

MINUTES OF THE STARK COUNTY LAND REUTILIZATION CORPORATION
October 20, 2014

The Stark County Land Reutilization Corporation met in regular session Monday, October 20, 2014, 8:30 a.m. in the Stark County Regional Planning Commission Conference Room.

Board Members

Alex Zumbar

Janet Weir Creighton

Bill Smith

Lem Green

Tom Bernabei

RPC Staff

Bob Nau

Sarah Peters

Dave Thorley

Jill Gerber

Beth Pearson

Lynn Carlone

Others

Jim Wallace, Treasurer Dept.

Maureen Austin, Community Building Partnership

Jaime Allbritain, Treasurer Dept.

Ed Daniels, Treasurer Dept.

Nancy Molnar, Beacon Journal

1) **CALL TO ORDER BY SCLRC CHAIRMAN - Alex Zumbar**

2) **ROLL CALL**

Board Members Present:

Alex Zumbar, Stark County Treasurer/Chairman

Tom Bernabei, Stark County Commissioner

Janet Creighton, Stark County Commissioner

Lem Green, Municipal Representative

3) **MINUTES OF THE SEPTEMBER 15, 2014 - SPECIAL MEETING**

Green moved, Creighton seconded, and the motion carried to approve the minutes of September 15, 2014.

It was suggested that immediate action be taken regarding the appointment of the township representative to the SCLRC board. Bernabei moved, Creighton seconded, and the motion carried to appoint William C. Smith as the township representative to the SCLRC board for the term ending June 2016.

4) **TREASURER REPORT - Jim Wallace**

Wallace reviewed the bank reconciliation statement for the month of September ending with a checking account balance of \$293,481.08. Regarding the Star Plus funds, there was a balance of \$1,000,512.47 the end of September with \$164.29 earned on interest for the month. Bernabei moved, Green seconded, and the motion carried to accept the Treasurer's report.

5) FISCAL REPORT - Beth Pearson

Pearson reviewed the insurance policy with Sirak Insurance Partners. This is a general liability insurance policy that has been developed for Land Banks throughout all of Ohio. It covers liability for someone who might trespass on a vacant dwelling and get injured. The \$5,000 premium is the minimum policy coverage that can be written. The cost is \$145 per year, per dwelling, which is prorated through the period of time that the Land Bank owns the property and prior to any demolition taken place.

Green asked if this was a continuation of the existing insurance with Sirak. Pearson stated the insurance he was referencing was for D & O coverage, not for general liability. Zumbar clarified this is a separate insurance policy specifically designed for coverage of the properties that are being acquired for Canton that are not yet demolished. The Land Bank does account for all properties owned which will show on their State certified audit. Anything the Land Bank has in its possession, as of the time period in question when they're auditing, will be included in their assets. Bernabei stated right now our premium based upon what we own should be very minimal. Pearson stated the minimum fee of \$5,000 covers approximately 130 properties depending on how long we own the properties before they are demolished. Green stated but they want \$5,000 from us before we even own property one. Pearson stated yes that is the premium, which is the minimum that they can write the coverage for. But the total will be \$5,700 with the additional fees. Creighton stated it is imperative that Sirak is kept updated on what properties the Land Bank owns and when they get demolished. Pearson stated a process will be put in place to be sure the properties are identified.

Pearson stated that unlike previous agendas, invoices scheduled for approval will not be seen on the agenda because of the policy in place. Normal checks up to \$1,500 can be written without board approval as well as anything that is under contract that has already been approved.

6) DEMOLITION PROGRAM/SIDE LOT PROGRAM REPORT

Carlone stated the deadline for demolition was September 30th, and the final statistical report for MOF will be available in November. At this point it appears that all demolitions have been completed, submitted and reimbursed. Green asked if the total number of \$174,039 remaining would change. Carlone stated that it should not. All the communities including the City of Canton have assured us that all their demolitions have been submitted.

MOVING OHIO FORWARD (MOF) UPDATE:**Non-Match Approved Property Update: Subrecipients:**

- 1) City of Alliance – 25 approved demolitions (25 units of housing) have been completed, submitted, and reimbursed by the State AG's office, for a total demolition cost, including soft costs of \$278,180.89; 100% reimbursed to the City of Alliance. No additional demolitions utilizing non-match funding will be undertaken.
- 2) City of Canton - 5 approved demolitions (5 units of housing) completed, submitted, and reimbursed by the State AG's office, for a total demolition cost, including soft costs of \$40,034.22; 100% reimbursed to the City of Canton. No additional demolitions utilizing non-match funding will be undertaken.
- 3) Perry Twp. – 3 approved demolitions (3 units of housing) completed, submitted, and reimbursed by the State AG's office, for a total demolition cost, including soft costs of \$19,452.03; 100%

reimbursed to Perry Township. No additional demolitions utilizing non-match funding will be undertaken.

- 4) Plain Twp. - 5 approved demolitions (5 units of housing) completed, submitted, and reimbursed by the State AG's office, for a total demolition cost, including soft costs of \$25,357.12; 100% reimbursed to Plain Township. No additional demolitions utilizing non-match funding will be undertaken.

Non-Match Approved Property Update: Non-Subrecipients:

- 1) 46 demolitions (48 units of housing) completed, submitted, and reimbursed by the State AGs office. Total demolition costs, including soft costs - \$655,185.63 (\$500.00 match credit provided by Pike Twp.) (3 - Beach City, 1 - Canal Fulton, 2 - East Canton, 20 - Massillon, 2 - Meyers Lake, 1 - Navarre, 4 - Waynesburg, 2 - Wilmot, 1 - Canton Twp., 1 - Bethlehem Twp., 1-Lake Twp., 3 - Lexington Twp., 2 - Nimishillen Twp, 1 - Pike Twp., & 2 - Tuscarawas Twp.). No additional demolitions utilizing non-match funding will be undertaken.

Match Property Update: Subrecipients:

- 1) City of Alliance - 7 demolitions (20 units of housing) completed, submitted, and reimbursed by the State AG's office. Total demolition cost, including soft cost - \$177,457.36. A total of \$102,457.36 reimbursed to date. (As expected, the overall demolition costs exceeded the "matched" funding, \$75,000.00, provided by Alliance. This unmatched funding, \$27,457.36, was made-up with "MOF non-match funding".) No additional demolitions will be undertaken by Alliance utilizing match funding.
 - 2) City of Canton - 329 demolitions (377 units of housing) completed, submitted, and reimbursed by the State AG's office. Total demolition cost, including soft cost - \$2,386,857.27. A total of \$1,193,428.53 reimbursed to date. No additional demolitions will be undertaken by Canton utilizing match funding.
 - 3) Perry Twp. - No demolitions will be undertaken by Perry Twp. utilizing match funding.
 - 4) Plain Twp. - Eleven (11) additional demolitions (11 units of housing) have been completed, and submitted for reimbursement to the State AG's office. Total demolition cost, including soft costs - \$74,389.33. A total of \$37,194.65 reimbursed to date. No additional demolitions will be undertaken by Plain Twp. utilizing match funding.
- Total Available MOF Grant: \$2,343,607.00
 - Total Reimbursement submissions to date: \$2,169,567.70
 - (Balance available to submit: \$174,039.30)
 - (Administration credited to date: \$100,000.00)
 - Total Non-Match funding available - \$510,703.08 (\$500,000 non-match funding + \$10,703.08 match credit)
 - Invoiced to date: \$510,703.08
 - Remaining balance to be submitted for reimbursement: \$ -0-

- Total Match funding available - \$1,832,903.92
 - Invoiced to date: \$1,658,864.62
 - Remaining to be submitted for reimbursement: \$174,039.30

NEIGHBORHOOD INITIATIVE PROGRAM (NIP) UPDATE:

City of Canton:

- Total Number of Properties Identified on an Active List for Acquisition: 223
- Number of Properties the Prosecutor’s Office is pursuing for Board of Revision Foreclosure: 146
 - 0 10-Day Demand Letters Sent
 - 75 PJR Ordered
 - 0 Complaint Filed; Waiting for Hearing Date
 - 11 Hearings scheduled for 10/30/14 Redemption Date 12/14/14
 - 16 Hearings scheduled for 11/13/14 Redemption Date 12/28/14
 - 35 Hearings scheduled for 12/4/14 Redemption Date 1/1/15
 - 0 Hearings scheduled for 12/18/14 Redemption Date 1/15/15
 - 9 Waiting to be Reviewed/Holding for Payment

- Number of Anticipated Properties to be Acquired through Direct Purchases or Deed in Lieu of Foreclosure: 8+/-
- Total Number of Acquired Properties under NIP: 8

Other Communities: Participation Pending

SIDE LOT PROGRAM UPDATE:

Communities:

Cities - 602

Canton: 503, Massillon: 50, Alliance: 49

Other Communities – 86

Bethlehem Twp -4, Brewster – 2, Canton Twp – 14, East Canton – 4, East Sparta – 4, Hartville – 3, Lake Twp – 1, Lexington Twp – 10, Minerva – 1, Nimishillen – 2, Osnaburg Twp – 5, Paris Twp – 3, Perry Twp – 4, Pike Twp – 1, Plain Twp – 19, Sugarcreek Twp – 3, and Washington Twp – 3, Waynesburg – 3.

- Total Applications Submitted: 690
- Total Number of Applications Denied: 223
- Number of Canceled Applications/Fee Refunded: 13

- Total Number Pending Approval by Community: 149
- Total Number of Approved Applications: 305
- Total Number of Approved Applications Pending Deposit Receipt / Request for Foreclosure / Completed Foreclosure Proceeding: 241
- Total Number Being Prepared for Transfer: 33
- Total Number Transferred to Date: 31

Zumbar pointed out the redemption period has been changed from 45 days to 28 days, which took effect September 4. They have been involved in weekly conference calls with the City of Canton to make sure they are on track to meet the deadlines. Bernabei asked if there were a sufficient number of properties identified to meet the March deadline. Zumbar stated by March 2015 the Land Bank must have title of 85 properties. The Land Bank is required to put a small note on each of these properties; a loan of \$100 every time a property is acquired. At this point in time, we are on track and will probably have the first 85 by March. They have identified the number of properties necessary to get up to those numbers, but because some delinquent property owners are actually coming in and paying their taxes or wanting to get on a contract to pay the taxes, that is removing them from that potential list. Zumbar stated they have 223 properties as of Friday.

Green asked Daniels how many people have come in and paid their taxes or come under contract. Daniels stated out of the 223, between 30 and 40 contacted us and made efforts. Green stated that is not really killing the list. If 30-40 properties come off that list, that still leaves an adequate number. Thorley stated it is not just the 85 we need by March, but we need 169 through September of next year. Creighton asked if they are continuing to have those weekly discussions with the City of Canton. Zumbar stated they have, but at their last meeting it was discussed to meet biweekly or every three weeks to give Canton more time to get their work done, because they are now into a different phase of the program. It appears that it will work due to the redemption period changing, which expedites the process by 17 days. Bernabei stated he thought they should continue to meet weekly with Canton. Thorley stated the next conference call is scheduled for November 5th because of the Board of Revision hearing on October 30th. They wanted to see the results of that hearing. The concern is that there will be individuals that are delinquent on their taxes come to this hearing and attempt to redeem their property. Anthony Rich did a lot of the ground work with John Anthony on the program, but he is now being replaced by Gerry Yost. Zumbar stated the need for a second Board of Revision is possible and may potentially happen next year.

7) **PUBLIC SPEAKS**

Zumbar noted that no one signed up for public speaks.

8) **NEW BUSINESS**

- a. Sirak Insurance Partners - \$5,700.00

Bernabei moved, Green seconded, and the motion carried to approve the invoice with Sirak Insurance Partners for \$5,700.00.

9) **OLD BUSINESS**

Nau stated now that there is a full board, a work session will be scheduled within the next month or two. Some of the items to be discussed would be the budget for next year, side lot issues and the involvement of Alliance and Massillon in the NIP. Board members will be contacted to set up a date.

Zumbar referenced a letter he had received from John Werren, Day-Ketterer, concerning a property owned by Pure Oil Company/Carlton B. Coen Land Company located on 19th Street in Canton. There are potentially six underground tanks on this property, so there will be a lot of EPA and environmental work, if this is accepted. He will let the board have this information to review and at the next board meeting make a decision whether there is any interest in accepting this property.

