

MINUTES OF THE STARK COUNTY LAND REUTILIZATION CORPORATION
August 26, 2019

The Stark County Land Reutilization Corporation met for their regular meeting on Monday, August 26, 2019 at 9:00 a.m. in the Stark County Regional Planning Commission Conference Room.

Board Members

Alex Zumbar
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 and John Arnold. Zumbar moved, Creighton seconded, and the motion carried to excuse Bill Smith from attendance.

3. APPROVAL OF MINUTES OF JULY 22, 2019 MEETING

Arnold moved, Green seconded, and the motion carried to approve the minutes of July 22, 2019 meeting.

4. PUBLIC SPEAKS – No public speaks
5. TREASURER/FISCAL REPORT

Cunningham reviewed the Treasurer's Report for the month of July. Zumbar stated the audit is completed and has been released. The Land Bank has received a clean audit, as there were no findings for recovery or any kind of issues to report. There was discussion regarding the Land Bank's budget going into next year. Zumbar stated revenue enhancing activities could include selection of properties for acquisition, rehabilitation and then ultimately disposition for profits, which are permitted activities. He has been in discussion with Nau regarding the possibility of implementing new activities. Nau added that RPC staff has been doing some planning as far as rehab type programs and other programs the Land Bank might want to get involved in next year. There is currently a proposal to fund some commercial and industrial demolition. Creighton moved, Arnold seconded, and the motion carried to approve the Treasurer's report for July.

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:**

- 559 demolitions have been completed overall – 38 new packets have been completed since the July report
 - 493 demolitions have been approved by OHFA – 13 new packets since the February report.
 - Current average cost of demolition per property is \$16,738.00
 - OHA mortgages are fully executed on 480 properties & OHFA reimbursement to SCLRC - \$7,985,155.66
 - Canton has been reimbursed a total of \$7,373,144.89 for 504 properties
 - OHA mortgages are pending on 13 properties & OHFA expected to reimburse SCLRC - \$230,687.49
 - 11 additional demolitions waiting on OHFA approval - \$181,250.82
 - 30 demolition packets being readied by the RPC for submission to OHFA; OHFA to reimburse SCLRC additional - \$545,169.08.
 - 25 additional packets are under preliminary review by RPC for submission to OHFA.
- 16 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:**

- 161 demolition reimbursement packets have been submitted overall – 21 new packets since the July report.
 - 140 demolitions have been approved by OHFA – 0 new packets since January report
 - Current average cost of demolition per property is \$14,493.00
 - 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 demolition packets being readied by the RPC for submission to OHFA; OHFA to reimburse SCLRC additional \$315,803.39.
- 0 additional NIP reimbursement packets to be remitted prior to the completion of the program.

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 \$13,105.00
- 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 - \$145,132.10
- 20 additional NIP reimbursement packets to be remitted prior to the completion of the program.

➤ Available NIP Funding	\$12,165,180.40
➤ NIP Funding Reimbursed	<u>\$10,365,881.74</u>
➤ Balance of NIP Funding	\$ 1,799,298.66
➤ Outstanding/Pending NIP NIP Reimbursements	<u>\$ 1,418,042.88</u>
➤ Available NIP Balance	\$ 381,255.78

*** Balance of 61 properties remaining to be remitted; costs unknown**

Carlone stated the cost for the remaining 61 properties has been calculated to be approximately \$950,000. If the available NIP balance of \$381,255 is applied to that cost, there is a shortage of over \$567,000. Carlone referenced the Board’s previous decision that properties that are submitted after the grant has been fully expended will share 50/50 of the expense with the Land Bank, and this will be on a first come/first serve basis. Based upon current calculations, between the Land Bank and the communities together, the Land Bank will be contributing around \$284,000 each towards this. Considering the packets that still need to be reviewed, the NIP balance of \$381,000 is fully committed at this time. Of the additional NIP packets to be remitted, there are 16 in Canton and 20 in Massillon, and it is assumed that those are the packets that will be split 50/50. Actually some of the 25 packets from Canton that are under preliminary review may also be part of that split. The City of Canton needs nearly \$687,000 for all their packets, and the City of Massillon needs a little over \$262,000. Green moved, Creighton seconded, and the motion carried to approve the NIP report.

8. SIDE LOT/VACANT LOT PROGRAM REPORT

Lynn Carlone presented the Side Lot Program Update:

Total Applications Submitted: 1,793

(31 applications were received since July ‘19 update)

Cities – 1,523 - Breakdown: Canton: 1,212, Massillon: 115, Alliance: 196

Other Communities – 270

Bethlehem Twp – 16, Brewster – 3, Canal Fulton – 1, Canton Twp – 57, East Canton – 7, East Sparta – 2, Hartville – 3, Jackson Twp – 4, Lake Twp – 4, Lawrence Twp – 9, Lexington Twp – 37, Limaville – 2, Louisville – 2, Marlboro – 1, Meyer’s Lake – 1, Minerva – 3, Nimishillen – 5, North Canton – 1, Osnaburg Twp – 14, Paris Twp – 3, Perry Twp – 11, Pike Twp – 17, Plain Twp – 34, Sandy Twp – 15, Sugarcreek Twp – 6, Tuscarawas Twp – 2, Washington Twp – 5, and Waynesburg – 4, Wilmot -1

- Total Number of Applications under Preliminary Review: 10
- Total Number of Applications Denied: 621
- Number of Canceled Applications/Fee Refunded: 67
- Total Number Pending Approval by Community: 30
- **Total Number of Approved Applications: 1,065**
(7 Applications approved since July '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: 284
 - Total Number Being Prepared for Transfer: 22
 - **Total Number Transferred to Date: 759**

Green moved, Creighton seconded, and the motion carried to approve the NIP report as presented.

Vacant Lot Program Update:

Total Applications Submitted: 194

(0 Applications received since July '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: 0
 - Total Number of Applications Denied: 147
 - Number of Canceled Applications/Fee Refunded: 5
 - Total Number Pending Approval by Community: 2
 - **Total Number of Approved Applications: 40**
(0 Application approved since July '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

Creighton moved, Arnold seconded, and the motion carried to approve the Side Lot/Vacant Lot report as presented. Carlone stated that staff has been working on a study of all the side lots and vacant lots to determine if the new owners are current on their taxes. The Board will receive an update on this study next month.

9. NEW BUSINESS

a) Targeted Acquisition Assistance Program Requests:

- City of Alliance – 133 S. Linden Ave. (Vacant Lot) Parcel #110336 (To be potentially utilized as additional parking for the downtown area.)

b) Demolition Assistance Program Requests:

- City of Canton – 2302 11th St. NW - Parcel #206609 (demo of blighted property - requested funding amount of \$7,142.50)
- City of Canton – 1711 Gibbs Ave. NE - Parcel #202633 (demo of blighted property – requested funding amount of \$5,020.00)

Green moved, Creighton seconded, and the motion carried to approve the requests for TAAP demolition assistance.

10. OLD BUSINESS

11. Next Meeting – September 16th - 9:00 a.m.

The meeting was adjourned at 9:25 a.m.