

MINUTES OF THE STARK COUNTY LAND REUTILIZATION CORPORATION
October 17, 2016

The Stark County Land Reutilization Corporation met for their regular meeting on Monday, October 17, 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

Jim Wallace
Deana Stafford
Jaime Allbritain
Joe Mazzola
Michele Cutler
John Rinaldi
Maureen Austin
Aaron Brown
Allison Hammerle
Martin Olsen

Others

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, Richard Regula, Lem Green, Bill Smith, and Janet Creighton.

3. MINUTES OF THE SEPTEMBER 19, 2016 MEETING

Creighton moved, Regula seconded, and the motion carried to approve the minutes of September 19, 2016.

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

Wallace gave a Treasurer's Report summary for the month of September. The bank reconciliation statement for the month ending September 30th had a checking account balance of \$1,046,944.38. Revenues were \$654,779.86 and total expenses were \$220,705.47. City of Canton NIP Property Demolitions – Maintenance Costs in Reserve for 156 properties at \$187,200.00 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 September of \$1,005,821.35. Interest for September was \$330.76.

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 Alliance – NIP Reimbursement #22 (8 parcels) - \$98,086.07

a.	107850 – 1019 S. Liberty Ave.	\$14,505.51
b.	106353 – 959 S. Liberty Ave.	\$15,244.96
c.	100155 – 505 Hester Ave.	\$11,549.72
d.	109967 – 353 W. Vine St.	\$10,967.00
e.	112943 – 104 South St.	\$12,693.31
f.	115173 - 107 E. Cambridge St.	\$11,251.90
g.	103867 – 604 S. Freedom Ave.	\$10,202.95
h.	108940 – 420 Green Ave.	\$11,670.72

Green moved, Creighton seconded, and the motion carried to approve the 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:

*** 242– Total number of acquired properties to date**

- 182 demolitions have been completed overall – 16 new demolitions have been completed since the last report.
 - 26 – 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 – 0 new packets since last report
 - Current average cost of demolition per property is \$15,478.00
 - OHFA mortgages are fully executed on 156 properties & OHFA reimbursement to SCLRC - \$2,414,511.01
 - Canton has been reimbursed a total of \$2,211,711.01 for 156 properties
 - 0 demolitions are being readied by the RPC for submission to OFHA

*** 11 – Total number of properties identified on a current active list for acquisition under Round 1 & 2**

- * **116 – Total number of properties identified on a current active list for acquisition under Round 3**
- * **60 – Total additional properties currently being reviewed by RPC for possible addition to Round 3**

City of Alliance:

- * **32 – Total number of acquired properties to date:**
 - 1 – Property waiting for asbestos inspection
 - 31 Demolitions have been completed overall – 1 new demolition has been completed since last report
 - 1 – Property is waiting to be greened
 - 12 – Alliance currently developing reimbursement packets/Alliance ready to have reimbursement packets reviewed by RPC
 - 18 demolition reimbursement packets have been submitted overall – 6 new packets since September report.
 - 11 demolitions have been approved by OHFA – 8 new packets since last report.
 - Current average cost of demolition per property is \$13,665.00
 - OHA mortgages are fully executed on 3 properties & OHFA reimbursement to SCLRC - \$35,069.36
 - Alliance has been reimbursed a total of \$129,255.43 for 11 properties
 - OHA mortgages pending payment/execution on 8 properties; once completed, OHFA reimbursements to SCLRC – an additional \$108,486.07
 - 5 demolitions are in various stages of review/approval by OHFA; outstanding reimbursement requests - \$75,079.17
 - 2 demolitions are being reviewed by the RPC/awaiting additional paperwork for submission to OHFA
- * **22 – Total number of properties identified on a current active list for acquisition under Round 1 & 2**
- * **74– 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 demolition is being reviewed by the RPC for submission to OHFA
 - 2 – Massillon currently developing reimbursement packet/Massillon ready to have reimbursement packet reviewed by RPC
 - 1 – Property under demolition contract
- * **27 – Total number of properties identified on a current active list for acquisition under Round 3**

8. SIDE LOT/VACANT LOT PROGRAM REPORT – Sarah Peters**Sarah Peters presented the Side Lot Program Update:****Total Applications Submitted: 1,093**

(21 applications were received since the last update)

Cities – 935: Canton: 763; Massillon: 77; Alliance: 95

Other Communities – 158

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 – 26, 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: 6
 - Total Number of Applications Denied: 412
(8 applications were denied since the last update)
 - Number of Canceled Applications/Fee Refunded: 38
 - Total Number Pending Approval by Community: 41
 - **Total Number of Approved Applications: 596**
(2 applications were approved since the last update)

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- Total Number of Approved Applications Pending Deposit Receipt / Request for Foreclosure / Completed Foreclosure Proceeding: 164
 - Total Number Being Prepared for Transfer: 21
 - **Total Number Transferred to Date: 411**
(22 Side Lots were transferred since the last update)

Vacant Lot Program Update:**Total Applications Submitted: 100** (32 applications received since the last update)

Cities – 96: Canton – 87; Alliance – 8; Massillon – 1

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

- Total Applications under Preliminary Review: 29
- Total Applications Denied: 52
- Number of Canceled Applications/Fee Refunded: 1
- Total Pending Approval by Community: 5
- **Total Approved Applications: 13**
- Total Approved Applications Pending Executed MOU/Completion of Foreclosure Proceeding: 3
- Total Being Prepared for Transfer: 8
- Total Transferred to Date: 2

Creighton asked why Marlboro Township has never participated in these programs, and have they been educated about it. Peters thought that perhaps Marlboro didn't have any eligible side lots or the neighbor beside a potentially eligible side lot wasn't aware of the program. Creighton asked if the Marlboro Township Trustees have ever been actively engaged with any of these programs. Peters stated no, they have never reached out to the Land Bank. Zumbar asked that Marlboro Township be advised of the program and make them aware of the options. Nau stated that Wayne Schillig is RPC's Vice President, and he would talk to him about it.

