

MINUTES OF THE STARK COUNTY LAND REUTILIZATION CORPORATION
August 20, 2018

The Stark County Land Reutilization Corporation met for their regular meeting on Monday, August 20, 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
Scott Haws (alt.)

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, Bill Smith and Scott Haws on behalf of John Arnold.

3. APPROVAL OF MINUTES OF JULY 23, 2018 MEETING

Green moved, Creighton seconded, and the motion carried to approve the minutes of July 23, 2018 meeting.

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

- Lindsay Kuhn, North Central Regional Liaison – Auditor of State Dave Yost

Lindsay Kuhn from the State Auditor's office presented an award to the SCLRC for a clean 2017 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 - Heather Cunningham

Cunningham reviewed the Treasurer's Report. Zumbar made a recommendation regarding the budget line items for the TAAP Program and NIP foreclosure fees (redemption) as well as miscellaneous, plus the line items for the Vacant Lot Expenses and TAAP Program Expenses, that some fees be shifted from the revenue side into the TAAP program so it doesn't show a zero budgeted amount. He suggested transferring from OHFA-NIP Grant Income into the TAAP program and NIP Foreclosure Fees, so the OHFA NIP grant income line item can be reduced or the statutory DETAC line item once we get that number in September. Zumbar recommended something similar from either the OHFA NIP program disbursements or Demolition Program expenses up to the TAAP program expenses line item and Vacant Lot line item. He didn't want the State Auditor to say that money was spent on a line item that money was not appropriated. Green asked if there is an annual estimated budget amount for the TAAP

program receipts and expenses. Cunningham stated the Side Lot/Vacant Lot and TAAP were combined as one line item, and then broken out to be able to better report as to what is being spent, which is why TAAP doesn't have a budgeted line item. Zumbar stated that overall money has been appropriated but typically funds are not appropriated for line items. Haws moved, Smith seconded, and the motion carried to approve the Treasurer's report for the month of July.

7. NEIGHBORHOOD INITIATIVE PROGRAM (NIP) REPORT

Lynn Carlone presented the Neighborhood Initiative Program (NIP) Update

City of Canton:

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

- 414 demolitions have been completed overall – 29 new packets have been completed since the July report
 - 355 demolitions have been approved by OHFA – 44 new packets since the July report.
 - Current average cost of demolition per property is \$16,414.00
 - OHA mortgages are fully executed on 321 properties & OHFA reimbursement to SCLRC - \$5,188,801.13
 - OHA mortgages are pending on 34 properties & OHFA expected to reimburse SCLRC - \$570,161.02
 - Canton has been reimbursed a total of \$5,621,438.19 for 375 properties
 - 9 additional demolitions waiting on OHFA approval - \$167,707.87
 - 41 demolition packets being readied by the RPC for submission to OHFA; OHFA to reimburse SCLRC additional - \$720,938.02
 - 9 additional packets are under preliminary review by the RPC for submission to OHFA

❖ **140 - 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:**

- 86 demolition reimbursement packets have been submitted overall – 11 new packets since the July 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:

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

- 23 demolitions reimbursement packets have been submitted overall – 9 new packets since July report
 - 14 demolitions have been approved by OHFA – 10 new packets since July report.
 - Current average cost of demolition per property is \$11,659.00
 - OHA mortgages are fully executed on 14 properties & OHFA reimbursement to SCLRC - \$160,071.73
 - Massillon has been reimbursed a total of \$141,871.73 for 14 properties
 - 9 demolition packets being readied by the RPC for submission to OHFA; OHFA to reimburse SCLRC additional - \$108,086.54

❖ **15 - Total Number of Properties Identified on a Current Active List for Acquisition under Round 3. (15 additional parcels under review for NIP inclusion)**

Green moved, Creighton 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: 1568

(31 applications were received since July '18 update)

Cities – 1349

Canton: 1082, Massillon: 103, Alliance: 164

Other Communities – 219

Bethlehem Twp – 9, Brewster – 2, Canal Fulton – 1, Canton Twp – 46, 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; Osburg Twp – 12, Paris Twp – 3, Perry Twp – 10, Pike Twp – 14, Plain Twp – 30, Sandy Twp – 2, Sugarcreek 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: 535
 - Number of Canceled Applications/Fee Refunded: 62
 - Total Number Pending Approval by Community: 42
 - **Total Number of Approved Applications: 929**

(13 Applications approved since July '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: 278
 - Total Number Being Prepared for Transfer: 8
 - **Total Number Transferred to Date: 643**
(5 Side Lots were transferred since the July '18 update)

Vacant Lot Program Update:

Total Applications Submitted: 163

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

Cities – 152; Canton: 139, 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: 2
 - **Total Number of Approved Applications: 24**
(0 Applications approved since the July 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

Creighton asked if city council still approves the side lot applications. J.R. Rinaldi, City of Canton, stated yes the appropriate council person reviews and approves the side lot request. Peters stated that side lot applications go to the Street, Building, Health, Engineering and Planning Departments first, and if those departments all approve the applications, it will then go to the council person for approval or denial. Creighton asked if the council person is given a deadline to respond, or if the council person does not respond is it just approved. Peters stated they are given a date to respond and if they don't respond, we give them a second deadline. Peters stated we do want a response either way. Nau asked if they ever fail to respond. Peters stated they always respond. If the council person denies the application, the Land Bank does not pursue it. Rinaldi stated many denials come out of the Development Department because the city may want to hold on to these parcels for future development, per the City's Comprehensive Plan.

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

9. NEW BUSINESS

10. OLD BUSINESS

Starfire Gas Station Update

Nau gave an update on the Starfire gas station located on Whipple Ave. RPC has a grant agreement in hand, and staff is meeting today to review that document. All indications are positive. Smith asked Nau to let him know the outcome.

919 6th Street NW, Canton – Update on Barrels

Thorley stated the barrels that were found at 919 6th Street, and removed by SunPro Services were taken to the American Landfill last Thursday. The cost is still unknown as they have not yet received a bill from SunPro. Zumber stated at the last conference call, that matter did come up from John Highman, City of Canton. Zumber wanted the Board to understand that this was an emergency clean-up. Thorley stated the average cost per barrel was estimated to be \$500 to \$1,000. It was determined that benzene was in the barrels. There were 16 barrels, but not every barrel had this substance in it. Zumber stated that Thorley should continue to keep Canton apprised, and when we finally do get an invoice, we will move forward.

11. Next Meeting – September 17, 2018 - 9:00 a.m.

The meeting was adjourned at 9:18 a.m.