

MINUTES OF THE STARK COUNTY LAND REUTILIZATION CORPORATION  
December 17, 2018

The Stark County Land Reutilization Corporation met for their regular meeting on Monday, December 17, 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  
John Arnold

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, Bill Smith and John Arnold.

3. APPROVAL OF MINUTES OF NOVEMBER 19, 2018 MEETING

Green moved, Creighton seconded, and the motion carried to approve the minutes of November 19, 2018 meeting.

4. PUBLIC SPEAKS – No public speaks

5. TREASURER/FISCAL REPORT - Heather Cunningham

Cunningham reviewed the Treasurer's Report for the month of November. It was noted that the numbers for 15 Quit-Claim Deeds and Envelopes should be switched to read 15 Quit-Claim Deeds for \$5,000 and Envelope Printing for \$100. Green moved, Arnold seconded, and the motion carried to approve the Treasurer's Report for November.

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 – 0 new packets have been completed since the November report
  - 456 demolitions have been approved by OHFA – 0 new packets since the November report.
    - Current average cost of demolition per property is \$16,610.00

- OHA mortgages are fully executed on 456 properties & OHFA reimbursement to SCLRC - \$7,557,646.76
- 10 demolitions are waiting on OHA mortgages & OHFA expected to reimburse SCLRC - \$185,604.58
  - Canton has been reimbursed a total of \$7,132,702.26 for 466 properties
- 8 additional demolitions waiting on OHFA approval - \$129,977.83

❖ **98 - 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 – 0 new packets since the November report.
  - 126 demolitions have been approved by OHFA – 9 new packets since November report
    - Current average cost of demolition per property is \$14,412.00
    - OHA mortgages are fully executed on 126 properties & OHFA reimbursement to SCLRC - \$1,797,444.07
  - 14 demolition packets being readied by the RPC for submission to OHFA; OHFA to reimburse SCLRC additional - \$220,173.92

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

**City of Massillon:**

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

- 31 demolitions reimbursement packets have been submitted overall – 8 new packets since November report
  - 23 demolitions have been approved by OHFA – 0 new packets since November 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
  - 8 additional packets are under preliminary review by RPC for submission to OHFA

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

Green moved, Arnold 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: 1633**  
*(15 applications were received since Nov. '18 update)*

Cities – 1393  
Canton: 1,112, Massillon: 111, Alliance: 170

Other Communities – 240

Bethlehem Twp – 9, Brewster – 3, 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 – 15, Sugarcreek Twp – 5, Tuscarawas Twp – 2, Washington Twp – 5, and Waynesburg – 4, Wilmot-1

- Total Number of Applications under Preliminary Review: 3
- Total Number of Applications Denied: 552
- Number of Canceled Applications/Fee Refunded: 63
- Total Number Pending Approval by Community: 19
- **Total Number of Approved Applications: 996**  
*(20 Applications approved since Nov. '18 update)*

- Total Number of Approved Applications Pending Deposit Receipt / NIP Early Lien Release Approval / Request for Foreclosure / Completed Foreclosure Proceeding: 285
- Total Number Being Prepared for Transfer: 53
- **Total Number Transferred to Date: 658**

**Vacant Lot Program Update:**

**Total Applications Submitted: 183**  
*(4 Applications received since Nov. '18 update)*

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

Other Communities – 23

Bethlehem Twp – 8, Canton Twp – 1, Hartville – 1, Jackson Twp – 2, Lexington Twp – 2, Sandy Twp – 4; 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: 14
- **Total Number of Approved Applications: 29**

(4 Applications approved since the Nov. '18 report)

-----

- Total Number of Approved Applications Pending Executed MOU/ Completion of Foreclosure Proceeding: 9
- Total Number Being Prepared for Transfer: 4
- Total Number Transferred to Date: 16

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

8. ADOPT SCLRC 2019 MEETING SCHEDULE

Creighton moved, Green seconded, and the motion carried to approve the 2019 Meeting Schedule as presented.