Dave Thorley stated after reviewing the bylaws, he discovered that it requires two signatures on the transfer of real property. They have been transferring property through the Side Lot program, with Alex Zumbar being the only signer on that, so they need to go back and rerecord some deeds with a second signature of a Director. He would recommend that signature be Lem Green.

Thorley also requested authorization to have Zumbar sign a contract or an addendum to the original contract where the Land Bank gave to the Prosecutor's office \$130,000 in furtherance of the NIP. As an acquisition cost, the Land Bank can recoup some attorney fees that are incurred in the Board of Revision process. He had a number of conversations with John Anthony on this matter, and believes a contract needs to be in place so that the Land Bank can have attorney fees applied as court costs, which would be reimbursed back to the Land Bank. A fee of \$500 is proposed. This has been discussed with a representative from OHFA, who is in agreement with imposing a fee. The Land Bank will recoup \$84,500 of that \$130,000. He would like the authority to continue on this path. Bernabei asked if he would bring in a contract at the next meeting or what was his plan. Thorley stated the problem is that there are hearings with the Board of Revision on October 30, and those court costs need to be in place at that time. We are working with a 10 day time frame right now. Bernabei moved, Creighton seconded, and the motion carried to authorize the drafting and execution of the contract.

Creighton asked if there needed to be another motion for the first issue of authorizing Lem Green to be the second signature on the deeds. Thorley stated a motion to approve would not be necessary as the bylaws indicate that a president and one director sign. Zumbar agreed it should be Green.

10) **NEXT MEETING - November 17, 2014 at 8:30 a.m.**11) **ADJOURNMENT**

There being no more business, the meeting was adjourned at 8:15 a.m.

Respectfully submitted,

Jill Gerber
RPC Office Manager

MINUTES OF THE STARK COUNTY LAND REUTILIZATION CORPORATION
October 20, 2014

The Stark County Land Reutilization Corporation met in regular session Monday, October 20, 2014, 8:30 a.m. in the Stark County Regional Planning Commission Conference Room.

Board Members

Alex Zumbar

Janet Weir Creighton

Bill Smith

Lem Green

Tom Bernabei

RPC Staff

Bob Nau

Sarah Peters

Dave Thorley

Jill Gerber

Beth Pearson

Lynn Carlone

Others

Jim Wallace, Treasurer Dept.

Maureen Austin, Community Building Partnership

Jaime Allbritain, Treasurer Dept.

Ed Daniels, Treasurer Dept.

Nancy Molnar, Beacon Journal

1) **CALL TO ORDER BY SCLRC CHAIRMAN - Alex Zumbar**

2) **ROLL CALL**

Board Members Present:

Alex Zumbar, Stark County Treasurer/Chairman

Tom Bernabei, Stark County Commissioner

Janet Creighton, Stark County Commissioner

Lem Green, Municipal Representative

3) **MINUTES OF THE SEPTEMBER 15, 2014 - SPECIAL MEETING**

Green moved, Creighton seconded, and the motion carried to approve the minutes of September 15, 2014.

It was suggested that immediate action be taken regarding the appointment of the township representative to the SCLRC board. Bernabei moved, Creighton seconded, and the motion carried to appoint William C. Smith as the township representative to the SCLRC board for the term ending June 2016.

4) **TREASURER REPORT - Jim Wallace**

Wallace reviewed the bank reconciliation statement for the month of September ending with a checking account balance of \$293,481.08. Regarding the Star Plus funds, there was a balance of \$1,000,512.47 the end of September with \$164.29 earned on interest for the month. Bernabei moved, Green seconded, and the motion carried to accept the Treasurer's report.

5) FISCAL REPORT - Beth Pearson

Pearson reviewed the insurance policy with Sirak Insurance Partners. This is a general liability insurance policy that has been developed for Land Banks throughout all of Ohio. It covers liability for someone who might trespass on a vacant dwelling and get injured. The \$5,000 premium is the minimum policy coverage that can be written. The cost is \$145 per year, per dwelling, which is prorated through the period of time that the Land Bank owns the property and prior to any demolition taken place.

Green asked if this was a continuation of the existing insurance with Sirak. Pearson stated the insurance he was referencing was for D & O coverage, not for general liability. Zumbar clarified this is a separate insurance policy specifically designed for coverage of the properties that are being acquired for Canton that are not yet demolished. The Land Bank does account for all properties owned which will show on their State certified audit. Anything the Land Bank has in its possession, as of the time period in question when they're auditing, will be included in their assets. Bernabei stated right now our premium based upon what we own should be very minimal. Pearson stated the minimum fee of \$5,000 covers approximately 130 properties depending on how long we own the properties before they are demolished. Green stated but they want \$5,000 from us before we even own property one. Pearson stated yes that is the premium, which is the minimum that they can write the coverage for. But the total will be \$5,700 with the additional fees. Creighton stated it is imperative that Sirak is kept updated on what properties the Land Bank owns and when they get demolished. Pearson stated a process will be put in place to be sure the properties are identified.

Pearson stated that unlike previous agendas, invoices scheduled for approval will not be seen on the agenda because of the policy in place. Normal checks up to \$1,500 can be written without board approval as well as anything that is under contract that has already been approved.

6) DEMOLITION PROGRAM/SIDE LOT PROGRAM REPORT

Carlone stated the deadline for demolition was September 30th, and the final statistical report for MOF will be available in November. At this point it appears that all demolitions have been completed, submitted and reimbursed. Green asked if the total number of \$174,039 remaining would change. Carlone stated that it should not. All the communities including the City of Canton have assured us that all their demolitions have been submitted.

MOVING OHIO FORWARD (MOF) UPDATE:**Non-Match Approved Property Update: Subrecipients:**

- 1) City of Alliance – 25 approved demolitions (25 units of housing) have been completed, submitted, and reimbursed by the State AG's office, for a total demolition cost, including soft costs of \$278,180.89; 100% reimbursed to the City of Alliance. No additional demolitions utilizing non-match funding will be undertaken.
- 2) City of Canton - 5 approved demolitions (5 units of housing) completed, submitted, and reimbursed by the State AG's office, for a total demolition cost, including soft costs of \$40,034.22; 100% reimbursed to the City of Canton. No additional demolitions utilizing non-match funding will be undertaken.
- 3) Perry Twp. – 3 approved demolitions (3 units of housing) completed, submitted, and reimbursed by the State AG's office, for a total demolition cost, including soft costs of \$19,452.03; 100%

reimbursed to Perry Township. No additional demolitions utilizing non-match funding will be undertaken.

- 4) Plain Twp. - 5 approved demolitions (5 units of housing) completed, submitted, and reimbursed by the State AG's office, for a total demolition cost, including soft costs of \$25,357.12; 100% reimbursed to Plain Township. No additional demolitions utilizing non-match funding will be undertaken.

Non-Match Approved Property Update: Non-Subrecipients:

- 1) 46 demolitions (48 units of housing) completed, submitted, and reimbursed by the State AGs office. Total demolition costs, including soft costs - \$655,185.63 (\$500.00 match credit provided by Pike Twp.) (3 - Beach City, 1 - Canal Fulton, 2 - East Canton, 20 - Massillon, 2 - Meyers Lake, 1 - Navarre, 4 - Waynesburg, 2 - Wilmot, 1 - Canton Twp., 1 - Bethlehem Twp., 1-Lake Twp., 3 - Lexington Twp., 2 - Nimishillen Twp, 1 - Pike Twp., & 2 - Tuscarawas Twp.). No additional demolitions utilizing non-match funding will be undertaken.

Match Property Update: Subrecipients:

- 1) City of Alliance - 7 demolitions (20 units of housing) completed, submitted, and reimbursed by the State AG's office. Total demolition cost, including soft cost - \$177,457.36. A total of \$102,457.36 reimbursed to date. (As expected, the overall demolition costs exceeded the "matched" funding, \$75,000.00, provided by Alliance. This unmatched funding, \$27,457.36, was made-up with "MOF non-match funding".) No additional demolitions will be undertaken by Alliance utilizing match funding.
 - 2) City of Canton - 329 demolitions (377 units of housing) completed, submitted, and reimbursed by the State AG's office. Total demolition cost, including soft cost - \$2,386,857.27. A total of \$1,193,428.53 reimbursed to date. No additional demolitions will be undertaken by Canton utilizing match funding.
 - 3) Perry Twp. - No demolitions will be undertaken by Perry Twp. utilizing match funding.
 - 4) Plain Twp. - Eleven (11) additional demolitions (11 units of housing) have been completed, and submitted for reimbursement to the State AG's office. Total demolition cost, including soft costs - \$74,389.33. A total of \$37,194.65 reimbursed to date. No additional demolitions will be undertaken by Plain Twp. utilizing match funding.
- Total Available MOF Grant: \$2,343,607.00
 - Total Reimbursement submissions to date: \$2,169,567.70
 - (Balance available to submit: \$174,039.30)
 - (Administration credited to date: \$100,000.00)
 - Total Non-Match funding available - \$510,703.08 (\$500,000 non-match funding + \$10,703.08 match credit)
 - Invoiced to date: \$510,703.08
 - Remaining balance to be submitted for reimbursement: \$ -0-

- Total Match funding available - \$1,832,903.92
 - Invoiced to date: \$1,658,864.62
 - Remaining to be submitted for reimbursement: \$174,039.30

NEIGHBORHOOD INITIATIVE PROGRAM (NIP) UPDATE:

City of Canton:

- Total Number of Properties Identified on an Active List for Acquisition: 223
- Number of Properties the Prosecutor’s Office is pursuing for Board of Revision Foreclosure: 146
 - 0 10-Day Demand Letters Sent
 - 75 PJR Ordered
 - 0 Complaint Filed; Waiting for Hearing Date
 - 11 Hearings scheduled for 10/30/14 Redemption Date 12/14/14
 - 16 Hearings scheduled for 11/13/14 Redemption Date 12/28/14
 - 35 Hearings scheduled for 12/4/14 Redemption Date 1/1/15
 - 0 Hearings scheduled for 12/18/14 Redemption Date 1/15/15
 - 9 Waiting to be Reviewed/Holding for Payment

- Number of Anticipated Properties to be Acquired through Direct Purchases or Deed in Lieu of Foreclosure: 8+/-
- Total Number of Acquired Properties under NIP: 8

Other Communities: Participation Pending

SIDE LOT PROGRAM UPDATE:

Communities:

Cities - 602

Canton: 503, Massillon: 50, Alliance: 49

Other Communities – 86

Bethlehem Twp -4, Brewster – 2, Canton Twp – 14, East Canton – 4, East Sparta – 4, Hartville – 3, Lake Twp – 1, Lexington Twp – 10, Minerva – 1, Nimishillen – 2, Osnaburg Twp – 5, Paris Twp – 3, Perry Twp – 4, Pike Twp – 1, Plain Twp – 19, Sugarcreek Twp – 3, and Washington Twp – 3, Waynesburg – 3.

- Total Applications Submitted: 690
- Total Number of Applications Denied: 223
- Number of Canceled Applications/Fee Refunded: 13

- Total Number Pending Approval by Community: 149
- Total Number of Approved Applications: 305
- Total Number of Approved Applications Pending Deposit Receipt / Request for Foreclosure / Completed Foreclosure Proceeding: 241
- Total Number Being Prepared for Transfer: 33
- Total Number Transferred to Date: 31

Zumbar pointed out the redemption period has been changed from 45 days to 28 days, which took effect September 4. They have been involved in weekly conference calls with the City of Canton to make sure they are on track to meet the deadlines. Bernabei asked if there were a sufficient number of properties identified to meet the March deadline. Zumbar stated by March 2015 the Land Bank must have title of 85 properties. The Land Bank is required to put a small note on each of these properties; a loan of \$100 every time a property is acquired. At this point in time, we are on track and will probably have the first 85 by March. They have identified the number of properties necessary to get up to those numbers, but because some delinquent property owners are actually coming in and paying their taxes or wanting to get on a contract to pay the taxes, that is removing them from that potential list. Zumbar stated they have 223 properties as of Friday.

