) completed, submitted, and reimbursed by the State AGs office. Total demolition costs, including soft costs - \$537,704.03 (\$500.00 match credit provided by Pike Twp.) (1 - Beach City, 1 - East Canton, 18 – Massillon, 1 – Navarre, 3 – Waynesburg, 2 – Wilmot, 1 - Canton Twp., 1 - Bethlehem Twp., 1-Lake Twp , 3 – Lexington Twp., 1 - Pike Twp., & 2 - Tuscarawas Twp.).
- 2) 2 additional demolitions (2 units of housing) have been complete, and submitted for reimbursement to the State AG's office. Total demolition cost, including soft costs - \$20,009.10 (2 – Beach City)
- 3) 6 properties are in the final stages of demolition/submission of required paperwork, for a total of \$53,880 + soft costs/administration costs (1 - Canal Fulton, 2 - Massillon, 2 - Meyers Lake, & 1 - Nimishillen Twp.).
- 4) 1 property under contract for demolition, for a total of \$5,400.00 + soft costs/administration costs. (1 - Nimishillen Twp.)
- 5) A community is interested in adding an additional property to the MOF demolition listing (match to be made up with DTAC funding); waiting for approval of SCLRC. (1 – Waynesburg)

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 – 251 demolitions (283 units of housing) completed, submitted, and reimbursed by the State AG's office. Total demolition cost, including soft cost - \$1,659,350.72. A total of \$829,675.28 reimbursed to date. Seven (7) additional demolitions (7 units of housing) have been complete, and submitted for reimbursement to the State AG's office. Total demolition cost, including soft costs - \$76,407.64. A total of \$38,203.82 to still be reimbursed. 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. – Eleven (11) additional demolitions (11 units of housing) have been complete, and submitted for reimbursement to the State AG’s office. Total demolition cost, including soft costs - \$74,389.33. A total of \$37,194.65 reimbursed to date. Plain Twp. may undertake additional demolitions utilizing match funding.

➤ **Total Available MOF Grant: \$2,343,607.00**

➤ **Total Reimbursement submissions to date: \$1,731,583.96**
(Balance available to submit: \$612,023.04)
(Administration credited to date: \$83,658.51)

Total Non-Match funding available - \$510,703.08

(\$500,000 non-match funding + \$10,703.08 match credit)

Invoiced to date: \$510,703.08

Remaining balance to be submitted for reimbursement: \$ -0-

➤ **Total Match funding available - \$1,832,903.92**

Invoiced to date: \$1,220,880.88

Remaining to be submitted for reimbursement: \$612,023.04

Discussion to approve additional MOF demolitions for City of Alliance, Waynesburg and other County subdivisions committing SCLRC funds as source and provided they are completed by deadline of September 30, 2014.. Approval for Alliance. Moved and Seconded. Unanimous. Approval for Waynesburg and other County subdivisions. Moved and Seconded. Unanimous.

Side Lot Program Report: Sarah Peters provided the side lot program update:

Canton City Applications: Total: 439

Cities: Alliance - 36, Massillon - 35

Other communities where side lots have been submitted:

Bethlehem Twp -2, Brewster – 1, Canton Twp – 5, East Canton – 4,

East Sparta – 4, Hartville – 3, Lake Twp – 1, Lexington Twp – 4, Minerva – 1,

Nimishillen – 1, Osnaburg Twp – 4, Paris Twp – 1, Perry Twp – 1, Plain Twp – 7,

Sugarcreek Twp – 1, and Washington Twp – 1, Waynesburg – 1.

Total Applications Submitted: 560

Total Number pending approval: 248

Total Number of Applications Denied: 102

Total Number of Approved Applications: 210

**Total Number Pending Deposit Receipt / Request to Treasurer for
Foreclosure / Completed Foreclosure Proceeding: 175**

Total Number Ready/Scheduled for Transfer: 12 (2 scheduled)

Total Number Pending Easement Restrictions from City of Canton: 11

Total Number Transferred to Date: 12

Public Speaks:

Mr. William Jones, of 814 15th Street, NE Canton, Ohio addressed the board and stated that he attended the board meeting to find out more about the side lot program and the process involved. When he spoke with his councilman about the program he was under the impression that it was a simple matter to get a vacant lot into his hands. However, after listening to the reports given and the number of people involved in the process it is clear there is much more to it. He is going to advise his neighborhood association of what he has learned from the meeting and that the process of getting a lot may take many months to complete.

Ms. Joyce Sumlin of 2000 3rd Street, NE Canton, Ohio addressed the board and inquired as to who makes the final decision on who would get the lot. She stated that she had filed an application years earlier for a lot next to 2000 3rd Street. She has been maintaining the lot so that the kids can play on the lot instead of the street. She has now been told that the lot is going to another neighbor. Member Green addressed her questions and advised her that he never received an application. He asked that she provide a copy of the application. Member Zumar also explained that there are qualifiers and disqualifiers. They are listed in the side-lot policy. For example, if the property owner adjacent to the lot is an owner occupied property then this meets one qualification. However, if the property owner is delinquent on their property taxes then this would disqualify them from consideration. Member Haws asked what year that she applied for the lot and to whom she applied. Joyce stated that it was years ago and that she filed her application with the SCLRC. Member Green requested that she provide a copy of that application. Joyce expressed dissatisfaction about the policies and said she was unaware of them when she applied. Sarah Peters explained that the policy is on the website. It is also attached to each application form. A letter is sent to each applicant once a decision has been made by Canton City Council informing the applicant if they have been approved or not approved.

