

MINUTES OF THE STARK COUNTY LAND REUTILIZATION CORPORATION
June 17, 2019

The Stark County Land Reutilization Corporation met for their regular meeting on Monday, June 17, 2019 at 9:00 a.m. in the Stark County Regional Planning Commission Conference Room.

Board Members

Alex Zumbar
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 and Bill Smith. John Arnold was absent.

3. APPROVAL OF MINUTES OF MAY 20, 2019 MEETING

Zumbar moved, Smith seconded, and the motion carried to approve the minutes of May 20, 2019 meeting.

4. PUBLIC SPEAKS – No public speaks

5. TREASURER/FISCAL REPORT

Cunningham reviewed the Treasurer's Report for the month of May. Green moved, Smith seconded, and the motion carried to approve the Treasurer's Report for May.

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:**

- 491 demolitions have been completed overall – 11 new packets have been completed since the May 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
- 11 additional packets are under preliminary review by PC for submission to OHFA.
- 83 additional NIOIP 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 reimbursement packets have been submitted overall – 0 new packets since May report
 - 31 demolitions have been approved by OHFA – 8 new packets since April report.
 - Current average cost of demolition per property is \$12,688.48
 - OHA mortgages are fully executed on 31 properties; OHFA reimburse to SCLRC - \$379,050.87
 - Massillon has been reimbursed a total of \$460,482.97 for 40 properties
 - 9 additional demolitions awaiting on OHFA approval - \$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	\$12,160,213.74
➤ NIP Funding Reimbursed	<u>\$10,365,881.74</u>
➤ Balance of NIP Funding	\$ 1,794,332.00

Green asked if the program is still on schedule with having the right number of properties. Carlone stated the Land Bank is not taking any additional properties, and the program deadlines have

not changed. The program is still ending in December, and it was communicated with all three cities that all demolitions are to be completed and reimbursement paperwork remitted to the RPC by September 1st. Creighton moved, Green 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: 1,747
(13 applications were received since May '19 update)

Cities – 1,488
 Canton: 1,186, Massillon: 115, Alliance: 187

Other Communities – 259

Bethlehem Twp – 11, 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: 11
- Total Number of Applications Denied: 597
- Number of Canceled Applications/Fee Refunded: 66
- Total Number Pending Approval by Community: 20
- **Total Number of Approved Applications: 1,053**
(10 Applications approved since May '19 update)

- Total Number of Approved Applications Pending Deposit Receipt / NIP Early Lien Release Approval / Request for Foreclosure / Completed Foreclosure Proceeding: 288
- Total Number Being Prepared for Transfer: 25
- **Total Number Transferred to Date: 740**

Vacant Lot Program Update:

Total Applications Submitted: 192
(0 Applications received since May '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: 0
- 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: 40**
(1 Application approved since May '19 report)

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- Total Number of Approved Applications Pending Executed MOU/ Completion of Foreclosure Proceeding: 18
 - Total Number Being Prepared for Transfer: 0
 - Total Number Transferred to Date: 22

Smith moved, Creighton 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
- City of Massillon – Parcel #617195

Peters stated Massillon has requested acquisition assistance for a property on 406 4th Street SW. The city plans on removing the blighted structure for future economic development on the lot. Green moved, Smith seconded, and the motion carried to approve the application for acquisition assistance from the city of Massillon.

- Louisville City School District – Parcels #3605759, 3605758, 3603855, 3602092, 3602090, and 3602089

Peters stated the Louisville School District has requested acquisition assistance for parcels located on S. Chapel Street and Taft Circle, which is a site of a former roller rink. The school district intends to initially utilize the building for storage. The property is currently going through a judicial foreclosure, so if the properties do not sell at the second sale, the Land Bank will be able to acquire from forfeited lands on the school district's behalf. Zumber added that it has already had its first sale and will have the second sale in July. If it does not sell at the second Sheriff's sale, it will then be eligible for the Land Bank to acquire. Derek Nottingham, Treasurer of the Louisville City School District, stated that currently they would like to use the building for storage for maintenance, and if possible, renovations in the future could be done for indoor practice facilities for athletic teams. Green moved, Smith seconded, and the motion carried to approve the application for acquisition assistance on behalf of the Louisville City School District.

- b. Demolition Assistance Program Request
- City of Canton – 164 Claremont Ave. NW, Parcel #215954
 - Lexington Township – 12026 Wisconsin Rd. NE, Parcel #2807980

Peters stated the city of Canton has requested their application for demolition assistance be held until next month's meeting as further information was needed to proceed. Lexington Township has applied requesting funding assistance to complete the demolition of an abandoned, unsafe structure located on Wisconsin Rd NE. They have submitted an estimated total cost of demolition of over \$5,600

and are asking for 50% funding reimbursement of \$2,846.43. Creighton moved, Smith seconded, and the motion carried to approve the demolition assistance request from Lexington Township.

9. OLD BUSINESS

Zumbar stated the state auditor has completed the annual audit for 2018, and there have been no comments, no recommendations, and no citations. A post audit meeting is not necessary with a clean audit.

Zumbar stated that regarding the issue with Cuyahoga County BOR foreclosures, which is currently in the Supreme Court, an amicus brief has been filed on behalf of the County Treasurers Association of Ohio, the County Auditors Association of Ohio, the County Prosecutors Association of Ohio and the County Commissioners Association of Ohio. The Land Banks have been represented by the Cuyahoga County Land Bank who also filed an amicus brief. If the individual in Cuyahoga County that brought suit is successful, and the Supreme Court rules in favor of this client, then the BOR foreclosures as we know it will cease, and all foreclosures will have to go through the judicial process, which means additional costs for the Land Banks. If they are unsuccessful, then we will continue to utilize this tool on behalf of the municipalities, villages, townships and school districts as they see fit to acquire these properties.

10. Next Meeting – July 22nd - 9:00 a.m.

The meeting was adjourned at 9:21 a.m.