Green asked Daniels how many people have come in and paid their taxes or come under contract. Daniels stated out of the 223, between 30 and 40 contacted us and made efforts. Green stated that is not really killing the list. If 30-40 properties come off that list, that still leaves an adequate number. Thorley stated it is not just the 85 we need by March, but we need 169 through September of next year. Creighton asked if they are continuing to have those weekly discussions with the City of Canton. Zumbar stated they have, but at their last meeting it was discussed to meet biweekly or every three weeks to give Canton more time to get their work done, because they are now into a different phase of the program. It appears that it will work due to the redemption period changing, which expedites the process by 17 days. Bernabei stated he thought they should continue to meet weekly with Canton. Thorley stated the next conference call is scheduled for November 5th because of the Board of Revision hearing on October 30th. They wanted to see the results of that hearing. The concern is that there will be individuals that are delinquent on their taxes come to this hearing and attempt to redeem their property. Anthony Rich did a lot of the ground work with John Anthony on the program, but he is now being replaced by Gerry Yost. Zumbar stated the need for a second Board of Revision is possible and may potentially happen next year.

7) **PUBLIC SPEAKS**

Zumbar noted that no one signed up for public speaks.

8) **NEW BUSINESS**

- a. Sirak Insurance Partners - \$5,700.00

Bernabei moved, Green seconded, and the motion carried to approve the invoice with Sirak Insurance Partners for \$5,700.00.

9) **OLD BUSINESS**

Nau stated now that there is a full board, a work session will be scheduled within the next month or two. Some of the items to be discussed would be the budget for next year, side lot issues and the involvement of Alliance and Massillon in the NIP. Board members will be contacted to set up a date.

Zumbar referenced a letter he had received from John Werren, Day-Ketterer, concerning a property owned by Pure Oil Company/Carlton B. Coen Land Company located on 19th Street in Canton. There are potentially six underground tanks on this property, so there will be a lot of EPA and environmental work, if this is accepted. He will let the board have this information to review and at the next board meeting make a decision whether there is any interest in accepting this property.

Dave Thorley stated after reviewing the bylaws, he discovered that it requires two signatures on the transfer of real property. They have been transferring property through the Side Lot program, with Alex Zumbar being the only signer on that, so they need to go back and rerecord some deeds with a second signature of a Director. He would recommend that signature be Lem Green.

Thorley also requested authorization to have Zumbar sign a contract or an addendum to the original contract where the Land Bank gave to the Prosecutor's office \$130,000 in furtherance of the NIP. As an acquisition cost, the Land Bank can recoup some attorney fees that are incurred in the Board of Revision process. He had a number of conversations with John Anthony on this matter, and believes a contract needs to be in place so that the Land Bank can have attorney fees applied as court costs, which would be reimbursed back to the Land Bank. A fee of \$500 is proposed. This has been discussed with a representative from OHFA, who is in agreement with imposing a fee. The Land Bank will recoup \$84,500 of that \$130,000. He would like the authority to continue on this path. Bernabei asked if he would bring in a contract at the next meeting or what was his plan. Thorley stated the problem is that there are hearings with the Board of Revision on October 30, and those court costs need to be in place at that time. We are working with a 10 day time frame right now. Bernabei moved, Creighton seconded, and the motion carried to authorize the drafting and execution of the contract.

Creighton asked if there needed to be another motion for the first issue of authorizing Lem Green to be the second signature on the deeds. Thorley stated a motion to approve would not be necessary as the bylaws indicate that a president and one director sign. Zumbar agreed it should be Green.

10) **NEXT MEETING - November 17, 2014 at 8:30 a.m.**11) **ADJOURNMENT**

There being no more business, the meeting was adjourned at 8:15 a.m.

Respectfully submitted,

Jill Gerber
RPC Office Manager

MINUTES OF THE STARK COUNTY LAND REUTILIZATION CORPORATION
October 20, 2014

The Stark County Land Reutilization Corporation met in regular session Monday, October 20, 2014, 8:30 a.m. in the Stark County Regional Planning Commission Conference Room.

Board Members

Alex Zumbar

Janet Weir Creighton

Bill Smith

Lem Green

Tom Bernabei

RPC Staff

Bob Nau

Sarah Peters

Dave Thorley

Jill Gerber

Beth Pearson

Lynn Carlone

Others

Jim Wallace, Treasurer Dept.

Maureen Austin, Community Building Partnership

Jaime Allbritain, Treasurer Dept.

Ed Daniels, Treasurer Dept.

Nancy Molnar, Beacon Journal

1) **CALL TO ORDER BY SCLRC CHAIRMAN - Alex Zumbar**

2) **ROLL CALL**

Board Members Present:

Alex Zumbar, Stark County Treasurer/Chairman

Tom Bernabei, Stark County Commissioner

Janet Creighton, Stark County Commissioner

Lem Green, Municipal Representative

3) **MINUTES OF THE SEPTEMBER 15, 2014 - SPECIAL MEETING**

Green moved, Creighton seconded, and the motion carried to approve the minutes of September 15, 2014.

It was suggested that immediate action be taken regarding the appointment of the township representative to the SCLRC board. Bernabei moved, Creighton seconded, and the motion carried to appoint William C. Smith as the township representative to the SCLRC board for the term ending June 2016.

4) **TREASURER REPORT - Jim Wallace**

Wallace reviewed the bank reconciliation statement for the month of September ending with a checking account balance of \$293,481.08. Regarding the Star Plus funds, there was a balance of \$1,000,512.47 the end of September with \$164.29 earned on interest for the month. Bernabei moved, Green seconded, and the motion carried to accept the Treasurer's report.

5) FISCAL REPORT - Beth Pearson

Pearson reviewed the insurance policy with Sirak Insurance Partners. This is a general liability insurance policy that has been developed for Land Banks throughout all of Ohio. It covers liability for someone who might trespass on a vacant dwelling and get injured. The \$5,000 premium is the minimum policy coverage that can be written. The cost is \$145 per year, per dwelling, which is prorated through the period of time that the Land Bank owns the property and prior to any demolition taken place.

Green asked if this was a continuation of the existing insurance with Sirak. Pearson stated the insurance he was referencing was for D & O coverage, not for general liability. Zumbar clarified this is a separate insurance policy specifically designed for coverage of the properties that are being acquired for Canton that are not yet demolished. The Land Bank does account for all properties owned which will show on their State certified audit. Anything the Land Bank has in its possession, as of the time period in question when they're auditing, will be included in their assets. Bernabei stated right now our premium based upon what we own should be very minimal. Pearson stated the minimum fee of \$5,000 covers approximately 130 properties depending on how long we own the properties before they are demolished. Green stated but they want \$5,000 from us before we even own property one. Pearson stated yes that is the premium, which is the minimum that they can write the coverage for. But the total will be \$5,700 with the additional fees. Creighton stated it is imperative that Sirak is kept updated on what properties the Land Bank owns and when they get demolished. Pearson stated a process will be put in place to be sure the properties are identified.

Pearson stated that unlike previous agendas, invoices scheduled for approval will not be seen on the agenda because of the policy in place. Normal checks up to \$1,500 can be written without board approval as well as anything that is under contract that has already been approved.

6) DEMOLITION PROGRAM/SIDE LOT PROGRAM REPORT

Carlone stated the deadline for demolition was September 30th, and the final statistical report for MOF will be available in November. At this point it appears that all demolitions have been completed, submitted and reimbursed. Green asked if the total number of \$174,039 remaining would change. Carlone stated that it should not. All the communities including the City of Canton have assured us that all their demolitions have been submitted.

MOVING OHIO FORWARD (MOF) UPDATE:**Non-Match Approved Property Update: Subrecipients:**

- 1) City of Alliance – 25 approved demolitions (25 units of housing) have been completed, submitted, and reimbursed by the State AG's office, for a total demolition cost, including soft costs of \$278,180.89; 100% reimbursed to the City of Alliance. No additional demolitions utilizing non-match funding will be undertaken.
- 2) City of Canton - 5 approved demolitions (5 units of housing) completed, submitted, and reimbursed by the State AG's office, for a total demolition cost, including soft costs of \$40,034.22; 100% reimbursed to the City of Canton. No additional demolitions utilizing non-match funding will be undertaken.
- 3) Perry Twp. – 3 approved demolitions (3 units of housing) completed, submitted, and reimbursed by the State AG's office, for a total demolition cost, including soft costs of \$19,452.03; 100%

reimbursed to Perry Township. No additional demolitions utilizing non-match funding will be undertaken.

- 4) Plain Twp. - 5 approved demolitions (5 units of housing) completed, submitted, and reimbursed by the State AG's office, for a total demolition cost, including soft costs of \$25,357.12; 100% reimbursed to Plain Township. No additional demolitions utilizing non-match funding will be undertaken.

Non-Match Approved Property Update: Non-Subrecipients:

- 1) 46 demolitions (48 units of housing) completed, submitted, and reimbursed by the State AGs office. Total demolition costs, including soft costs - \$655,185.63 (\$500.00 match credit provided by Pike Twp.) (3 - Beach City, 1 - Canal Fulton, 2 - East Canton, 20 - Massillon, 2 - Meyers Lake, 1 - Navarre, 4 - Waynesburg, 2 - Wilmot, 1 - Canton Twp., 1 - Bethlehem Twp., 1-Lake Twp., 3 - Lexington Twp., 2 - Nimishillen Twp, 1 - Pike Twp., & 2 - Tuscarawas Twp.). No additional demolitions utilizing non-match funding will be undertaken.

Match Property Update: Subrecipients:

- 1) City of Alliance - 7 demolitions (20 units of housing) completed, submitted, and reimbursed by the State AG's office. Total demolition cost, including soft cost - \$177,457.36. A total of \$102,457.36 reimbursed to date. (As expected, the overall demolition costs exceeded the "matched" funding, \$75,000.00, provided by Alliance. This unmatched funding, \$27,457.36, was made-up with "MOF non-match funding".) No additional demolitions will be undertaken by Alliance utilizing match funding.
 - 2) City of Canton - 329 demolitions (377 units of housing) completed, submitted, and reimbursed by the State AG's office. Total demolition cost, including soft cost - \$2,386,857.27. A total of \$1,193,428.53 reimbursed to date. No additional demolitions will be undertaken by Canton utilizing match funding.
 - 3) Perry Twp. - No demolitions will be undertaken by Perry Twp. utilizing match funding.
 - 4) Plain Twp. - Eleven (11) additional demolitions (11 units of housing) have been completed, and submitted for reimbursement to the State AG's office. Total demolition cost, including soft costs - \$74,389.33. A total of \$37,194.65 reimbursed to date. No additional demolitions will be undertaken by Plain Twp. utilizing match funding.
- Total Available MOF Grant: \$2,343,607.00
 - Total Reimbursement submissions to date: \$2,169,567.70
(Balance available to submit: \$174,039.30)
(Administration credited to date: \$100,000.00)
 - Total Non-Match funding available - \$510,703.08 (\$500,000 non-match funding + \$10,703.08 match credit)
Invoiced to date: \$510,703.08
Remaining balance to be submitted for reimbursement: \$ -0-

- Total Match funding available - \$1,832,903.92
 - Invoiced to date: \$1,658,864.62
 - Remaining to be submitted for reimbursement: \$174,039.30

NEIGHBORHOOD INITIATIVE PROGRAM (NIP) UPDATE:

City of Canton:

- Total Number of Properties Identified on an Active List for Acquisition: 223
- Number of Properties the Prosecutor’s Office is pursuing for Board of Revision Foreclosure: 146
 - 0 10-Day Demand Letters Sent
 - 75 PJR Ordered
 - 0 Complaint Filed; Waiting for Hearing Date
 - 11 Hearings scheduled for 10/30/14 Redemption Date 12/14/14
 - 16 Hearings scheduled for 11/13/14 Redemption Date 12/28/14
 - 35 Hearings scheduled for 12/4/14 Redemption Date 1/1/15
 - 0 Hearings scheduled for 12/18/14 Redemption Date 1/15/15
 - 9 Waiting to be Reviewed/Holding for Payment

- Number of Anticipated Properties to be Acquired through Direct Purchases or Deed in Lieu of Foreclosure: 8+/-
- Total Number of Acquired Properties under NIP: 8

Other Communities: Participation Pending

SIDE LOT PROGRAM UPDATE:

Communities:

Cities - 602

Canton: 503, Massillon: 50, Alliance: 49

Other Communities – 86

Bethlehem Twp -4, Brewster – 2, Canton Twp – 14, East Canton – 4, East Sparta – 4, Hartville – 3, Lake Twp – 1, Lexington Twp – 10, Minerva – 1, Nimishillen – 2, Osnaburg Twp – 5, Paris Twp – 3, Perry Twp – 4, Pike Twp – 1, Plain Twp – 19, Sugarcreek Twp – 3, and Washington Twp – 3, Waynesburg – 3.