New Business:

Discussion of Renewal of Municipal Representative for a two year term. A letter has not yet been received from Canton City Council approving and renewing Lem Green as their representative for a two year term. Matter is to be deferred until next meeting.

Discussion of Renewal of Township Representative for a two year term. Member Haws informed the Board that due to job commitments he was unable to serve a second term. He appreciated the opportunity to serve on Board since its inception and that a lot of hard work has been accomplished since it has been created. A lot more is yet to come and he wished the best to the Board members. He will bring the topic of filling his spot to the next meeting of the Township Association to see if there is anyone interested in being the Township Representative for a two year term. Matter is to be deferred until next meeting.

Discussion to pay Press News invoices in the amount of \$5,227.95
Moved and seconded to approve. Unanimous.

Discussion to pay Phil Schandel invoices for PJR costs in the amount of \$2,000.00

Moved and seconded to approve. Unanimous.

Discussion to pay FER Title Agency invoices in the amount of \$2,000.00.

Moved and seconded to approve. Unanimous.

Discussion to pay Stark County Clerk of Courts for BOR cases in the amount of \$4,235.86

Moved and seconded to approve. Unanimous.

Bob Nau discussed the Ohio Housing Finance Agency – Neighborhood Initiative Program. Mr. Thomas Burns, Assistant Law Director for the City of Canton and Attorney David Thorley have been working on a draft contract which is to act as a model to be used for all other Cities throughout the County in conjunction with the OHFA-NIP program and the SCLRC. The draft version before this Board is being presented for passage at this evenings Canton City Council meeting. Attorney Burns has asked that no action be taken by the SCLRC Board at this time until Canton approves the contract. Matter has been deferred until the next meeting.

Discussion of OHFA-NIP program and the Treasurer and Prosecutor Agreement for Services.

Moved and seconded to approve. Unanimous.

Discussion of professional services agreement for secretarial/treasurer and administrative duties relating to the SCLRC per ORC 1724.02 (O) (2) and ORC 321.49. This is a contract in the amount of \$25.00 per hour and the duties are delineated in Attachment “A”.

Member Green moved to adopt the proposed agreement for services.

Member Bernabei moved that the board should defer on this matter until a later time. He stated that he has heard of another proposal but he did not have any of the particulars.

Member Zumbar moved that the Board enter into an executive session for the purpose of discussing compensation for secretarial administrative services agreement.

Member Bernabei questioned if the Board could go into executive session for the purposes of discussing an independent contract agreement. It is a Sunshine Law question if it is permissible to go into executive session to discuss the independent contract agreement.

Attorney Thomas Burns answered in the affirmative that the Board could enter into an executive session provided that the names of those attending be identified.

Member Zumbar made the motion that the Board enter into an executive session for the purpose of discussing compensation for Secretary/Treasurer agreement to include all Board members, Administrative Services Director Bob Nau, Attorney Anthony and Attorney Burns, and Robin Darden Thomas. Member Zumbar announced that there are items still remaining on the Agenda to be addressed by the Board after executive session has completed.

Moved by Member Zumbar. Seconded by Member Green.

Roll Call: Zumbar – Yes., Green – Yes., Creighton – Yes., Haws – Yes., Bernabei – Yes.

Executive session entered at 10:02 Executive Session concluded at 10:22

Member Zumbar announced that the Executive Session was ending and that the Board was returning to Regular Session. Member Creighton moved to come out of Executive Session. She also stated that Member Bernabei excused himself at 10:06 from the session. Seconded by Member Haws. Unanimous.

Member Creighton moved to table the Administrative Secretary Agreement for services. Seconded by Member Haws. Unanimous. Tabled.

Discussion regarding Sheriff Office \$50 deed fee per each BOR case per ORC 311.17(B) (5) Moved and seconded. Unanimous.

Member Zumbar discussed the announcement by the Attorney General Office that the Moving Ohio Forward Demolition Grant program deadline was being extended to September 30, 2014. Moved and seconded to ratify and approve the extension. Unanimous.

Discussion of additional demolitions for subdivisions and the commitment to the use of SCLRC funding to accomplish the demolitions with respect to the deadline of September 30, 2014 whether the match amount is there or not. Bob Nau indicated that there will not be that many.

Motion to commit SCLRC funding for demolitions throughout subdivisions provided they are within the grant deadline of September 30, 2014. Seconded. Unanimous.

Bob Nau discussed the Greater Alliance Development Corporation (GADC) and Stewart Brothers remediation cleanup. The property has received grants for remediation and redevelopment. The property is presently in receivership. Mr. Joe Mazolla, planning and development director for the City of Alliance stated that there is an immediate need due to timing of the remediation and the timing of end user plans for development. It may be necessary to involve the Land Bank to provide assistance in clearing liens, assessments and back taxes. Motion to extend the authority to allow SCLRC to clear the title, liens, assessments and back taxes in the alternative that the property is not going to be transferred directly to the City of Alliance. Property is to be transferred back to GADC. Seconded. Unanimous.

Discussion regarding Industrial Excess Landfill proposal of donated properties and decision to decline the donation. Member Green communicated in writing the Board decision.

Bob Nau discussed the possibility of holding a work-session in the near future for the Board members. Work-session would be for goal setting. Long-Term and Short-Term goals. A survey will be sent out in the coming weeks to get input.

Next Meeting: July 21, 2014 at 8:30A.M.
Adjourned at 10:38 A.M.

Respectfully submitted,

Jaime Allbritain
Recording Secretary