

MINUTES OF THE STARK COUNTY LAND REUTILIZATION CORPORATION
July 22, 2019

The Stark County Land Reutilization Corporation met for their regular meeting on Monday, July 22, 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
John Arnold

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, Bill Smith and John Arnold.

3. APPROVAL OF MINUTES OF JUNE 17, 2019 MEETING

Creighton moved, Smith seconded, and the motion carried to approve the minutes of June 17, 2019 meeting. Arnold abstained.

4. AUDITOR OF STATE AWARD

Jake Altman, Northeast Regional Liaison for Keith Faber, State Auditor's office, presented an award to the SCLRC for a clean 2018 audit. Zumbar accepted the award on behalf of the Land Bank. Zumbar thanked the Board members, and staff from RPC and the Treasurer's office that have been assigned to work with the Land Bank for a job well done.

5. PUBLIC SPEAKS – No public speaks

6. TREASURER/FISCAL REPORT

Cunningham reviewed the Treasurer's Report for the month of June. Green asked for an explanation of the close-out of the Recorder's escrow account for side lot fees. Peters stated that money was previously being deposited into an escrow account to cover the .50 cent transfer fee and any recording fees. When the Recorder's office changed their software, they could no longer pull the .50 cents out of the escrow account. The Auditor told staff that it could supposedly be taken out by journal entry, but then later stated that could not be done. So now the Auditor's office will be billing the Land Bank for those fees either on a quarterly or monthly basis going forward. Gerald Yost stated that John Anthony discovered a couple of years ago that county land banks are exempt from recorders fees, much like a public entity. Peters stated the Land Bank has not paid recorders fees since that was discovered,

but the Auditor's .50 cent fee was being taken from the escrow accounts before the system was changed. Creighton stated that when she was the Recorder, it was not legal to extend credit, so how is it legal for the Land Bank to get the credit. Thorley stated the Land Bank is exempt from the Recorder's conveyance fee, but not exempt from the .50 cent per parcel fee, which is the Auditor's transfer fee. Yost stated this is an issue with the Auditor's office, and that question was never asked. Creighton asked if the Auditor's office has sent a bill, and Peters stated no. Creighton believed that issue needs to be addressed. Green moved, Arnold seconded, and the motion carried to approve the Treasurer's Report for June.

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

Carlone presented the Neighborhood Initiative Program (NIP) Update

City of Canton:

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

- 521 demolitions have been completed overall – 30 new packets have been completed since the June report
 - 480 demolitions have been approved by OHFA – 0 new packets since the February report.
 - Current average cost of demolition per property is \$16,664.00
 - 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
 - 41 additional packets are under preliminary review by RPC for submission to OHFA.
- 54 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. (As of 7/19, Alliance submitted 13 of the 21 packets)

City of Massillon:

❖ **60 - 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 – 0 new packets since April report.
 - Current average cost of demolition per property is \$12,812.00
 - 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 - \$133,423.10
- 20 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 there would be adequate inventory available to use up the funds remaining. Carlone believed there was enough inventory in place to utilize all the money, and it could be there will not be enough money to demo all the properties, but it is too early to be able to determine. An email went out to all the communities reminding them of the September 1st deadline to submit their packets. Arnold moved, Creighton seconded, and the motion carried to approve the NIP Report as presented.

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

Total Applications Submitted: 1,762
(15 applications were received since June '19 update)

Cities – 1,500
 Canton: 1,196, Massillon: 115, Alliance: 189

Other Communities – 262

Bethlehem Twp – 11, Brewster – 3, Canal Fulton – 1, Canton Twp – 57, East Canton – 7, East Sparta – 2, Hartville – 3, Jackson Twp – 4, Lake Twp – 4, Lawrence Twp – 8, Lexington Twp – 37, Limaville – 2, Louisville – 2, Marlboro – 1, 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 – 34, Sandy Twp – 15, Sugarcreek Twp – 6, Tuscarawas Twp – 2, Washington Twp – 5, and Waynesburg – 4, Wilmot -1

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- Total Number of Applications under Preliminary Review: 15
 - Total Number of Applications Denied: 596
 - Number of Canceled Applications/Fee Refunded: 67
 - Total Number Pending Approval by Community: 26
 - **Total Number of Approved Applications: 1,058**

(5 Applications approved since June '19 update)

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- 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: 29
 - **Total Number Transferred to Date: 741**

Vacant Lot Program Update:

Total Applications Submitted: 194

(2 Applications received since June '19 update)

Cities – 166; Canton: 152, 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,

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- Total Number of Applications under Preliminary Review: 1
 - Total Number of Applications Denied: 148
 - Number of Canceled Applications/Fee Refunded: 5
 - Total Number Pending Approval by Community: 0
 - **Total Number of Approved Applications: 40**
- (0 Application approved since June '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

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

9. **NEW BUSINESS**

10. **OLD BUSINESS**

- a. Demolition Assistance Program Request
 - City of Canton – 164 Claremont Ave. NW, Parcel #215954

Peters stated the city has estimated the hard costs for this demolition project at \$11,810, so they are asking for 50% of that amount, which is \$5,905. Green moved, Creighton seconded, and the motion carried to approve the request for demolition assistance from the city of Canton.

11. Next Meeting – August 26th - 9:00 a.m.

The meeting was adjourned at 9:15 a.m.