- Total Applications Submitted: 690
- Total Number of Applications Denied: 223
- Number of Canceled Applications/Fee Refunded: 13

- Total Number Pending Approval by Community: 149
- Total Number of Approved Applications: 305
- Total Number of Approved Applications Pending Deposit Receipt / Request for Foreclosure / Completed Foreclosure Proceeding: 241
- Total Number Being Prepared for Transfer: 33
- Total Number Transferred to Date: 31

Zumbar pointed out the redemption period has been changed from 45 days to 28 days, which took effect September 4. They have been involved in weekly conference calls with the City of Canton to make sure they are on track to meet the deadlines. Bernabei asked if there were a sufficient number of properties identified to meet the March deadline. Zumbar stated by March 2015 the Land Bank must have title of 85 properties. The Land Bank is required to put a small note on each of these properties; a loan of \$100 every time a property is acquired. At this point in time, we are on track and will probably have the first 85 by March. They have identified the number of properties necessary to get up to those numbers, but because some delinquent property owners are actually coming in and paying their taxes or wanting to get on a contract to pay the taxes, that is removing them from that potential list. Zumbar stated they have 223 properties as of Friday.

Green asked Daniels how many people have come in and paid their taxes or come under contract. Daniels stated out of the 223, between 30 and 40 contacted us and made efforts. Green stated that is not really killing the list. If 30-40 properties come off that list, that still leaves an adequate number. Thorley stated it is not just the 85 we need by March, but we need 169 through September of next year. Creighton asked if they are continuing to have those weekly discussions with the City of Canton. Zumbar stated they have, but at their last meeting it was discussed to meet biweekly or every three weeks to give Canton more time to get their work done, because they are now into a different phase of the program. It appears that it will work due to the redemption period changing, which expedites the process by 17 days. Bernabei stated he thought they should continue to meet weekly with Canton. Thorley stated the next conference call is scheduled for November 5th because of the Board of Revision hearing on October 30th. They wanted to see the results of that hearing. The concern is that there will be individuals that are delinquent on their taxes come to this hearing and attempt to redeem their property. Anthony Rich did a lot of the ground work with John Anthony on the program, but he is now being replaced by Gerry Yost. Zumbar stated the need for a second Board of Revision is possible and may potentially happen next year.

7) **PUBLIC SPEAKS**

Zumbar noted that no one signed up for public speaks.

8) **NEW BUSINESS**

- a. Sirak Insurance Partners - \$5,700.00

Bernabei moved, Green seconded, and the motion carried to approve the invoice with Sirak Insurance Partners for \$5,700.00.

9) **OLD BUSINESS**

Nau stated now that there is a full board, a work session will be scheduled within the next month or two. Some of the items to be discussed would be the budget for next year, side lot issues and the involvement of Alliance and Massillon in the NIP. Board members will be contacted to set up a date.

Zumbar referenced a letter he had received from John Werren, Day-Ketterer, concerning a property owned by Pure Oil Company/Carlton B. Coen Land Company located on 19th Street in Canton. There are potentially six underground tanks on this property, so there will be a lot of EPA and environmental work, if this is accepted. He will let the board have this information to review and at the next board meeting make a decision whether there is any interest in accepting this property.

Dave Thorley stated after reviewing the bylaws, he discovered that it requires two signatures on the transfer of real property. They have been transferring property through the Side Lot program, with Alex Zumbar being the only signer on that, so they need to go back and rerecord some deeds with a second signature of a Director. He would recommend that signature be Lem Green.

Thorley also requested authorization to have Zumbar sign a contract or an addendum to the original contract where the Land Bank gave to the Prosecutor's office \$130,000 in furtherance of the NIP. As an acquisition cost, the Land Bank can recoup some attorney fees that are incurred in the Board of Revision process. He had a number of conversations with John Anthony on this matter, and believes a contract needs to be in place so that the Land Bank can have attorney fees applied as court costs, which would be reimbursed back to the Land Bank. A fee of \$500 is proposed. This has been discussed with a representative from OHFA, who is in agreement with imposing a fee. The Land Bank will recoup \$84,500 of that \$130,000. He would like the authority to continue on this path. Bernabei asked if he would bring in a contract at the next meeting or what was his plan. Thorley stated the problem is that there are hearings with the Board of Revision on October 30, and those court costs need to be in place at that time. We are working with a 10 day time frame right now. Bernabei moved, Creighton seconded, and the motion carried to authorize the drafting and execution of the contract.

Creighton asked if there needed to be another motion for the first issue of authorizing Lem Green to be the second signature on the deeds. Thorley stated a motion to approve would not be necessary as the bylaws indicate that a president and one director sign. Zumbar agreed it should be Green.

10) **NEXT MEETING - November 17, 2014 at 8:30 a.m.**11) **ADJOURNMENT**

There being no more business, the meeting was adjourned at 8:15 a.m.

Respectfully submitted,

Jill Gerber
RPC Office Manager

MINUTES OF THE STARK COUNTY LAND REUTILIZATION CORPORATION
October 20, 2014

The Stark County Land Reutilization Corporation met in regular session Monday, October 20, 2014, 8:30 a.m. in the Stark County Regional Planning Commission Conference Room.

Board Members

Alex Zumbar

Janet Weir Creighton

Bill Smith

Lem Green

Tom Bernabei

RPC Staff

Bob Nau

Sarah Peters

Dave Thorley

Jill Gerber

Beth Pearson

Lynn Carlone

Others

Jim Wallace, Treasurer Dept.

Maureen Austin, Community Building Partnership

Jaime Allbritain, Treasurer Dept.

Ed Daniels, Treasurer Dept.

Nancy Molnar, Beacon Journal

1) **CALL TO ORDER BY SCLRC CHAIRMAN - Alex Zumbar**

2) **ROLL CALL**

Board Members Present:

Alex Zumbar, Stark County Treasurer/Chairman

Tom Bernabei, Stark County Commissioner

Janet Creighton, Stark County Commissioner

Lem Green, Municipal Representative

3) **MINUTES OF THE SEPTEMBER 15, 2014 - SPECIAL MEETING**

Green moved, Creighton seconded, and the motion carried to approve the minutes of September 15, 2014.

It was suggested that immediate action be taken regarding the appointment of the township representative to the SCLRC board. Bernabei moved, Creighton seconded, and the motion carried to appoint William C. Smith as the township representative to the SCLRC board for the term ending June 2016.

4) **TREASURER REPORT - Jim Wallace**

Wallace reviewed the bank reconciliation statement for the month of September ending with a checking account balance of \$293,481.08. Regarding the Star Plus funds, there was a balance of \$1,000,512.47 the end of September with \$164.29 earned on interest for the month. Bernabei moved, Green seconded, and the motion carried to accept the Treasurer's report.

5) FISCAL REPORT - Beth Pearson

Pearson reviewed the insurance policy with Sirak Insurance Partners. This is a general liability insurance policy that has been developed for Land Banks throughout all of Ohio. It covers liability for someone who might trespass on a vacant dwelling and get injured. The \$5,000 premium is the minimum policy coverage that can be written. The cost is \$145 per year, per dwelling, which is prorated through the period of time that the Land Bank owns the property and prior to any demolition taken place.

Green asked if this was a continuation of the existing insurance with Sirak. Pearson stated the insurance he was referencing was for D & O coverage, not for general liability. Zumbar clarified this is a separate insurance policy specifically designed for coverage of the properties that are being acquired for Canton that are not yet demolished. The Land Bank does account for all properties owned which will show on their State certified audit. Anything the Land Bank has in its possession, as of the time period in question when they're auditing, will be included in their assets. Bernabei stated right now our premium based upon what we own should be very minimal. Pearson stated the minimum fee of \$5,000 covers approximately 130 properties depending on how long we own the properties before they are demolished. Green stated but they want \$5,000 from us before we even own property one. Pearson stated yes that is the premium, which is the minimum that they can write the coverage for. But the total will be \$5,700 with the additional fees. Creighton stated it is imperative that Sirak is kept updated on what properties the Land Bank owns and when they get demolished. Pearson stated a process will be put in place to be sure the properties are identified.

Pearson stated that unlike previous agendas, invoices scheduled for approval will not be seen on the agenda because of the policy in place. Normal checks up to \$1,500 can be written without board approval as well as anything that is under contract that has already been approved.

6) DEMOLITION PROGRAM/SIDE LOT PROGRAM REPORT

Carlone stated the deadline for demolition was September 30th, and the final statistical report for MOF will be available in November. At this point it appears that all demolitions have been completed, submitted and reimbursed. Green asked if the total number of \$174,039 remaining would change. Carlone stated that it should not. All the communities including the City of Canton have assured us that all their demolitions have been submitted.

MOVING OHIO FORWARD (MOF) UPDATE:**Non-Match Approved Property Update: Subrecipients:**

- 1) City of Alliance – 25 approved demolitions (25 units of housing) have been completed, submitted, and reimbursed by the State AG's office, for a total demolition cost, including soft costs of \$278,180.89; 100% reimbursed to the City of Alliance. No additional demolitions utilizing non-match funding will be undertaken.
- 2) City of Canton - 5 approved demolitions (5 units of housing) completed, submitted, and reimbursed by the State AG's office, for a total demolition cost, including soft costs of \$40,034.22; 100% reimbursed to the City of Canton. No additional demolitions utilizing non-match funding will be undertaken.
- 3) Perry Twp. – 3 approved demolitions (3 units of housing) completed, submitted, and reimbursed by the State AG's office, for a total demolition cost, including soft costs of \$19,452.03; 100%

reimbursed to Perry Township. No additional demolitions utilizing non-match funding will be undertaken.

- 4) Plain Twp. - 5 approved demolitions (5 units of housing) completed, submitted, and reimbursed by the State AG's office, for a total demolition cost, including soft costs of \$25,357.12; 100% reimbursed to Plain Township. No additional demolitions utilizing non-match funding will be undertaken.

Non-Match Approved Property Update: Non-Subrecipients:

- 1) 46 demolitions (48 units of housing) completed, submitted, and reimbursed by the State AGs office. Total demolition costs, including soft costs - \$655,185.63 (\$500.00 match credit provided by Pike Twp.) (3 - Beach City, 1 - Canal Fulton, 2 - East Canton, 20 - Massillon, 2 - Meyers Lake, 1 - Navarre, 4 - Waynesburg, 2 - Wilmot, 1 - Canton Twp., 1 - Bethlehem Twp., 1-Lake Twp., 3 - Lexington Twp., 2 - Nimishillen Twp, 1 - Pike Twp., & 2 - Tuscarawas Twp.). No additional demolitions utilizing non-match funding will be undertaken.

