

MINUTES OF THE STARK COUNTY LAND REUTILIZATION CORPORATION
November 19, 2018

The Stark County Land Reutilization Corporation met for their regular meeting on Monday, November 19, 2018 at 9:00 a.m. in the Stark County Regional Planning Commission Conference Room.

Board Members

Alex Zumbar
Janet Creighton
Bill Smith
Lem Green

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

Roll call found the following Board members in attendance: Alex Zumbar, Janet Creighton, Lem Green and Bill Smith. John Arnold was absent.

3. APPROVAL OF MINUTES OF OCTOBER 15, 2018 MEETING

Green moved, Smith seconded, and the motion carried to approve the minutes of October 15, 2018 meeting.

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

Cunningham reviewed the Treasurer's Report for the month of October and the revisions that were made to the budget. Smith moved, Creighton seconded, and the motion carried to approve the Treasurer's Report for October.

Creighton moved and Green seconded to approve the 2nd revision to the budget for 2018 as presented. Green asked if there are written time records to support the expenses charged by the Treasurer and Prosecutor. Zumbar stated that they receive supporting documentation for each of the offices which includes the hours worked and the people who the hours are attributed to. The invoices received are passed on to Heather Cunningham which she uses to prepare the reimbursement checks. Regarding all incoming invoices, Zumbar suggested cutting off payments mid-December except for emergency purposes. This should be watched carefully because there may not be opportunity for the Board to convene to approve any year-end adjustments. Canton, Massillon and Alliance should be informed of this so they don't submit any invoices, because they won't get paid until January when the budget is in place. A vote was taken on the previous motion to approve the budget revisions and carried.

Proposed Review of the 2019 Budget

Cunningham made available the proposed 2019 budget for the Board's review. The Board was asked to submit any questions on the budget to either Bob Nau or Heather Cunningham, and be prepared to approve the budget at December's meeting.

6. NEIGHBORHOOD INITIATIVE PROGRAM (NIP) REPORT

Lynn Carlone presented the Neighborhood Initiative Program (NIP) Update

City of Canton:

❖ 526– Total number of acquired properties to date:

- 474 demolitions have been completed overall – 18 new packets have been completed since the October report
 - 456 demolitions have been approved by OHFA – 61 new packets since the October report.
 - Current average cost of demolition per property is \$16,584.00
 - OHA mortgages are fully executed on 424 properties & OHFA reimbursement to SCLRC - \$6,983,710.62
 - OHA mortgages are pending on 32 properties & OHFA expected to reimburse SCLRC - \$573,936.14
 - Canton has been reimbursed a total of \$7,132,702.26 for 466 properties
 - 18 demolition packets being readied by the RPC for submission to OHFA; OHFA to reimburse SCLRC additional - \$302,582.41

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

City of Alliance:

❖ 153 - Total number of acquired properties to date:

- 140 demolition reimbursement packets have been submitted overall – 23 new packets since the October report.
 - 117 demolitions have been approved by OHFA – 42 new packets since October report
 - Current average cost of demolition per property is \$14,265.00
 - OHA mortgages are fully executed on 105 properties & OHFA reimbursement to SCLRC - \$1,484,837.06
 - OHA mortgages are pending on 12 properties & OHFA expected to reimburse SCLRC - \$178,938.74
 - Alliance has been reimbursed a total of \$1,510,749.88 for 117 properties
 - 9 demolition packets being readied by the RPC for submission to OHFA; OHFA to reimburse SCLRC additional - \$133,668.27

- 14 additional packets are under preliminary review by RPC for submission to OHFA

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

City of Massillon:

❖ **44- Total number of acquired properties to date**

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

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

Zumbar noted that per this NIP report, Massillon has not submitted anything since August for packets. Sarah Peters stated that in talking to Samantha Walters, who was present from the City of Massillon, the city had contracted approximately 17 demolitions and have 4 packets prepared, but the city is now waiting on final paperwork for the remaining properties before submitting to the RPC. Those may get processed before the end of the year, but it will be close. Walters confirmed that all 17 demolitions are completed, but they are now waiting on the final invoices from the contractor. Green asked what the future is for the OHFA demolition program. Carlone stated currently by the end of December 2019 everything must be submitted, but they are thinking that OHFA may push that deadline back to the beginning of October for submission of paperwork. The Land Bank has spent at this point about 78% of the grant and have many additional properties coming in. The City of Alliance is almost done with their properties. Nau stated that OHFA's deadline of December 2019 is not the same as the Treasury's deadline, so they have the ability to extend this another year if they so choose. Green moved, Creighton seconded, and the motion carried to approve the NIP Report as presented.