9. NEW BUSINESS

- a. Targeted Acquisition Assistance Program Requests
  - City of Alliance – parcels 109600, 112989

Peters reviewed the details of the TAAP requests for vacant lots from the City of Alliance. Green asked how the city is eligible to acquire these parcels. Peters stated the lots must be certified tax delinquent. The city did submit the affidavits along with the applications, but the packet prepared for the board did not include all those documents. Green suggested the affidavits be included in order to make the record complete to reflect that the properties are tax delinquent or in such a condition that they are eligible to be seized. Creighton moved, Arnold seconded, and the motion carried to approve the TAAP requests for the City of Alliance.

10. OLD BUSINESS

- a. Update on Emergency Clean-up at 919 6<sup>th</sup> Street NW, Canton

Dave Thorley stated the invoice from SunPro was received on October 25<sup>th</sup> in the amount of \$10,094.17. He had a conversation with John Highman from the City of Canton who has pushed this through City Council for approval. Payment of this invoice is currently in process.

PUBLIC HEARING

At 9:15 a.m., Zumbar went into a public hearing for the presentation of the 2019 SCLRC budget. Heather Cunningham reviewed the details of the budget. Zumbar asked if anyone was present to speak in favor of the budget as presented.

Creighton asked regarding the insurance, if this was bid out or was this an automatic renewal with Sirak. Cunningham stated at this point it is an automatic renewal. There was previous discussion about trying to find other potential insurance providers, but not many carriers are out there who will cover the properties the way we want them covered. Creighton suggested she contact Rick Flory in the Commissioners' office. The Commissioners had always been with Sirak and received good service from

them, but after going out decided to go with Westfield, and they have provided more services and more opportunities to do other things that were not being done in the past. She was not saying that Westfield can satisfy this, and she wasn't saying anything against Sirak because they've been a good partner, but she just wanted to open up that door of opportunity.

Zumbar then asked if there was anyone that wanted to speak in opposition to what has been proposed. There were no comments. Zumbar ended the public hearing and moved back into regular session.

Green moved, Arnold seconded, and the motion carried to approve the 2019 budget as presented.

b. Update on Bishops Gate Meeting – 12777 Mogadore Ave. NW, Lake Twp.

Nau gave an update on a meeting that was held to discuss the Bishops Gate property. Present at this meeting was Jeremy Yoder, Lake Township Trustee; Alex Zumbar, Alan Harold, Nicole Wilkinson Zoning Administrator from Lake Township, Rachel Forchione, and Carla Acker from USEPA. There's some grant funding available that Acker talked about that may provide an avenue to clean up the site. The challenge is that either the township or the Land Bank would first need to own the property in order to submit an application. The Land Bank has looked at this property in the past, and some environmental tests were conducted along with an estimate for cleaning up the property. They were hoping the cost to clean it up was somewhat commensurate with the value of the property, but the numbers are way off. The meeting was left that Mr. Yoder was going to look for a private sector developer to partner with. If the Land Bank would want to apply next year for the grant money, the Land Bank might want to discuss acquiring the property if a partner was involved. We're not committing to anything. Zumbar stated it would be January of 2020, rather than 2019. Nau stated it is an orphan property, but the Board is careful about acquiring properties where a lot of liability could be incurred. Zumbar stated we appreciate the interest Mr. Yoder has in the property and wanting to see it turned around, but there are several factors that keep coming to the forefront, chief among them is the cost of the remediation and also ownership. Without an end user or without a plan, the probability of success in getting an application or remediation successfully funded, and to get the property rehabilitated and ultimately sold for development is unlikely.

Arnold, speaking as a Lake Township Trustee, stated the township has no interest in owning this property. Zumbar stated if there was a plan and an identified developer who was capable of stepping forward, and they could enter into a MOU that they will get ownership once it's rehabbed, and the Land Bank would recoup any costs, then it would be worth considering. Arnold stated this property is in close proximity to the industrial excess landfill. Green stated initially it was thought this could be a good investment and an opportunity to make some money, but it became clear that no profit could be made off it. Zumbar stated we will keep the door open, and do a follow-up with Mr. Yoder after the first quarter of next year to see if he's made any progress with the township as well as any potential developers that might be interested in taking on the project.

11. ADJOURNMENT

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

Next Meeting – January 28, 2019 - 9:00 a.m.