

MINUTES OF THE STARK COUNTY LAND REUTILIZATION CORPORATION
July 23, 2018

The Stark County Land Reutilization Corporation met for their regular meeting on Monday, July 23, 2018 at 9:00 a.m. in the Stark County Regional Planning Commission Conference Room.

Board Members

Alex Zumbar
Janet Creighton
Bill Smith
Lem Green

1. CALL TO ORDER – Alex Zumbar, SCLRC Chairman

2. ROLL CALL – Board Members Present

Roll call found the following Board members in attendance: Alex Zumbar, Janet Creighton, Lem Green and Bill Smith.

3. APPROVAL OF MINUTES OF JUNE 18, 2018 MEETING

Creighton moved, Smith seconded, and the motion carried to approve the minutes of June 18, 2018 meeting.

4. Auditor of State Award for the 2017 Basic Financial Statements

Zumbar stated that a representative from the State Auditor's office will appear at the next regular meeting to present the award. The board members have received the management letter. The exit conference review was not required, and there were no material misstatements, no financial recovery and no citations. However, in the management letter there was one comment that he has addressed with the administrator. He believed that a policy that addresses that particular matter has been put into effect going forward.

5. PUBLIC SPEAKS – No public speaks

Creighton introduced Maggie Ash, who will be shadowing her today. She is a graduate from Jackson LSD and will be a junior at Ohio State University.

6. TREASURER/FISCAL REPORT - Heather Cunningham

Cunningham reviewed the Treasurer's Report. Green moved and Smith seconded to approve the Treasurer's report for the month of June.

Green questioned the \$2,500.00 expense regarding the Abandoned Gas Station Grant Application. Nau stated that expense is the fee for Pandey Environmental to prepare the grant application for the Starfire Gas Station on Whipple Ave. The RPC had received monies from the brownfield grant, and had prequalified three consultants to engage in various activities, and Pandey

Environmental was one of those. Zumber asked if there was an interested buyer for that property. Nau stated he had contacted the realtor that has listed the adjacent property to let her know the Land Bank was planning on cleaning it up and to keep that in mind as she markets the property, but no interested buyer has come forward to date. A vote was taken on the previous motion and carried to approve the fiscal report.

7. NEIGHBORHOOD INITIATIVE PROGRAM (NIP) REPORT

Lynn Carlone presented the Neighborhood Initiative Program (NIP) Update

City of Canton:

❖ 494– Total number of acquired properties to date:

- 385 demolitions have been completed overall – 36 new packets have been completed since the June report
 - 311 demolitions have been approved by OHFA – 10 new packets since the June report.
 - Current average cost of demolition per property is \$16,307.00
 - OHA mortgages are fully executed on 311 properties & OHFA reimbursement to SCLRC - \$5,010,665.94
 - 10 additional demolitions waiting on OHFA approval - \$178,135.19
 - Canton has been reimbursed a total of \$5,115,251.50 for 344 properties
 - 54 demolition packets being readied by the RPC for submission to OHFA; OHFA to reimburse SCLRC additional - \$926,386.14
 - 10 additional packets are under preliminary review by the RPC for submission to OHFA

❖ 96 - Total Number of Properties Identified on a Current Active List for Acquisition under Round 3

City of Alliance:

❖ 153 - Total number of acquired properties to date:

- 75 demolition reimbursement packets have been submitted overall – 0 new packets since the March report.
 - 75 demolitions have been approved by OHFA – 0 new packets since June report
 - Current average cost of demolition per property is \$14,125.00
 - OHA mortgages are fully executed on 75 properties & OHFA reimbursement to SCLRC - \$1,059,345.47
 - Alliance has been reimbursed a total of \$920,919.56 for 75 properties

❖ 9 - Total Number of Properties Identified on a Current Active List for Acquisition under Round 3.