Match Property Update: Subrecipients:

- 1) City of Alliance - 7 demolitions (20 units of housing) completed, submitted, and reimbursed by the State AG's office. Total demolition cost, including soft cost - \$177,457.36. A total of \$102,457.36 reimbursed to date. (As expected, the overall demolition costs exceeded the "matched" funding, \$75,000.00, provided by Alliance. This unmatched funding, \$27,457.36, was made-up with "MOF non-match funding".) No additional demolitions will be undertaken by Alliance utilizing match funding.
 - 2) City of Canton - 329 demolitions (377 units of housing) completed, submitted, and reimbursed by the State AG's office. Total demolition cost, including soft cost - \$2,386,857.27. A total of \$1,193,428.53 reimbursed to date. No additional demolitions will be undertaken by Canton utilizing match funding.
 - 3) Perry Twp. - No demolitions will be undertaken by Perry Twp. utilizing match funding.
 - 4) Plain Twp. - Eleven (11) additional demolitions (11 units of housing) have been completed, and submitted for reimbursement to the State AG's office. Total demolition cost, including soft costs - \$74,389.33. A total of \$37,194.65 reimbursed to date. No additional demolitions will be undertaken by Plain Twp. utilizing match funding.
- Total Available MOF Grant: \$2,343,607.00
 - Total Reimbursement submissions to date: \$2,169,567.70
 - (Balance available to submit: \$174,039.30)
 - (Administration credited to date: \$100,000.00)
 - Total Non-Match funding available - \$510,703.08 (\$500,000 non-match funding + \$10,703.08 match credit)
 - Invoiced to date: \$510,703.08
 - Remaining balance to be submitted for reimbursement: \$ -0-

- Total Match funding available - \$1,832,903.92
 - Invoiced to date: \$1,658,864.62
 - Remaining to be submitted for reimbursement: \$174,039.30

NEIGHBORHOOD INITIATIVE PROGRAM (NIP) UPDATE:

City of Canton:

- Total Number of Properties Identified on an Active List for Acquisition: 223
- Number of Properties the Prosecutor’s Office is pursuing for Board of Revision Foreclosure: 146
 - 0 10-Day Demand Letters Sent
 - 75 PJR Ordered
 - 0 Complaint Filed; Waiting for Hearing Date
 - 11 Hearings scheduled for 10/30/14 Redemption Date 12/14/14
 - 16 Hearings scheduled for 11/13/14 Redemption Date 12/28/14
 - 35 Hearings scheduled for 12/4/14 Redemption Date 1/1/15
 - 0 Hearings scheduled for 12/18/14 Redemption Date 1/15/15
 - 9 Waiting to be Reviewed/Holding for Payment

- Number of Anticipated Properties to be Acquired through Direct Purchases or Deed in Lieu of Foreclosure: 8+/-
- Total Number of Acquired Properties under NIP: 8

Other Communities: Participation Pending

SIDE LOT PROGRAM UPDATE:

Communities:

Cities - 602

Canton: 503, Massillon: 50, Alliance: 49

Other Communities – 86

Bethlehem Twp -4, Brewster – 2, Canton Twp – 14, East Canton – 4, East Sparta – 4, Hartville – 3, Lake Twp – 1, Lexington Twp – 10, Minerva – 1, Nimishillen – 2, Osnaburg Twp – 5, Paris Twp – 3, Perry Twp – 4, Pike Twp – 1, Plain Twp – 19, Sugarcreek Twp – 3, and Washington Twp – 3, Waynesburg – 3.

- Total Applications Submitted: 690
- Total Number of Applications Denied: 223
- Number of Canceled Applications/Fee Refunded: 13

- Total Number Pending Approval by Community: 149
- Total Number of Approved Applications: 305
- Total Number of Approved Applications Pending Deposit Receipt / Request for Foreclosure / Completed Foreclosure Proceeding: 241
- Total Number Being Prepared for Transfer: 33
- Total Number Transferred to Date: 31

Zumbar pointed out the redemption period has been changed from 45 days to 28 days, which took effect September 4. They have been involved in weekly conference calls with the City of Canton to make sure they are on track to meet the deadlines. Bernabei asked if there were a sufficient number of properties identified to meet the March deadline. Zumbar stated by March 2015 the Land Bank must have title of 85 properties. The Land Bank is required to put a small note on each of these properties; a loan of \$100 every time a property is acquired. At this point in time, we are on track and will probably have the first 85 by March. They have identified the number of properties necessary to get up to those numbers, but because some delinquent property owners are actually coming in and paying their taxes or wanting to get on a contract to pay the taxes, that is removing them from that potential list. Zumbar stated they have 223 properties as of Friday.

Green asked Daniels how many people have come in and paid their taxes or come under contract. Daniels stated out of the 223, between 30 and 40 contacted us and made efforts. Green stated that is not really killing the list. If 30-40 properties come off that list, that still leaves an adequate number. Thorley stated it is not just the 85 we need by March, but we need 169 through September of next year. Creighton asked if they are continuing to have those weekly discussions with the City of Canton. Zumbar stated they have, but at their last meeting it was discussed to meet biweekly or every three weeks to give Canton more time to get their work done, because they are now into a different phase of the program. It appears that it will work due to the redemption period changing, which expedites the process by 17 days. Bernabei stated he thought they should continue to meet weekly with Canton. Thorley stated the next conference call is scheduled for November 5th because of the Board of Revision hearing on October 30th. They wanted to see the results of that hearing. The concern is that there will be individuals that are delinquent on their taxes come to this hearing and attempt to redeem their property. Anthony Rich did a lot of the ground work with John Anthony on the program, but he is now being replaced by Gerry Yost. Zumbar stated the need for a second Board of Revision is possible and may potentially happen next year.

7) **PUBLIC SPEAKS**

Zumbar noted that no one signed up for public speaks.

8) **NEW BUSINESS**

- a. Sirak Insurance Partners - \$5,700.00

Bernabei moved, Green seconded, and the motion carried to approve the invoice with Sirak Insurance Partners for \$5,700.00.

9) **OLD BUSINESS**

Nau stated now that there is a full board, a work session will be scheduled within the next month or two. Some of the items to be discussed would be the budget for next year, side lot issues and the involvement of Alliance and Massillon in the NIP. Board members will be contacted to set up a date.

Zumbar referenced a letter he had received from John Werren, Day-Ketterer, concerning a property owned by Pure Oil Company/Carlton B. Coen Land Company located on 19th Street in Canton. There are potentially six underground tanks on this property, so there will be a lot of EPA and environmental work, if this is accepted. He will let the board have this information to review and at the next board meeting make a decision whether there is any interest in accepting this property.

Dave Thorley stated after reviewing the bylaws, he discovered that it requires two signatures on the transfer of real property. They have been transferring property through the Side Lot program, with Alex Zumbar being the only signer on that, so they need to go back and rerecord some deeds with a second signature of a Director. He would recommend that signature be Lem Green.

Thorley also requested authorization to have Zumbar sign a contract or an addendum to the original contract where the Land Bank gave to the Prosecutor's office \$130,000 in furtherance of the NIP. As an acquisition cost, the Land Bank can recoup some attorney fees that are incurred in the Board of Revision process. He had a number of conversations with John Anthony on this matter, and believes a contract needs to be in place so that the Land Bank can have attorney fees applied as court costs, which would be reimbursed back to the Land Bank. A fee of \$500 is proposed. This has been discussed with a representative from OHFA, who is in agreement with imposing a fee. The Land Bank will recoup \$84,500 of that \$130,000. He would like the authority to continue on this path. Bernabei asked if he would bring in a contract at the next meeting or what was his plan. Thorley stated the problem is that there are hearings with the Board of Revision on October 30, and those court costs need to be in place at that time. We are working with a 10 day time frame right now. Bernabei moved, Creighton seconded, and the motion carried to authorize the drafting and execution of the contract.

Creighton asked if there needed to be another motion for the first issue of authorizing Lem Green to be the second signature on the deeds. Thorley stated a motion to approve would not be necessary as the bylaws indicate that a president and one director sign. Zumbar agreed it should be Green.

10) **NEXT MEETING - November 17, 2014 at 8:30 a.m.**11) **ADJOURNMENT**

There being no more business, the meeting was adjourned at 8:15 a.m.

Respectfully submitted,

Jill Gerber
RPC Office Manager

MINUTES OF THE STARK COUNTY LAND REUTILIZATION CORPORATION
October 20, 2014

The Stark County Land Reutilization Corporation met in regular session Monday, October 20, 2014, 8:30 a.m. in the Stark County Regional Planning Commission Conference Room.

Board Members

Alex Zumbar

Janet Weir Creighton

Bill Smith

Lem Green

Tom Bernabei

RPC Staff

Bob Nau

Sarah Peters

Dave Thorley

Jill Gerber

Beth Pearson

Lynn Carlone

Others

Jim Wallace, Treasurer Dept.

Maureen Austin, Community Building Partnership

Jaime Allbritain, Treasurer Dept.

Ed Daniels, Treasurer Dept.

Nancy Molnar, Beacon Journal

1) **CALL TO ORDER BY SCLRC CHAIRMAN - Alex Zumbar**

2) **ROLL CALL**

Board Members Present:

Alex Zumbar, Stark County Treasurer/Chairman

Tom Bernabei, Stark County Commissioner

Janet Creighton, Stark County Commissioner

Lem Green, Municipal Representative

3) **MINUTES OF THE SEPTEMBER 15, 2014 - SPECIAL MEETING**

Green moved, Creighton seconded, and the motion carried to approve the minutes of September 15, 2014.

It was suggested that immediate action be taken regarding the appointment of the township representative to the SCLRC board. Bernabei moved, Creighton seconded, and the motion carried to appoint William C. Smith as the township representative to the SCLRC board for the term ending June 2016.

4) **TREASURER REPORT - Jim Wallace**

Wallace reviewed the bank reconciliation statement for the month of September ending with a checking account balance of \$293,481.08. Regarding the Star Plus funds, there was a balance of \$1,000,512.47 the end of September with \$164.29 earned on interest for the month. Bernabei moved, Green seconded, and the motion carried to accept the Treasurer's report.

5) FISCAL REPORT - Beth Pearson

Pearson reviewed the insurance policy with Sirak Insurance Partners. This is a general liability insurance policy that has been developed for Land Banks throughout all of Ohio. It covers liability for someone who might trespass on a vacant dwelling and get injured. The \$5,000 premium is the minimum policy coverage that can be written. The cost is \$145 per year, per dwelling, which is prorated through the period of time that the Land Bank owns the property and prior to any demolition taken place.

Green asked if this was a continuation of the existing insurance with Sirak. Pearson stated the insurance he was referencing was for D & O coverage, not for general liability. Zumbar clarified this is a separate insurance policy specifically designed for coverage of the properties that are being acquired for Canton that are not yet demolished. The Land Bank does account for all properties owned which will show on their State certified audit. Anything the Land Bank has in its possession, as of the time period in question when they're auditing, will be included in their assets. Bernabei stated right now our premium based upon what we own should be very minimal. Pearson stated the minimum fee of \$5,000 covers approximately 130 properties depending on how long we own the properties before they are demolished. Green stated but they want \$5,000 from us before we even own property one. Pearson stated yes that is the premium, which is the minimum that they can write the coverage for. But the total will be \$5,700 with the additional fees. Creighton stated it is imperative that Sirak is kept updated on what properties the Land Bank owns and when they get demolished. Pearson stated a process will be put in place to be sure the properties are identified.

Pearson stated that unlike previous agendas, invoices scheduled for approval will not be seen on the agenda because of the policy in place. Normal checks up to \$1,500 can be written without board approval as well as anything that is under contract that has already been approved.

6) DEMOLITION PROGRAM/SIDE LOT PROGRAM REPORT

Carlone stated the deadline for demolition was September 30th, and the final statistical report for MOF will be available in November. At this point it appears that all demolitions have been completed, submitted and reimbursed. Green asked if the total number of \$174,039 remaining would change. Carlone stated that it should not. All the communities including the City of Canton have assured us that all their demolitions have been submitted.

MOVING OHIO FORWARD (MOF) UPDATE:**Non-Match Approved Property Update: Subrecipients:**

- 1) City of Alliance – 25 approved demolitions (25 units of housing) have been completed, submitted, and reimbursed by the State AG's office, for a total demolition cost, including soft costs of \$278,180.89; 100% reimbursed to the City of Alliance. No additional demolitions utilizing non-match funding will be undertaken.
- 2) City of Canton - 5 approved demolitions (5 units of housing) completed, submitted, and reimbursed by the State AG's office, for a total demolition cost, including soft costs of \$40,034.22; 100% reimbursed to the City of Canton. No additional demolitions utilizing non-match funding will be undertaken.
- 3) Perry Twp. – 3 approved demolitions (3 units of housing) completed, submitted, and reimbursed by the State AG's office, for a total demolition cost, including soft costs of \$19,452.03; 100%

reimbursed to Perry Township. No additional demolitions utilizing non-match funding will be undertaken.

- 4) Plain Twp. - 5 approved demolitions (5 units of housing) completed, submitted, and reimbursed by the State AG's office, for a total demolition cost, including soft costs of \$25,357.12; 100% reimbursed to Plain Township. No additional demolitions utilizing non-match funding will be undertaken.

