

MINUTES OF THE STARK COUNTY LAND REUTILIZATION CORPORATION  
September 19, 2016

The Stark County Land Reutilization Corporation met for their regular meeting on Monday, September 19, 2016 at 9:00 a.m. in the Stark County Regional Planning Commission Conference Room.

Board Members

Alex Zumbar  
Janet Creighton  
Richard Regula  
Bill Smith  
Lem Green

RPC Staff

Sarah Peters  
Lynn Carlone  
Beth Pearson  
Rachel Forchione  
Jill Gerber  
Dave Thorley  
Bob Nau  
Katie Phillips

Others

Jim Wallace  
Deana Stafford  
Jaime Allbritain  
Joe Mazzola  
Michele Cutler  
John Rinaldi  
Maureen Austin

1. CALL TO ORDER BY SCLRC CHAIRMAN, Alex Zumbar
2. ROLL CALL – Board Members Present

Alex Zumbar, Stark County Treasurer  
Richard Regula, Stark County Commissioner  
Lem Green, Municipal Representative  
Bill Smith, Township Representative  
Janet Creighton, Stark County Commissioner

3. MINUTES OF THE AUGUST 15, 2016 MEETING

Green moved, Creighton seconded, and the motion carried to approve the minutes of August 15, 2016.

4. PUBLIC SPEAKS – No public speaks
5. TREASURER REPORT – Jim Wallace

Wallace gave a Treasurer's Report summary for the month of August. The bank reconciliation statement for the month ending August 31<sup>st</sup> had a checking account balance of \$612,869.99. Revenues were \$298,561.95 and total expenses were \$372,583.13. City of Canton NIP Property Demolitions – Maintenance Costs in Reserve for 125 properties at \$150,000.00 and City of Alliance Maintenance Costs

in Reserve for 3 NIP properties at \$3,600.00. For the Star Plus funds, there was a balance at the end of August of \$1,005,490.59. Interest for August was \$341.62.

Smith moved, Regula seconded, and the motion carried to accept the Treasurer’s report as submitted.

6. FISCAL ITEMS – Beth Pearson

Post Approval of Payments

1. City of Canton – NIP Reimbursement #21 (11 parcels) - \$173,269.48

a.	216172 – 1449 Willet Ave. SE	\$ 6,838.81
b.	219575 – 916 Troy Pl NW	\$14,468.85
c.	243610 – 852 Herbruck Ct NE	\$21,372.54
d.	238507 – 1533 Cherry Ave. NE	\$14,277.94
e.	209450 – 400 Hazlett Ave. NW	\$20,325.75
f.	231451 – 315 Belden Ave. NE	\$16,783.95
g.	231452 – 319 Belden Ave. NE	\$16,351.60
h.	207737 – 1943 3 <sup>rd</sup> St, NE	\$19,235.23
i.	304405 – 2985 Sahara Ave. NE	\$11,530.66
j.	223830 – 943 Concord Ave. SW	\$15,563.20
k.	213308 – 25813 Baldwin Ave. NE	\$16,520.95

Green moved, Creighton seconded, and the motion carried to approve post approval of payments as presented.

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

**Carlone presented the Neighborhood Initiative Program (NIP) Update**

**City of Canton:**

**\* 240 – Total number of acquired properties to date**

- 166 demolitions have been completed overall – 10 new demolitions have been completed since the last report.
  - 10 – Canton currently developing reimbursement packets/Canton ready to have reimbursement packets reviewed by RPC
  - 156 demolition reimbursement packets have been submitted overall – 0 new since last report.
    - 156 demolitions have been approved by OHFA – 11 new packets since last report
      - Current average cost of demolition per property is \$15,478.00

- OHFA mortgages are fully executed on 135 properties & OHFA reimbursement to SCLRC - \$2,081,841.14
    - Canton has been reimbursed a total of \$2,211,711.01 for 156 properties
  - OHFA mortgages pending payment/execution on 21 properties; once completed, OHFA reimbursements to SCLRC – and additional \$332,669.87
    - 0 demolitions are being readied by the RPC for submission to OFHA
- \* **13 – Total number of properties identified on a current active list for acquisition under Round 1 & 2**
  - \* **53 – Total number of properties identified on a current active list for acquisition under Round 3 (on hold)**
  - \* **79 – Total additional properties currently being reviewed by RPC for possible addition to Round 3**

#### **City of Alliance:**

- \* **31 – Total number of acquired properties to date:**
    - 30 Demolitions have been completed overall – 0 new demolitions have been completed since last report
      - 16 - Alliance currently developing reimbursement packets/Alliance ready to have reimbursement packets reviewed by RPC
      - 2 – Properties are waiting to be greened
      - 1 – property waiting for asbestos inspection
      - 12 – Demolitions reimbursement packets have been submitted overall – 9 new packets since last report.
        - 3 demolitions have been approved by OHFA – 0 new packets since last report.
          - Current average cost of demolition per property is \$11,690.00
            - Alliance has been reimbursed a total of \$31,169.36 for 3 properties
          - OHA mortgages pending payment/execution on 3 properties; & OHFA reimbursements to SCLRC - \$35,069.36
        - 9 demolitions are being readied by the RPC for submission to OHFA - \$120,901.23
- \* **24 – Total number of properties identified on a current active list for acquisition under Round 1 & 2**
- \* **56 – Total number of properties identified on a current active list for acquisition under Round 3**

#### **City of Massillon:**

- \* **4 – Total number of acquired properties to date:**
  - 1 – Massillon currently developing reimbursement packet/Massillon ready to have reimbursement packet reviewed by RPC
  - 3 – Asbestos evaluations completed; demolition contracts to be executed
- \* **30 – Total number of properties identified on a current active list for acquisition under Round 3**

Regula moved, Smith seconded, and the motion carried to accept the NIP Program update for the month of August.