7. SIDE LOT/VACANT LOT PROGRAM REPORT

Sarah Peters presented the Side Lot/Vacant Lot Program Update:

Total Applications Submitted: 1618

(21 applications were received since Oct. '18 update)

Cities – 1392

Canton: 1,111, Massillon: 111, Alliance: 170

Other Communities – 226

Bethlehem Twp – 9, Brewster – 2, Canal Fulton – 1, Canton Twp – 48, East Canton – 7, East Sparta – 2, Hartville – 3, Jackson Twp – 4, Lake Twp – 4, Lawrence Twp – 6, Lexington Twp – 36,

Limaville – 2, Louisville – 2, Meyer’s Lake – 1, Minerva – 3, Nimishillen – 5, North Canton – 1; Osnaburg Twp – 12, Paris Twp – 3, Perry Twp – 10, Pike Twp – 14, Plain Twp – 32, Sandy Twp – 2, Sugarcreek Twp – 5, Tuscarawas Twp – 2, Washington Twp – 5, and Waynesburg – 4, Wilmot-1

- Total Number of Applications under Preliminary Review: 0
- Total Number of Applications Denied: 554
- Number of Canceled Applications/Fee Refunded: 63
- Total Number Pending Approval by Community: 25
- **Total Number of Approved Applications: 976**
(10 Applications approved since Oct. '18 update)

- Total Number of Approved Applications Pending Deposit Receipt / NIP Early Lien Release Approval / Request for Foreclosure / Completed Foreclosure Proceeding: 299
- Total Number Being Prepared for Transfer: 19
- **Total Number Transferred to Date: 658**
(11 Side Lots were transferred since the Oct. '18 update)

Vacant Lot Program Update:

Total Applications Submitted: 179
(11 Applications received since Oct. '18 update)

Cities – 160; Canton: 146, Alliance: 11, Massillon: 3

Other Communities – 19
Bethlehem Twp – 8, Canton Twp – 1, Hartville – 1, Jackson Twp – 2, Lexington Twp – 2, Sugarcreek Twp – 1, Washington Twp – 4,

- Total Number of Applications under Preliminary Review: 0
- Total Number of Applications Denied: 135
- Number of Canceled Applications/Fee Refunded: 5
- Total Number Pending Approval by Community: 15
- **Total Number of Approved Applications: 24**
(0 Applications approved since the Oct. '18 report)

- Total Number of Approved Applications Pending Executed MOU/ Completion of Foreclosure Proceeding: 4
- Total Number Being Prepared for Transfer: 4
- Total Number Transferred to Date: 16

Green moved, Smith seconded, and the motion carried to approve the Side Lot/Vacant Lot report as presented.

8. NEW BUSINESS

Sarah Peters reviewed the TAAP requests.

- a. Targeted Acquisition Assistance Program Requests
 - Habitat for Humanity – 605380, 610501, 616306, 612696, 612697, 612698, 611447
Habitat for Humanity – 225583, 10002689, 213758, 203010, 204155, 213706, 212971, 227986
 - Village of Beach City – 6900463, 6900462

Peters stated the Land Bank received seven applications for lots from Habitat that are located in Massillon. Based upon the agreement the Land Bank currently has with Habitat to process acquisitions in the City of Massillon, staff are pursuing those applications. Parcel #245095, which is located in the City of Canton and within Habitat's Renewal Project area, was added to this list for processing. It was an application that Habitat had previously submitted, but when the owner entered into a payment contract, the application was canceled. But since the owner has defaulted on that payment plan, Habitat has resubmitted an application for the property.

The second list of eight parcels are within the City of Canton, but they are outside of Habitat's Renewal Project area. Staff is waiting for a letter from the city supporting Habitat's pursuit and acquisition of those eight parcels. Staff wants to make sure the city doesn't have any other plans for those specific parcels. Peters asked the Board approve those parcels pending the city's support.