Non-Match Approved Property Update: Non-Subrecipients:

- 1) 46 demolitions (48 units of housing) completed, submitted, and reimbursed by the State AGs office. Total demolition costs, including soft costs - \$655,185.63 (\$500.00 match credit provided by Pike Twp.) (3 - Beach City, 1 - Canal Fulton, 2 - East Canton, 20 - Massillon, 2 - Meyers Lake, 1 - Navarre, 4 - Waynesburg, 2 - Wilmot, 1 - Canton Twp., 1 - Bethlehem Twp., 1-Lake Twp., 3 - Lexington Twp., 2 - Nimishillen Twp, 1 - Pike Twp., & 2 - Tuscarawas Twp.). No additional demolitions utilizing non-match funding will be undertaken.

Match Property Update: Subrecipients:

- 1) City of Alliance - 7 demolitions (20 units of housing) completed, submitted, and reimbursed by the State AG's office. Total demolition cost, including soft cost - \$177,457.36. A total of \$102,457.36 reimbursed to date. (As expected, the overall demolition costs exceeded the "matched" funding, \$75,000.00, provided by Alliance. This unmatched funding, \$27,457.36, was made-up with "MOF non-match funding".) No additional demolitions will be undertaken by Alliance utilizing match funding.
 - 2) City of Canton - 329 demolitions (377 units of housing) completed, submitted, and reimbursed by the State AG's office. Total demolition cost, including soft cost - \$2,386,857.27. A total of \$1,193,428.53 reimbursed to date. No additional demolitions will be undertaken by Canton utilizing match funding.
 - 3) Perry Twp. - No demolitions will be undertaken by Perry Twp. utilizing match funding.
 - 4) Plain Twp. - Eleven (11) additional demolitions (11 units of housing) have been completed, and submitted for reimbursement to the State AG's office. Total demolition cost, including soft costs - \$74,389.33. A total of \$37,194.65 reimbursed to date. No additional demolitions will be undertaken by Plain Twp. utilizing match funding.
- Total Available MOF Grant: \$2,343,607.00
 - Total Reimbursement submissions to date: \$2,169,567.70
 - (Balance available to submit: \$174,039.30)
 - (Administration credited to date: \$100,000.00)
 - Total Non-Match funding available - \$510,703.08 (\$500,000 non-match funding + \$10,703.08 match credit)
 - Invoiced to date: \$510,703.08
 - Remaining balance to be submitted for reimbursement: \$ -0-

- Total Match funding available - \$1,832,903.92
 - Invoiced to date: \$1,658,864.62
 - Remaining to be submitted for reimbursement: \$174,039.30

NEIGHBORHOOD INITIATIVE PROGRAM (NIP) UPDATE:

City of Canton:

- Total Number of Properties Identified on an Active List for Acquisition: 223
- Number of Properties the Prosecutor’s Office is pursuing for Board of Revision Foreclosure: 146
 - 0 10-Day Demand Letters Sent
 - 75 PJR Ordered
 - 0 Complaint Filed; Waiting for Hearing Date
 - 11 Hearings scheduled for 10/30/14 Redemption Date 12/14/14
 - 16 Hearings scheduled for 11/13/14 Redemption Date 12/28/14
 - 35 Hearings scheduled for 12/4/14 Redemption Date 1/1/15
 - 0 Hearings scheduled for 12/18/14 Redemption Date 1/15/15
 - 9 Waiting to be Reviewed/Holding for Payment

- Number of Anticipated Properties to be Acquired through Direct Purchases or Deed in Lieu of Foreclosure: 8+/-
- Total Number of Acquired Properties under NIP: 8

Other Communities: Participation Pending

SIDE LOT PROGRAM UPDATE:

Communities:

Cities - 602

Canton: 503, Massillon: 50, Alliance: 49

Other Communities – 86

Bethlehem Twp -4, Brewster – 2, Canton Twp – 14, East Canton – 4, East Sparta – 4, Hartville – 3, Lake Twp – 1, Lexington Twp – 10, Minerva – 1, Nimishillen – 2, Osnaburg Twp – 5, Paris Twp – 3, Perry Twp – 4, Pike Twp – 1, Plain Twp – 19, Sugarcreek Twp – 3, and Washington Twp – 3, Waynesburg – 3.

- Total Applications Submitted: 690
- Total Number of Applications Denied: 223
- Number of Canceled Applications/Fee Refunded: 13

- Total Number Pending Approval by Community: 149
- Total Number of Approved Applications: 305
- Total Number of Approved Applications Pending Deposit Receipt / Request for Foreclosure / Completed Foreclosure Proceeding: 241
- Total Number Being Prepared for Transfer: 33
- Total Number Transferred to Date: 31

Zumbar pointed out the redemption period has been changed from 45 days to 28 days, which took effect September 4. They have been involved in weekly conference calls with the City of Canton to make sure they are on track to meet the deadlines. Bernabei asked if there were a sufficient number of properties identified to meet the March deadline. Zumbar stated by March 2015 the Land Bank must have title of 85 properties. The Land Bank is required to put a small note on each of these properties; a loan of \$100 every time a property is acquired. At this point in time, we are on track and will probably have the first 85 by March. They have identified the number of properties necessary to get up to those numbers, but because some delinquent property owners are actually coming in and paying their taxes or wanting to get on a contract to pay the taxes, that is removing them from that potential list. Zumbar stated they have 223 properties as of Friday.

Green asked Daniels how many people have come in and paid their taxes or come under contract. Daniels stated out of the 223, between 30 and 40 contacted us and made efforts. Green stated that is not really killing the list. If 30-40 properties come off that list, that still leaves an adequate number. Thorley stated it is not just the 85 we need by March, but we need 169 through September of next year. Creighton asked if they are continuing to have those weekly discussions with the City of Canton. Zumbar stated they have, but at their last meeting it was discussed to meet biweekly or every three weeks to give Canton more time to get their work done, because they are now into a different phase of the program. It appears that it will work due to the redemption period changing, which expedites the process by 17 days. Bernabei stated he thought they should continue to meet weekly with Canton. Thorley stated the next conference call is scheduled for November 5th because of the Board of Revision hearing on October 30th. They wanted to see the results of that hearing. The concern is that there will be individuals that are delinquent on their taxes come to this hearing and attempt to redeem their property. Anthony Rich did a lot of the ground work with John Anthony on the program, but he is now being replaced by Gerry Yost. Zumbar stated the need for a second Board of Revision is possible and may potentially happen next year.

7) **PUBLIC SPEAKS**

Zumbar noted that no one signed up for public speaks.

8) **NEW BUSINESS**

- a. Sirak Insurance Partners - \$5,700.00

Bernabei moved, Green seconded, and the motion carried to approve the invoice with Sirak Insurance Partners for \$5,700.00.

9) **OLD BUSINESS**

Nau stated now that there is a full board, a work session will be scheduled within the next month or two. Some of the items to be discussed would be the budget for next year, side lot issues and the involvement of Alliance and Massillon in the NIP. Board members will be contacted to set up a date.

Zumbar referenced a letter he had received from John Werren, Day-Ketterer, concerning a property owned by Pure Oil Company/Carlton B. Coen Land Company located on 19th Street in Canton. There are potentially six underground tanks on this property, so there will be a lot of EPA and environmental work, if this is accepted. He will let the board have this information to review and at the next board meeting make a decision whether there is any interest in accepting this property.

Dave Thorley stated after reviewing the bylaws, he discovered that it requires two signatures on the transfer of real property. They have been transferring property through the Side Lot program, with Alex Zumbar being the only signer on that, so they need to go back and rerecord some deeds with a second signature of a Director. He would recommend that signature be Lem Green.

Thorley also requested authorization to have Zumbar sign a contract or an addendum to the original contract where the Land Bank gave to the Prosecutor's office \$130,000 in furtherance of the NIP. As an acquisition cost, the Land Bank can recoup some attorney fees that are incurred in the Board of Revision process. He had a number of conversations with John Anthony on this matter, and believes a contract needs to be in place so that the Land Bank can have attorney fees applied as court costs, which would be reimbursed back to the Land Bank. A fee of \$500 is proposed. This has been discussed with a representative from OHFA, who is in agreement with imposing a fee. The Land Bank will recoup \$84,500 of that \$130,000. He would like the authority to continue on this path. Bernabei asked if he would bring in a contract at the next meeting or what was his plan. Thorley stated the problem is that there are hearings with the Board of Revision on October 30, and those court costs need to be in place at that time. We are working with a 10 day time frame right now. Bernabei moved, Creighton seconded, and the motion carried to authorize the drafting and execution of the contract.

Creighton asked if there needed to be another motion for the first issue of authorizing Lem Green to be the second signature on the deeds. Thorley stated a motion to approve would not be necessary as the bylaws indicate that a president and one director sign. Zumbar agreed it should be Green.

10) **NEXT MEETING - November 17, 2014 at 8:30 a.m.**11) **ADJOURNMENT**

There being no more business, the meeting was adjourned at 8:15 a.m.

Respectfully submitted,

Jill Gerber
RPC Office Manager

MINUTES OF THE STARK COUNTY LAND REUTILIZATION CORPORATION
October 20, 2014

The Stark County Land Reutilization Corporation met in regular session Monday, October 20, 2014, 8:30 a.m. in the Stark County Regional Planning Commission Conference Room.

Board Members

Alex Zumbar

Janet Weir Creighton

Bill Smith

Lem Green

Tom Bernabei

RPC Staff

Bob Nau

Sarah Peters

Dave Thorley

Jill Gerber

Beth Pearson

Lynn Carlone

Others

Jim Wallace, Treasurer Dept.

Maureen Austin, Community Building Partnership

Jaime Allbritain, Treasurer Dept.

Ed Daniels, Treasurer Dept.

Nancy Molnar, Beacon Journal

1) **CALL TO ORDER BY SCLRC CHAIRMAN - Alex Zumbar**

2) **ROLL CALL**

Board Members Present:

Alex Zumbar, Stark County Treasurer/Chairman

Tom Bernabei, Stark County Commissioner

Janet Creighton, Stark County Commissioner

Lem Green, Municipal Representative

3) **MINUTES OF THE SEPTEMBER 15, 2014 - SPECIAL MEETING**

Green moved, Creighton seconded, and the motion carried to approve the minutes of September 15, 2014.

It was suggested that immediate action be taken regarding the appointment of the township representative to the SCLRC board. Bernabei moved, Creighton seconded, and the motion carried to appoint William C. Smith as the township representative to the SCLRC board for the term ending June 2016.

4) **TREASURER REPORT - Jim Wallace**

Wallace reviewed the bank reconciliation statement for the month of September ending with a checking account balance of \$293,481.08. Regarding the Star Plus funds, there was a balance of \$1,000,512.47 the end of September with \$164.29 earned on interest for the month. Bernabei moved, Green seconded, and the motion carried to accept the Treasurer's report.

5) FISCAL REPORT - Beth Pearson

Pearson reviewed the insurance policy with Sirak Insurance Partners. This is a general liability insurance policy that has been developed for Land Banks throughout all of Ohio. It covers liability for someone who might trespass on a vacant dwelling and get injured. The \$5,000 premium is the minimum policy coverage that can be written. The cost is \$145 per year, per dwelling, which is prorated through the period of time that the Land Bank owns the property and prior to any demolition taken place.

Green asked if this was a continuation of the existing insurance with Sirak. Pearson stated the insurance he was referencing was for D & O coverage, not for general liability. Zumbar clarified this is a separate insurance policy specifically designed for coverage of the properties that are being acquired for Canton that are not yet demolished. The Land Bank does account for all properties owned which will show on their State certified audit. Anything the Land Bank has in its possession, as of the time period in question when they're auditing, will be included in their assets. Bernabei stated right now our premium based upon what we own should be very minimal. Pearson stated the minimum fee of \$5,000 covers approximately 130 properties depending on how long we own the properties before they are demolished. Green stated but they want \$5,000 from us before we even own property one. Pearson stated yes that is the premium, which is the minimum that they can write the coverage for. But the total will be \$5,700 with the additional fees. Creighton stated it is imperative that Sirak is kept updated on what properties the Land Bank owns and when they get demolished. Pearson stated a process will be put in place to be sure the properties are identified.

Pearson stated that unlike previous agendas, invoices scheduled for approval will not be seen on the agenda because of the policy in place. Normal checks up to \$1,500 can be written without board approval as well as anything that is under contract that has already been approved.