City of Massillon:

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

- 14 demolitions reimbursement packets have been submitted overall – 0 new packets since March report
 - 4 demolitions have been approved by OHFA – 0 new packets since February report.
 - Current average cost of demolition per property is \$11,484.00
 - OHA mortgages are fully executed on 4 properties; OHFA reimburse to SCLRC - \$39,644.68
 - Massillon has been reimbursed a total of \$131,071.73 for 14 properties
 - 10 additional demolitions waiting on OHFA approval - \$120,427.05

❖ **18 - Total Number of Properties Identified on a Current Active List for Acquisition under Round 3.**

Creighton commented that it seems like the demolition costs for the City of Canton have increased significantly over the last three years. There was additional discussion on the average cost of demolition. Creighton moved, Green seconded, and the motion carried to approve the NIP Report as presented.

8. SIDE LOT/VACANT LOT PROGRAM REPORT

Sarah Peters presented the Side Lot/Vacant Lot Program Update:

Total Applications Submitted: 1537

(42 applications were received since June '18 update)

Cities – 1330

Canton: 1070, Massillon: 100, Alliance: 160

Other Communities – 207

Bethlehem Twp – 9, Brewster – 2, Canal Fulton – 1, Canton Twp – 36, East Canton – 7, East Sparta – 2, Hartville – 3, Jackson Twp – 4, Lake Twp – 4, Lawrence Twp – 6, Lexington Twp – 33, Limaville – 2, Louisville – 2, Meyer’s Lake – 1, Minerva – 3, Nimishillen – 5, North Canton – 1; Osnaburg Twp – 12, Paris Twp – 3, Perry Twp – 10, Pike Twp – 12, Plain Twp – 30, Sandy Twp – 2, Sugar creek Twp – 5, Tuscarawas Twp – 2, Washington Twp – 5, and Waynesburg – 4, Wilmot - 1

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- Total Number of Applications under Preliminary Review: 0
 - Total Number of Applications Denied: 517
 - Number of Canceled Applications/Fee Refunded: 62
 - Total Number Pending Approval by Community: 39
 - **Total Number of Approved Applications: 877**
(17 Applications approved since May '18 update)
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- Total Number of Approved Applications Pending Deposit Receipt / NIP Early Lien Release Approval / Request for Foreclosure / Completed Foreclosure Proceeding: 222
- Total Number Being Prepared for Transfer: 27
- **Total Number Transferred to Date: 611**
(4 Side Lots were transferred since the April '18 update)

Vacant Lot Program Update:

Total Applications Submitted: 161

(0 Applications received since the last month's update)

Cities – 150; Canton: 137, Alliance: 11, Massillon: 2

Other Communities – 11

Canton Twp – 1, Hartville – 1, Lexington Twp – 2, Sugarcreek Twp – 1, Washington Twp – 4,
Jackson Twp - 2

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- Total Number of Applications under Preliminary Review: 0
 - Total Number of Applications Denied: 132
 - Number of Canceled Applications/Fee Refunded: 5
 - Total Number Pending Approval by Community: 0
 - **Total Number of Approved Applications: 24**

(0 Applications approved since the June report)

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- Total Number of Approved Applications Pending Executed MOU/ Completion of Foreclosure Proceeding: 8
 - Total Number Being Prepared for Transfer: 0
 - Total Number Transferred to Date: 16

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

9. **NEW BUSINESS**

a. Targeted Acquisition Assistance Program Requests

- Habitat for Humanity - #237570, 205916, 224869, 224870, 224871, 224872, 224873, 224874, 224862, 224863, 224864, 224865, 224866, 224867, 224868

Peters stated that two of the 15 parcels have vacant structures on them, and Habitat wishes to rehab those homes. The balance of the properties on the list are vacant lots. Of those remaining 13 parcels, there are two groups of consecutive contiguous lots Habitat is requesting the Land Bank pursue for them to be used as open green space. It was pointed out the vacant lots are right on the boundary of their project area. The area is bounded on the south of 16th Street, on the north of 25th Street, on the east along Royal, and between Royal and Harrisburg on the west. So although these properties are contiguous to their project area, they are not within the area per the agreement made with the Land

Bank. Zumbar asked if any of the property owners adjacent to the properties on Royal sought a side lot. Peters stated no; all the vacant lots Habitat is requesting are owned by one person. Habitat didn't indicate building anything on the vacant lots, but the properties would be maintained and used as green space by the residents in that neighborhood. Green moved, Creighton seconded, and the motion carried to grant the request for targeted acquisition assistance.