9. NEW BUSINESS

- a) Stark County Treasurer - Services Agreement related to Grant Administration
- b) Stark County Prosecutor – Services Agreement related to Grant Administration

Zumbar stated that he would be abstaining from acting upon the Treasurer's service agreement as being the County Treasurer. He asked Green to take over in regards to this particular document. Thorley stated in 2014 when NIP was started, the Land Bank entered into a joint three-year agreement with the Treasurer and the Prosecutor for years 2014 through October 31, 2016. The new agreements will run from November 1, 2016 to December 31, 2019. These documents are almost identical to what was entered into previously, but they have now been separated into two individual contracts. What is different is the amount obligated by the Land Bank to the Treasurer. It has increased from \$52,000 annually to \$54,000, \$55,000 and \$56,000 for each year going forward. The Prosecutor's amount has stayed the same at \$135,000. Green asked if that amount represents a fixed fee. Thorley stated no, it is a time and materials contract up to that amount. Zumbar stated the Treasurer has been below the \$52,000 mark, but given the fact that it is three years later, there should be an increase going forward to allow for any benefits or potential compensation for individuals due to salary increases, and this is to make sure the Treasurer's office doesn't go in the red. The Prosecuting Attorney has been well under the \$135,000 figure each year, but he was anticipating that they may have to come back in the future and look at those numbers if the NIP continues. Thorley believed this agreement was working out very well for the Prosecutor's office. They have dedicated two individuals, one a paralegal and one assistant prosecutor that are prosecuting the cases through the Board of Revision. Zumbar added that every demolition that is being done means an additional case for the Board of Revision. So if they are doing 241 Land Bank properties in the City of Canton with an additional 30-50 in each of the cities of Alliance and Massillon, that creates an additional burden being placed on the Board of Revision. Green asked if they were compensated for addressing the Land Bank cases. Zumbar stated that they are not compensated for that. Thorley provided figures for 2015 and 2016 showing the expenditures for both the Treasurer and Prosecutor.

Green moved, Creighton seconded, and the motion carried to renew both the Treasurer and Prosecutor's agreement in the form presented. Roll was called regarding the Treasurer's agreement: Creighton – yes, Smith – yes, Green – yes, Regula – yes, Zumbar – abstained. Roll was called regarding the Prosecutor's agreement: Creighton – yes, Smith – yes, Green – yes, Regular – yes, Zumbar – yes.

- c) City of Canton – Acquisition of Vacant Parcels (206864, 227096, 219902, 240072, 221340)

Peters stated that RPC received a letter of request from the City of Canton on September 28th, asking for assistance from the Land Bank to acquire and transfer the five parcels listed for the purposes of assisting the city and some other organizations with the redevelopment and construction of the Refuge of Hope facility located between Third and Second Street NE. After the letter of request was

received, RPC staff made sure the properties were eligible and then proceeded to request a foreclosure. At this time, they are asking for post approval for the request from Canton. Zumbar moved, Green seconded, and the motion carried to give post approval for the acquisition of the above-noted parcels.

d) Habitat for Humanity Partnership – Acquisition of Property in Canton

Aaron Brown, Director of Neighborhood Investment, gave a brief summary of the history and purpose of Habitat for Humanity and how the Land Bank can be crucial in helping them move forward in revitalizing this neighborhood. Habitat will be building their 500th home next year since they were founded in 1988. They have over 5,000 volunteers annually that come out to participate in what they are trying to accomplish. Regarding the renewal project, a map was shown that indicated where the neighborhood is located. They wanted a neighborhood that still had strong home ownership and had assets and willing residents that wanted to participate, and they were looking for support from the City, the Ward and Neighborhood Association. Brown gave some statistics regarding the selected area and their plans in revitalizing the neighborhood. This is a \$3.5 million project, and \$2.8 million has already been raised.

They have put together a list of over 17 homes in this neighborhood that are vacant and tax delinquent that can be preserved. They want to work with the Land Bank to acquire these properties, similar to what Habitat is doing in Massillon. They wanted to present this to the board to see if they might be interested in having a partnership with Habitat. The Mayor of Canton has written a letter of support for the formation of this partnership.

Creighton asked if this was something that could be replicated in other areas. Brown stated absolutely, but they wanted to start small and let it grow. The plan would be to do this throughout the entire county. Nau stated that Brown had asked if he could have a county-wide agreement to do this, but RPC recommended that it be done on an individual political subdivision basis, because it is important the township or local subdivisions are on board. Green referenced the agreement that was calling this a partnership between the Land Bank and Habitat, but the Land Bank isn't actually doing anything except for foreclosing on parcels and transferring them to Habitat. Nau stated it will involve a fair amount of time and effort on our part. Especially with the NIP, because they have specific performance requirements that will need monitored.

Creighton moved, Smith seconded, and the motion carried to enter into an agreement with Habitat for Humanity for acquisition of property within the City of Canton.

10. OLD BUSINESS

11. Next Meeting – November 21, 2016, 9:00 a.m.