

MINUTES OF THE STARK COUNTY LAND REUTILIZATION CORPORATION
October 15, 2018

The Stark County Land Reutilization Corporation met for their regular meeting on Monday, October 15, 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. John Arnold was absent. Zumbar moved, Creighton seconded, and the motion carried to excuse Mr. Arnold due to a previous commitment.

3. APPROVAL OF MINUTES OF SEPTEMBER 17, 2018 MEETING

Green moved, Creighton seconded, and the motion carried to approve the minutes of September 17, 2018 meeting.

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

Cunningham reviewed the Treasurer's Report for the month of September and the revisions that were made to the budget. Creighton moved, Green seconded, and the motion carried to approve the revisions to the budget as presented. Green moved, Smith seconded, and the motion carried to approve the treasurer's report as submitted.

6. NEIGHBORHOOD INITIATIVE PROGRAM (NIP) REPORT

Lynn Carlone presented the Neighborhood Initiative Program (NIP) Update

City of Canton:

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

- 456 demolitions have been completed overall – 0 new packets have been completed since the August report
 - 395 demolitions have been approved by OHFA – 20 new packets since the August report.
 - Current average cost of demolition per property is \$16,539.00

- OHA mortgages are fully executed on 395 properties & OHFA reimbursement to SCLRC - \$6,472,852.63
 - Canton has been reimbursed a total of \$6,427,761.54 for 424 properties
- 29 additional demolitions waiting on OHFA approval - \$510,857.99
- 32 demolition packets being readied by the RPC for submission to OHFA; OHFA to reimburse SCLRC additional - \$573,936.14

❖ **125 - 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:**

- 117 demolition reimbursement packets have been submitted overall – 0 new packets since the August report.
 - 75 demolitions have been approved by OHFA – 0 new packets since June report
 - Current average cost of demolition per property is \$14,220.00
 - OHA mortgages are fully executed on 75 properties & OHFA reimbursement to SCLRC - \$1,059,345.47
 - Alliance has been reimbursed a total of \$1,347,411.14 for 105 properties
 - 30 additional demolitions waiting on OHFA approval - \$425,491.59
 - 12 demolition packets being readied by the RPC for submission to OHFA; OHFA to reimburse SCLRC additional - \$178,938.74

❖ **6 - 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 – 0 new packets since August report
 - 23 demolitions have been approved by OHFA – 9 new packets since August report.
 - Current average cost of demolition per property is \$11,659.00
 - OHA mortgages are fully executed on 23 properties & OHFA reimbursement to SCLRC - \$268,158.27
 - Massillon has been reimbursed a total of \$238,258.27 for 23 properties

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

Creighton moved, Smith seconded, and the motion carried to approve the NIP Report as presented.

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

Total Applications Submitted: 1597
(15 applications were received since Sept '18 update)

Cities – 1375
Canton: 1099, Massillon: 106, Alliance: 170

Other Communities – 222

Bethlehem Twp – 9, Brewster – 2, Canal Fulton – 1, Canton Twp – 47, East Canton – 7, East Sparta – 2, Hartville – 3, Jackson Twp – 4, Lake Twp – 4, Lawrence Twp – 6, Lexington Twp – 34, 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 – 14, Plain Twp – 31, Sandy Twp – 2, Sugarcreek Twp – 5, Tuscarawas Twp – 2, Washington Twp – 5, and Waynesburg – 4, Wilmot-1

- Total Number of Applications under Preliminary Review: 13
- Total Number of Applications Denied: 541
- Number of Canceled Applications/Fee Refunded: 62
- Total Number Pending Approval by Community: 15
- **Total Number of Approved Applications: 966**
(22 Applications approved since Sept '18 update)

- Total Number of Approved Applications Pending Deposit Receipt / NIP Early Lien Release Approval / Request for Foreclosure / Completed Foreclosure Proceeding: 301
- Total Number Being Prepared for Transfer: 18
- **Total Number Transferred to Date: 647**
(4 Side Lots were transferred since the Sept '18 update)

Vacant Lot Program Update:

Total Applications Submitted: 168
(0 Applications received since the last month’s update)

Cities – 157; Canton: 144, Alliance: 11, Massillon: 2

Other Communities – 11

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

- Total Number of Applications under Preliminary Review: 0
- Total Number of Applications Denied: 136
- Number of Canceled Applications/Fee Refunded: 5
- Total Number Pending Approval by Community: 3
- **Total Number of Approved Applications: 24**
(0 Applications approved since the Sept 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, Smith seconded, and the motion carried to approve the Side Lot/Vacant Lot report as presented.

8. NEW BUSINESS

a. Ohio Land Bank Association

Bob Nau referenced documents received from the Ohio Land Bank Association (OLBA) regarding membership in the association. In May 2018, staff first heard a proposal to form an Ohio Land Bank Association when attending the quarterly land bank meeting in Mansfield. The OLBA has now received approval for their 501(c)(6) designation. According to the correspondence from the inaugural group, 57 of Ohio's 88 counties have land banks. OLBA is proposing a statewide association to do lobbying, advocacy, and networking. Also provided in the packet was a letter of support from the Western Reserve Land Conservancy, Jim Rokakis' group. At the Ohio Land Bank Conference on October 23-24, voting will take place to appoint the Board of Directors for the OLBA. A fee structure for membership dues has been established based on DTAC allocations per year, and the SCLRC falls within the range of \$500,000 - \$1 million for a \$5,000 annual fee. Signing the OLBA pledge form signifies SCLRC's commitment to be a member and to support the association by paying membership dues, and in turn participants will have a vote at the upcoming conference when the Board of Directors are appointed. Nau recommended participating, but this can be reevaluated every year to see if the board wants to continue membership.

There was additional discussion on the DTAC number for Stark County. Creighton asked where the OLBA is actually housed, and is it part of Jim Rokakis' Thriving Communities, and how the monies will be spent. Creighton also asked if the monies are going for lobbying, will the OLBA have an attorney on staff. Nau stated as part of their presentation in May, they did put a budget together. They were showing a \$100,000 initial budget with the breakdown as \$40,000 for Thriving Communities, \$20,000 for education/legal/ networking, \$25,000 for lobbying/marketing, and \$15,000 for administrative overhead. He stated a couple of individuals in this initial group are attorneys. Creighton asked if this is a yearly commitment and is this for 2019. Nau stated yes, there are annual dues, and membership can be reevaluated each year. Zumbar stated the membership form confirms the dues are for 2019. The inaugural members are Ashtabula, Cuyahoga, Mahoning, Clark, Franklin, Richland, Columbiana, Lucas and Trumbull County Land Banks. They have already established their president, vice-president, secretary and treasurer. Zumbar believed if SCLRC is ever going to have a voice in this association, it's probably time to get in on the ground floor. Creighton moved, Green seconded, and the motion carried that the SCLRC join the Ohio Land Bank Association for the 2019 term at \$5,000.

9. OLD BUSINESS

Zumbar asked for an update regarding 919 - 6th Street NW and the invoicing situation with SunPro Services. Dave Thorley stated that he has had several conversations with SunPro representatives regarding their lack of invoicing the land bank for their services, but nothing has been received to date. A representative from SunPro shared with Thorley that they have changed their billing process which has proved frustrating. Thorley stated that he would continue to follow up with them.

10. ADJOURNMENT

Smith moved, Green seconded and the motion carried to adjourn at 9:20 a.m.

Next Meeting – November 19, 2018 - 9:00 a.m.