6) DEMOLITION PROGRAM/SIDE LOT PROGRAM REPORT

Carlone stated the deadline for demolition was September 30th, and the final statistical report for MOF will be available in November. At this point it appears that all demolitions have been completed, submitted and reimbursed. Green asked if the total number of \$174,039 remaining would change. Carlone stated that it should not. All the communities including the City of Canton have assured us that all their demolitions have been submitted.

MOVING OHIO FORWARD (MOF) UPDATE:**Non-Match Approved Property Update: Subrecipients:**

- 1) City of Alliance – 25 approved demolitions (25 units of housing) have been completed, submitted, and reimbursed by the State AG's office, for a total demolition cost, including soft costs of \$278,180.89; 100% reimbursed to the City of Alliance. No additional demolitions utilizing non-match funding will be undertaken.
- 2) City of Canton - 5 approved demolitions (5 units of housing) completed, submitted, and reimbursed by the State AG's office, for a total demolition cost, including soft costs of \$40,034.22; 100% reimbursed to the City of Canton. No additional demolitions utilizing non-match funding will be undertaken.
- 3) Perry Twp. – 3 approved demolitions (3 units of housing) completed, submitted, and reimbursed by the State AG's office, for a total demolition cost, including soft costs of \$19,452.03; 100%

reimbursed to Perry Township. No additional demolitions utilizing non-match funding will be undertaken.

- 4) Plain Twp. - 5 approved demolitions (5 units of housing) completed, submitted, and reimbursed by the State AG's office, for a total demolition cost, including soft costs of \$25,357.12; 100% reimbursed to Plain Township. No additional demolitions utilizing non-match funding will be undertaken.

Non-Match Approved Property Update: Non-Subrecipients:

- 1) 46 demolitions (48 units of housing) completed, submitted, and reimbursed by the State AGs office. Total demolition costs, including soft costs - \$655,185.63 (\$500.00 match credit provided by Pike Twp.) (3 - Beach City, 1 - Canal Fulton, 2 - East Canton, 20 - Massillon, 2 - Meyers Lake, 1 - Navarre, 4 - Waynesburg, 2 - Wilmot, 1 - Canton Twp., 1 - Bethlehem Twp., 1-Lake Twp., 3 - Lexington Twp., 2 - Nimishillen Twp, 1 - Pike Twp., & 2 - Tuscarawas Twp.). No additional demolitions utilizing non-match funding will be undertaken.

Match Property Update: Subrecipients:

- 1) City of Alliance - 7 demolitions (20 units of housing) completed, submitted, and reimbursed by the State AG's office. Total demolition cost, including soft cost - \$177,457.36. A total of \$102,457.36 reimbursed to date. (As expected, the overall demolition costs exceeded the "matched" funding, \$75,000.00, provided by Alliance. This unmatched funding, \$27,457.36, was made-up with "MOF non-match funding".) No additional demolitions will be undertaken by Alliance utilizing match funding.
 - 2) City of Canton - 329 demolitions (377 units of housing) completed, submitted, and reimbursed by the State AG's office. Total demolition cost, including soft cost - \$2,386,857.27. A total of \$1,193,428.53 reimbursed to date. No additional demolitions will be undertaken by Canton utilizing match funding.
 - 3) Perry Twp. - No demolitions will be undertaken by Perry Twp. utilizing match funding.
 - 4) Plain Twp. - Eleven (11) additional demolitions (11 units of housing) have been completed, and submitted for reimbursement to the State AG's office. Total demolition cost, including soft costs - \$74,389.33. A total of \$37,194.65 reimbursed to date. No additional demolitions will be undertaken by Plain Twp. utilizing match funding.
- Total Available MOF Grant: \$2,343,607.00
 - Total Reimbursement submissions to date: \$2,169,567.70
 - (Balance available to submit: \$174,039.30)
 - (Administration credited to date: \$100,000.00)
 - Total Non-Match funding available - \$510,703.08 (\$500,000 non-match funding + \$10,703.08 match credit)
 - Invoiced to date: \$510,703.08
 - Remaining balance to be submitted for reimbursement: \$ -0-

- Total Match funding available - \$1,832,903.92
 - Invoiced to date: \$1,658,864.62
 - Remaining to be submitted for reimbursement: \$174,039.30

NEIGHBORHOOD INITIATIVE PROGRAM (NIP) UPDATE:

City of Canton:

- Total Number of Properties Identified on an Active List for Acquisition: 223
- Number of Properties the Prosecutor’s Office is pursuing for Board of Revision Foreclosure: 146
 - 0 10-Day Demand Letters Sent
 - 75 PJR Ordered
 - 0 Complaint Filed; Waiting for Hearing Date
 - 11 Hearings scheduled for 10/30/14 Redemption Date 12/14/14
 - 16 Hearings scheduled for 11/13/14 Redemption Date 12/28/14
 - 35 Hearings scheduled for 12/4/14 Redemption Date 1/1/15
 - 0 Hearings scheduled for 12/18/14 Redemption Date 1/15/15
 - 9 Waiting to be Reviewed/Holding for Payment

- Number of Anticipated Properties to be Acquired through Direct Purchases or Deed in Lieu of Foreclosure: 8+/-
- Total Number of Acquired Properties under NIP: 8

Other Communities: Participation Pending

SIDE LOT PROGRAM UPDATE:

Communities:

Cities - 602

Canton: 503, Massillon: 50, Alliance: 49

Other Communities – 86

Bethlehem Twp -4, Brewster – 2, Canton Twp – 14, East Canton – 4, East Sparta – 4, Hartville – 3, Lake Twp – 1, Lexington Twp – 10, Minerva – 1, Nimishillen – 2, Osnaburg Twp – 5, Paris Twp – 3, Perry Twp – 4, Pike Twp – 1, Plain Twp – 19, Sugarcreek Twp – 3, and Washington Twp – 3, Waynesburg – 3.

- Total Applications Submitted: 690
- Total Number of Applications Denied: 223
- Number of Canceled Applications/Fee Refunded: 13

- Total Number Pending Approval by Community: 149
- Total Number of Approved Applications: 305
- Total Number of Approved Applications Pending Deposit Receipt / Request for Foreclosure / Completed Foreclosure Proceeding: 241
- Total Number Being Prepared for Transfer: 33
- Total Number Transferred to Date: 31

Zumbar pointed out the redemption period has been changed from 45 days to 28 days, which took effect September 4. They have been involved in weekly conference calls with the City of Canton to make sure they are on track to meet the deadlines. Bernabei asked if there were a sufficient number of properties identified to meet the March deadline. Zumbar stated by March 2015 the Land Bank must have title of 85 properties. The Land Bank is required to put a small note on each of these properties; a loan of \$100 every time a property is acquired. At this point in time, we are on track and will probably have the first 85 by March. They have identified the number of properties necessary to get up to those numbers, but because some delinquent property owners are actually coming in and paying their taxes or wanting to get on a contract to pay the taxes, that is removing them from that potential list. Zumbar stated they have 223 properties as of Friday.

Green asked Daniels how many people have come in and paid their taxes or come under contract. Daniels stated out of the 223, between 30 and 40 contacted us and made efforts. Green stated that is not really killing the list. If 30-40 properties come off that list, that still leaves an adequate number. Thorley stated it is not just the 85 we need by March, but we need 169 through September of next year. Creighton asked if they are continuing to have those weekly discussions with the City of Canton. Zumbar stated they have, but at their last meeting it was discussed to meet biweekly or every three weeks to give Canton more time to get their work done, because they are now into a different phase of the program. It appears that it will work due to the redemption period changing, which expedites the process by 17 days. Bernabei stated he thought they should continue to meet weekly with Canton. Thorley stated the next conference call is scheduled for November 5th because of the Board of Revision hearing on October 30th. They wanted to see the results of that hearing. The concern is that there will be individuals that are delinquent on their taxes come to this hearing and attempt to redeem their property. Anthony Rich did a lot of the ground work with John Anthony on the program, but he is now being replaced by Gerry Yost. Zumbar stated the need for a second Board of Revision is possible and may potentially happen next year.

7) **PUBLIC SPEAKS**

Zumbar noted that no one signed up for public speaks.

8) **NEW BUSINESS**

- a. Sirak Insurance Partners - \$5,700.00

Bernabei moved, Green seconded, and the motion carried to approve the invoice with Sirak Insurance Partners for \$5,700.00.

9) **OLD BUSINESS**

Nau stated now that there is a full board, a work session will be scheduled within the next month or two. Some of the items to be discussed would be the budget for next year, side lot issues and the involvement of Alliance and Massillon in the NIP. Board members will be contacted to set up a date.

Zumbar referenced a letter he had received from John Werren, Day-Ketterer, concerning a property owned by Pure Oil Company/Carlton B. Coen Land Company located on 19th Street in Canton. There are potentially six underground tanks on this property, so there will be a lot of EPA and environmental work, if this is accepted. He will let the board have this information to review and at the next board meeting make a decision whether there is any interest in accepting this property.

Dave Thorley stated after reviewing the bylaws, he discovered that it requires two signatures on the transfer of real property. They have been transferring property through the Side Lot program, with Alex Zumbar being the only signer on that, so they need to go back and rerecord some deeds with a second signature of a Director. He would recommend that signature be Lem Green.

Thorley also requested authorization to have Zumbar sign a contract or an addendum to the original contract where the Land Bank gave to the Prosecutor's office \$130,000 in furtherance of the NIP. As an acquisition cost, the Land Bank can recoup some attorney fees that are incurred in the Board of Revision process. He had a number of conversations with John Anthony on this matter, and believes a contract needs to be in place so that the Land Bank can have attorney fees applied as court costs, which would be reimbursed back to the Land Bank. A fee of \$500 is proposed. This has been discussed with a representative from OHFA, who is in agreement with imposing a fee. The Land Bank will recoup \$84,500 of that \$130,000. He would like the authority to continue on this path. Bernabei asked if he would bring in a contract at the next meeting or what was his plan. Thorley stated the problem is that there are hearings with the Board of Revision on October 30, and those court costs need to be in place at that time. We are working with a 10 day time frame right now. Bernabei moved, Creighton seconded, and the motion carried to authorize the drafting and execution of the contract.

Creighton asked if there needed to be another motion for the first issue of authorizing Lem Green to be the second signature on the deeds. Thorley stated a motion to approve would not be necessary as the bylaws indicate that a president and one director sign. Zumbar agreed it should be Green.

10) **NEXT MEETING - November 17, 2014 at 8:30 a.m.**11) **ADJOURNMENT**

There being no more business, the meeting was adjourned at 8:15 a.m.

Respectfully submitted,

Jill Gerber
RPC Office Manager

MINUTES OF THE STARK COUNTY LAND REUTILIZATION CORPORATION
October 20, 2014

The Stark County Land Reutilization Corporation met in regular session Monday, October 20, 2014, 8:30 a.m. in the Stark County Regional Planning Commission Conference Room.

Board Members

Alex Zumbar

Janet Weir Creighton

Bill Smith

Lem Green

Tom Bernabei

RPC Staff

Bob Nau

Sarah Peters

Dave Thorley

Jill Gerber

Beth Pearson

Lynn Carlone

Others

Jim Wallace, Treasurer Dept.

Maureen Austin, Community Building Partnership

Jaime Allbritain, Treasurer Dept.

Ed Daniels, Treasurer Dept.

Nancy Molnar, Beacon Journal

1) **CALL TO ORDER BY SCLRC CHAIRMAN - Alex Zumbar**

2) **ROLL CALL**

Board Members Present:

Alex Zumbar, Stark County Treasurer/Chairman

Tom Bernabei, Stark County Commissioner

Janet Creighton, Stark County Commissioner

Lem Green, Municipal Representative

3) **MINUTES OF THE SEPTEMBER 15, 2014 - SPECIAL MEETING**

Green moved, Creighton seconded, and the motion carried to approve the minutes of September 15, 2014.

It was suggested that immediate action be taken regarding the appointment of the township representative to the SCLRC board. Bernabei moved, Creighton seconded, and the motion carried to appoint William C. Smith as the township representative to the SCLRC board for the term ending June 2016.

4) **TREASURER REPORT - Jim Wallace**

Wallace reviewed the bank reconciliation statement for the month of September ending with a checking account balance of \$293,481.08. Regarding the Star Plus funds, there was a balance of \$1,000,512.47 the end of September with \$164.29 earned on interest for the month. Bernabei moved, Green seconded, and the motion carried to accept the Treasurer's report.