8. SIDE LOT/VACANT LOT PROGRAM REPORT – Sarah Peters**Sarah Peters presented the Side Lot Program Update:****Total Applications Submitted: 1,072**

(27 applications were received since the last update)

Cities – 916: Canton: 748; Massillon: 74; Alliance: 94

Other Communities – 156

Bethlehem Twp – 5, Brewster – 2, Canton Twp – 27, East Canton – 7, East Sparta – 2, Hartville – 3, Jackson Twp – 3, Lake Twp – 1, Lawrence Twp – 6, Lexington Twp – 26, Limaville 2, Louisville – 2, Meyer’s Lake – 1, Minerva – 3, Nimishillen – 4, Osnaburg Twp – 8, Paris Twp – 3, Perry Twp – 10, Pike Twp – 2, Plain Twp – 24, Sandy Twp. – 2, Sugarcreek Twp – 4, Tuscarawas Twp – 2, Washington Twp – 4, Waynesburg – 3.

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- Total Number of Applications Under Preliminary Review: 8
  - Total Number of Applications Denied: 403  
(23 applications were denied since the Aug ’16 update)
  - Number of Canceled Applications/Fee Refunded: 37
  - Total Number Pending Approval by Community: 30
  - **Total Number of Approved Applications: 594**  
(39 applications were approved since the Aug ’16 update)
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- Total Number of Approved Applications Pending Deposit Receipt / Request for Foreclosure / Completed Foreclosure Proceeding: 162
- Total Number Being Prepared for Transfer: 43
- **Total Number Transferred to Date: 389**  
(10 Side Lots were transferred since the Aug ’16 update)

**Vacant Lot Program Update:****Total Applications Submitted: 68** (2 applications received since the Aug ’16 update)

Cities – 64: Canton – 55; Alliance – 8; Massillon – 1

Other Communities – 4: Hartville – 1; Lexington Twp. – 2; Sugarcreek Twp. – 1

- Total Applications under Preliminary Review: 2
  - Total Applications Denied: 47
  - Number of Canceled Applications/Fee Refunded: 1
  - Total Pending Approval by Community: 5
  - **Total Approved Applications: 13**
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- Total Approved Applications Pending Executed MOU/Completion of Foreclosure Proceeding: 7
- Total Being Prepared for Transfer: 5
- Total Transferred to Date: 1

Creighton moved, Regula seconded, and the motion carried to approve the Side Lot/Vacant Lot update for August.

9. NEW BUSINESS

- a. City of Massillon – Acquisition of 54 Erie Street S. (Parcel 600919)

Peters stated that RPC received a letter from the City of Massillon requesting acquisition assistance for the above-noted parcel. This property has been verified certified tax delinquent, so Staff followed up by requesting a foreclosure in order to acquire the property and is now looking for post approval. The City plans to acquire the property for redevelopment. Green moved and Zumbar seconded to approve the request. Regula asked how much this will cost and what the City is going to do with it. Peters explained the Land Bank will pay the acquisition fees up front and then upon transfer, the City will reimburse the Land Bank for all costs incurred. Nau stated the City was working with the adjacent owner to acquire this property. Peters added that the City had also requested the property at 58 Erie Street, but that property was redeemed by the property owner, and she believed that same person also owns the property at 54 Erie Street. A vote was taken on the previous motion and carried.

10. OLD BUSINESS

- a. City of Canton – Approval of NIP Agreement

Thorley stated that when the NIP started a couple of years ago, the program had to be a Land Bank program, but the driving force behind it was the City of Canton. At that time, an agreement was entered into that outlined how the program was going to operate. Chairman Zumbar, Deana Stafford and himself met with the Mayor and other staff a couple of weeks ago to discuss the program going forward. In the beginning of the program, the City, on two separate occasions, bonded \$2 million for the first two rounds of funding. The contract the Land Bank had with the City of Canton covered that, so the City has requested a new contract going forward for Round 3. This contract has been negotiated and has been prepared. Last Monday evening, the City Council appropriated \$2 million for NIP 3, passed by emergency. The only changes in this contract are because the guidelines in OHFA change frequently. Language was added that stated, whatever the guidelines happen to be at that time, is the scope of work.

Green moved, Creighton seconded, and the motion carried to approve the Chairman to sign the NIP contract with the City of Canton.

11. Next Meeting – October 17, 2016, 9:00 a.m.