- b. 50/50 Demolition Assistance
 - Canton Township – 2630 6th Street SE (1302931)

Peters stated the Land Bank received a request for demolition funding assistance from the Canton Township Trustees for a property located on 2630 6th Street SE. They have been in discussions with the Canton Township Zoning Director, Jonathan Smith to make sure they have followed the proper nuisance abatement process. The township had submitted some documentation, but staff wanted confirmation that everything was complete. Thorley stated that he had reviewed the paperwork and has found it somewhat lacking at this point. Once they receive the actual resolution from the township that they have complied with ORC 505.86 nuisance abatement process, then the Land Bank can go forward. Zumbar asked if this matter should be deferred until next month to allow for confirmation that the township has complied. Thorley requested the Board's approval today so that the township can go forward as soon as he approves the paperwork. Green moved, Smith seconded, and the motion carried to approve the request subject Canton Township submitting the proper paperwork as required by ORC 505.86.

- c. 1520 3rd Street SE, Canton

Thorley stated the property at 1520 3rd St. SE, Canton is owned by the Land Bank and was slated for demolition under the NIP program. A letter of interest was submitted by Steve Coon, Coon Restoration, who wishes to purchase and renovate this property. A letter of support from Fonda Williams, City of Canton, was also forwarded regarding Coon obtaining this property. Thorley recommended the Land Bank enter into a contract with Coon that would require the renovation be done before the property is transferred, because if the renovation doesn't occur, this property would still be eligible for demolition under NIP. Green asked Thorley if he has discussed those terms with Coon. Thorley stated he has had several conversations with Coon on this matter. Coon finds this to be acceptable and is waiting to hear back after today. Thorley will meet with him and present him with a contract. Zumbar asked if there were any costs expended to date by either the Land Bank or by the City. Thorley stated that would be the cost of purchase at the end, and it's less than \$300. This was a forfeited lands property. Green asked what his motivation is. Thorley stated Coon knew the prior owner and when the property owner passed away the property went into a state of disrepair plus being tax delinquent. Coon wants this property for purely sentimental reasons. But he wishes to renovate it and actually put a new family in the home.

Green moved and Creighton seconded to grant Coon's request to purchase and renovate the property at 1520 3rd St. Smith asked how long Coon has to renovate the property. Thorley stated he would like to give him until the end of 2018 to rehab the house, which would be a condition of the transfer. It would be part of the contract where the property would be transferred only after Coon has complied with all building code regulations and it has been renovated. Green amended his previous motion to include a deadline for renovation to be completed by December 31, 2018, or the property is subject to go forward with the demolition. Creighton seconded, and a vote was taken to approve the amended motion and carried.

d. Designation of Officer for Check Writing Authority

Nau informed the board members that he was designating Jill Gerber, Land Bank Secretary, to sign checks in his absence.

10. OLD BUSINESS

Thorley gave an update on the barrels that were removed from the property located at 919 6th Street NW. The EPA has requested an update on what has happened in this situation. Sunpro Services stated the test results on the contents of the barrels came back that showed there was benzene in the roofing tar, which causes them to have to dispose of it in a different way. Sunpro is working towards that happening, so they should have a resolution on that before the next board meeting. Zumbar asked what the estimated cost was to dispose of the contents of the barrels. Thorley stated that he did not discuss the cost with anyone since the test results came back. Rinaldi, City of Canton, stated the City has not received a bill from Sunpro yet. Nau stated the cost was first estimated to be between \$500 and \$1,000 per barrel.

11. Next Meeting – August 20, 2018 - 9:00 a.m.

The meeting was adjourned at 9:26 a.m.