5) FISCAL REPORT - Beth Pearson

Pearson reviewed the insurance policy with Sirak Insurance Partners. This is a general liability insurance policy that has been developed for Land Banks throughout all of Ohio. It covers liability for someone who might trespass on a vacant dwelling and get injured. The \$5,000 premium is the minimum policy coverage that can be written. The cost is \$145 per year, per dwelling, which is prorated through the period of time that the Land Bank owns the property and prior to any demolition taken place.

Green asked if this was a continuation of the existing insurance with Sirak. Pearson stated the insurance he was referencing was for D & O coverage, not for general liability. Zumbar clarified this is a separate insurance policy specifically designed for coverage of the properties that are being acquired for Canton that are not yet demolished. The Land Bank does account for all properties owned which will show on their State certified audit. Anything the Land Bank has in its possession, as of the time period in question when they're auditing, will be included in their assets. Bernabei stated right now our premium based upon what we own should be very minimal. Pearson stated the minimum fee of \$5,000 covers approximately 130 properties depending on how long we own the properties before they are demolished. Green stated but they want \$5,000 from us before we even own property one. Pearson stated yes that is the premium, which is the minimum that they can write the coverage for. But the total will be \$5,700 with the additional fees. Creighton stated it is imperative that Sirak is kept updated on what properties the Land Bank owns and when they get demolished. Pearson stated a process will be put in place to be sure the properties are identified.

Pearson stated that unlike previous agendas, invoices scheduled for approval will not be seen on the agenda because of the policy in place. Normal checks up to \$1,500 can be written without board approval as well as anything that is under contract that has already been approved.

6) DEMOLITION PROGRAM/SIDE LOT PROGRAM REPORT

Carlone stated the deadline for demolition was September 30th, and the final statistical report for MOF will be available in November. At this point it appears that all demolitions have been completed, submitted and reimbursed. Green asked if the total number of \$174,039 remaining would change. Carlone stated that it should not. All the communities including the City of Canton have assured us that all their demolitions have been submitted.

MOVING OHIO FORWARD (MOF) UPDATE:**Non-Match Approved Property Update: Subrecipients:**

- 1) City of Alliance – 25 approved demolitions (25 units of housing) have been completed, submitted, and reimbursed by the State AG's office, for a total demolition cost, including soft costs of \$278,180.89; 100% reimbursed to the City of Alliance. No additional demolitions utilizing non-match funding will be undertaken.
- 2) City of Canton - 5 approved demolitions (5 units of housing) completed, submitted, and reimbursed by the State AG's office, for a total demolition cost, including soft costs of \$40,034.22; 100% reimbursed to the City of Canton. No additional demolitions utilizing non-match funding will be undertaken.
- 3) Perry Twp. – 3 approved demolitions (3 units of housing) completed, submitted, and reimbursed by the State AG's office, for a total demolition cost, including soft costs of \$19,452.03; 100%

reimbursed to Perry Township. No additional demolitions utilizing non-match funding will be undertaken.

- 4) Plain Twp. - 5 approved demolitions (5 units of housing) completed, submitted, and reimbursed by the State AG's office, for a total demolition cost, including soft costs of \$25,357.12; 100% reimbursed to Plain Township. No additional demolitions utilizing non-match funding will be undertaken.

Non-Match Approved Property Update: Non-Subrecipients:

- 1) 46 demolitions (48 units of housing) completed, submitted, and reimbursed by the State AGs office. Total demolition costs, including soft costs - \$655,185.63 (\$500.00 match credit provided by Pike Twp.) (3 - Beach City, 1 - Canal Fulton, 2 - East Canton, 20 - Massillon, 2 - Meyers Lake, 1 - Navarre, 4 - Waynesburg, 2 - Wilmot, 1 - Canton Twp., 1 - Bethlehem Twp., 1-Lake Twp., 3 - Lexington Twp., 2 - Nimishillen Twp, 1 - Pike Twp., & 2 - Tuscarawas Twp.). No additional demolitions utilizing non-match funding will be undertaken.

Match Property Update: Subrecipients:

- 1) City of Alliance - 7 demolitions (20 units of housing) completed, submitted, and reimbursed by the State AG's office. Total demolition cost, including soft cost - \$177,457.36. A total of \$102,457.36 reimbursed to date. (As expected, the overall demolition costs exceeded the "matched" funding, \$75,000.00, provided by Alliance. This unmatched funding, \$27,457.36, was made-up with "MOF non-match funding".) No additional demolitions will be undertaken by Alliance utilizing match funding.
 - 2) City of Canton - 329 demolitions (377 units of housing) completed, submitted, and reimbursed by the State AG's office. Total demolition cost, including soft cost - \$2,386,857.27. A total of \$1,193,428.53 reimbursed to date. No additional demolitions will be undertaken by Canton utilizing match funding.
 - 3) Perry Twp. - No demolitions will be undertaken by Perry Twp. utilizing match funding.
 - 4) Plain Twp. - Eleven (11) additional demolitions (11 units of housing) have been completed, and submitted for reimbursement to the State AG's office. Total demolition cost, including soft costs - \$74,389.33. A total of \$37,194.65 reimbursed to date. No additional demolitions will be undertaken by Plain Twp. utilizing match funding.
- Total Available MOF Grant: \$2,343,607.00
 - Total Reimbursement submissions to date: \$2,169,567.70
 - (Balance available to submit: \$174,039.30)
 - (Administration credited to date: \$100,000.00)
 - Total Non-Match funding available - \$510,703.08 (\$500,000 non-match funding + \$10,703.08 match credit)
 - Invoiced to date: \$510,703.08
 - Remaining balance to be submitted for reimbursement: \$ -0-

- Total Match funding available - \$1,832,903.92
 - Invoiced to date: \$1,658,864.62
 - Remaining to be submitted for reimbursement: \$174,039.30

NEIGHBORHOOD INITIATIVE PROGRAM (NIP) UPDATE:

City of Canton:

- Total Number of Properties Identified on an Active List for Acquisition: 223
- Number of Properties the Prosecutor’s Office is pursuing for Board of Revision Foreclosure: 146
 - 0 10-Day Demand Letters Sent
 - 75 PJR Ordered
 - 0 Complaint Filed; Waiting for Hearing Date
 - 11 Hearings scheduled for 10/30/14 Redemption Date 12/14/14
 - 16 Hearings scheduled for 11/13/14 Redemption Date 12/28/14
 - 35 Hearings scheduled for 12/4/14 Redemption Date 1/1/15
 - 0 Hearings scheduled for 12/18/14 Redemption Date 1/15/15
 - 9 Waiting to be Reviewed/Holding for Payment

- Number of Anticipated Properties to be Acquired through Direct Purchases or Deed in Lieu of Foreclosure: 8+/-
- Total Number of Acquired Properties under NIP: 8

Other Communities: Participation Pending

SIDE LOT PROGRAM UPDATE:

Communities:

Cities - 602

Canton: 503, Massillon: 50, Alliance: 49

Other Communities – 86

Bethlehem Twp -4, Brewster – 2, Canton Twp – 14, East Canton – 4, East Sparta – 4, Hartville – 3, Lake Twp – 1, Lexington Twp – 10, Minerva – 1, Nimishillen – 2, Osnaburg Twp – 5, Paris Twp – 3, Perry Twp – 4, Pike Twp – 1, Plain Twp – 19, Sugarcreek Twp – 3, and Washington Twp – 3, Waynesburg – 3.

- Total Applications Submitted: 690
- Total Number of Applications Denied: 223
- Number of Canceled Applications/Fee Refunded: 13

- Total Number Pending Approval by Community: 149
- Total Number of Approved Applications: 305
- Total Number of Approved Applications Pending Deposit Receipt / Request for Foreclosure / Completed Foreclosure Proceeding: 241
- Total Number Being Prepared for Transfer: 33
- Total Number Transferred to Date: 31

Zumbar pointed out the redemption period has been changed from 45 days to 28 days, which took effect September 4. They have been involved in weekly conference calls with the City of Canton to make sure they are on track to meet the deadlines. Bernabei asked if there were a sufficient number of properties identified to meet the March deadline. Zumbar stated by March 2015 the Land Bank must have title of 85 properties. The Land Bank is required to put a small note on each of these properties; a loan of \$100 every time a property is acquired. At this point in time, we are on track and will probably have the first 85 by March. They have identified the number of properties necessary to get up to those numbers, but because some delinquent property owners are actually coming in and paying their taxes or wanting to get on a contract to pay the taxes, that is removing them from that potential list. Zumbar stated they have 223 properties as of Friday.

Green asked Daniels how many people have come in and paid their taxes or come under contract. Daniels stated out of the 223, between 30 and 40 contacted us and made efforts. Green stated that is not really killing the list. If 30-40 properties come off that list, that still leaves an adequate number. Thorley stated it is not just the 85 we need by March, but we need 169 through September of next year. Creighton asked if they are continuing to have those weekly discussions with the City of Canton. Zumbar stated they have, but at their last meeting it was discussed to meet biweekly or every three weeks to give Canton more time to get their work done, because they are now into a different phase of the program. It appears that it will work due to the redemption period changing, which expedites the process by 17 days. Bernabei stated he thought they should continue to meet weekly with Canton. Thorley stated the next conference call is scheduled for November 5th because of the Board of Revision hearing on October 30th. They wanted to see the results of that hearing. The concern is that there will be individuals that are delinquent on their taxes come to this hearing and attempt to redeem their property. Anthony Rich did a lot of the ground work with John Anthony on the program, but he is now being replaced by Gerry Yost. Zumbar stated the need for a second Board of Revision is possible and may potentially happen next year.

7) **PUBLIC SPEAKS**

Zumbar noted that no one signed up for public speaks.

8) **NEW BUSINESS**

- a. Sirak Insurance Partners - \$5,700.00

Bernabei moved, Green seconded, and the motion carried to approve the invoice with Sirak Insurance Partners for \$5,700.00.

9) **OLD BUSINESS**

Nau stated now that there is a full board, a work session will be scheduled within the next month or two. Some of the items to be discussed would be the budget for next year, side lot issues and the involvement of Alliance and Massillon in the NIP. Board members will be contacted to set up a date.

Zumbar referenced a letter he had received from John Werren, Day-Ketterer, concerning a property owned by Pure Oil Company/Carlton B. Coen Land Company located on 19th Street in Canton. There are potentially six underground tanks on this property, so there will be a lot of EPA and environmental work, if this is accepted. He will let the board have this information to review and at the next board meeting make a decision whether there is any interest in accepting this property.

Dave Thorley stated after reviewing the bylaws, he discovered that it requires two signatures on the transfer of real property. They have been transferring property through the Side Lot program, with Alex Zumbar being the only signer on that, so they need to go back and rerecord some deeds with a second signature of a Director. He would recommend that signature be Lem Green.

Thorley also requested authorization to have Zumbar sign a contract or an addendum to the original contract where the Land Bank gave to the Prosecutor's office \$130,000 in furtherance of the NIP. As an acquisition cost, the Land Bank can recoup some attorney fees that are incurred in the Board of Revision process. He had a number of conversations with John Anthony on this matter, and believes a contract needs to be in place so that the Land Bank can have attorney fees applied as court costs, which would be reimbursed back to the Land Bank. A fee of \$500 is proposed. This has been discussed with a representative from OHFA, who is in agreement with imposing a fee. The Land Bank will recoup \$84,500 of that \$130,000. He would like the authority to continue on this path. Bernabei asked if he would bring in a contract at the next meeting or what was his plan. Thorley stated the problem is that there are hearings with the Board of Revision on October 30, and those court costs need to be in place at that time. We are working with a 10 day time frame right now. Bernabei moved, Creighton seconded, and the motion carried to authorize the drafting and execution of the contract.

Creighton asked if there needed to be another motion for the first issue of authorizing Lem Green to be the second signature on the deeds. Thorley stated a motion to approve would not be necessary as the bylaws indicate that a president and one director sign. Zumbar agreed it should be Green.

10) **NEXT MEETING - November 17, 2014 at 8:30 a.m.**11) **ADJOURNMENT**

There being no more business, the meeting was adjourned at 8:15 a.m.

Respectfully submitted,

Jill Gerber
RPC Office Manager