The Village of Beach City submitted an application for two parcels which are directly beside a property they already own. It will give the Village frontage off of Church Street. They want to acquire the two lots, and staff believes the Village will then apply for 50/50 demo funding assistance. Staff has reviewed the application and the lots are certified tax delinquent and appear to qualify for acquisition by the Land Bank. Zumbar asked if the mobile home is tax delinquent. Peters stated she was not certain if it considered a mobile home because it is on a foundation, but the property is certified tax delinquent.

Creighton moved, Green seconded, and the motion carried to approve the TAAP requests as submitted based upon the approval from the respective community.

Veteran Home Ownership Program

Bob Nau presented a brief summary of a Veterans Home Ownership Program that is based upon similar programs in Cuyahoga and Trumbull counties. This program would enable a veteran to purchase property at a discount if they stay in the property for three years. It would involve renovating the properties to bring up to code, and then some assistance would be received from the Land Bank in terms of acquiring the property. Zumbar stated this is a program Cuyahoga County initially came up with. There are many structures in the communities that could be rehabbed rather than demolished. If there is a veteran that is in need of a home, the Land Bank could work with them to get this property back into productive use for their ultimate homeownership. The Veterans Service Commission may have resources available that they could assist the Land Bank in terms of helping to fund acquisition of a structure or help pay for the rehab of the home. The Court of Common Pleas has an Honor Court Mentor program where they are working with veterans. There are approximately 29,000 veterans living in Stark County. Creighton questioned if the Land Bank would have statutory authority to do this program. Zumbar believed that Land Banks don't have to have statutory authority. Creighton pointed

out that Cuyahoga County is a charter county, but Stark County is a statutory county. Creighton asked that they check into this before going forward, but she was in support of this program. Zumbar stated the first step would be to ascertain that the Land Bank is statutorily allowed to do this. It was his opinion that the Land Bank is a corporation that is dully authorized in the State of Ohio to undertake rehabilitation of structures throughout the county. The Land Bank could enter into some type of program that does fit this particular purpose and need. Technically the Land Bank is already doing this by acquiring properties for communities and they in turn are doing programs. Habitat for Humanity is a good example in terms of acquiring homes to sell or rehab and put a family in. But this program would be specifically working with veterans. Creighton stated this is why this Board paid dues to join the Ohio Land Bank Association that could go out and lobby on our behalf. There's only two charter counties in the State of Ohio, so the rest of the Land Banks that are interested in this program would benefit if it would require a legislative change. This is something Dave Thorley could investigate.

9. OLD BUSINESS

- a. Agreement with Pandey Environmental for environmental clean-up at former Starfire Gas Station on 1652 Whipple Ave. NW, Canton Township

Nau stated the Land Bank did receive a \$100,000 grant from ODSA for the clean-up of the abandoned gas station located on 1652 Whipple Ave. in Canton Township. The RFQ process for professional services was completed, and in rating the applicants, Pandey Environmental was selected. RPC has worked with Pandey Environmental before on brownfield projects and have had a good experience with them. This consultant gave a proposal of \$71,300 to clean-up the site. The agreement gives the deadline of August 2019 to have the project completed. There was prior discussion on the Columbus Starfire station, but that is on hold until we see how this first project goes. The gas station on Columbus Rd will be substantially more expensive, but ODSA has indicated the gas station program has been very successful with other Land Banks. Green asked where the money is coming from. Nau stated the state legislature passed an Abandoned Gas Station program a few years ago, and they allocated \$25 million statewide. Once the Land Bank acquired the Starfire on Whipple, staff submitted a grant application for \$100,000. The process is that the invoices are paid directly through ODSA. Green moved, Smith seconded, and the motion carried to approve Bob Nau to execute and authorize a contract with Pandey Environment for environmental clean-up of the Starfire gas station at 1652 Whipple Ave., not to exceed \$100,000. Smith asked if that cost includes the removal of the building. Nau stated that proposal takes everything out. A vote was taken on the previous motion and carried.

10. ADJOURNMENT

Smith moved, Green seconded and the motion carried to adjourn at 9:35 a.m.

Next Meeting – December 17, 2018 - 9:00 a.m.