

Stark County Land Reutilization Corporation
MINUTES – December 16, 2013

Present: Alexander Zumbar, Lemuel Green, Janet Creighton, Scott Haws & Thomas Bernabei.

Chairman Alex Zumbar calls to order the meeting at 8:30 A.M.

Roll call: Alex Zumbar, Lem Green, Janet Creighton, Scott Haws, Thomas Bernabei present. (It was reported that Member Bernabei was involved in an accident and it was unknown if he would be attending the meeting.) As a precaution, a motion to excuse Member Bernabei was moved and seconded. Unanimous. Member Bernabei did arrive shortly after the meeting began.

Minutes of November 14, 2013 special meeting were submitted. Moved and seconded to approve. Unanimous.

Public Speaks:

- 1.) Alan Harold, Stark County Auditor. 110 Central Plaza, South; Canton, Ohio 44702.

Auditor Harold reviewed a proposal that was recently brought to his attention regarding the possible donation of multiple properties to the SCLRC. Member Green advised that because he only became aware of the possible donation of properties on December 13, 2013 that he did not get a chance to visit each site and perform an assessment. Member Zumbar also advised that the matter involves legal aspects which involve the properties being foreclosed upon by the Prosecuting Attorney office. The property owner has options with the Treasurer and Prosecutor office by which the owner could avail themselves to address the delinquencies.

Member Green also advised that the SCLRC typically has an end use in mind before taking ownership of vacant properties. The SCLRC policy regarding properties which have structures on them is still being revised. The committee has been meeting over the past several months and in fact it was going to be meeting later that afternoon to discuss the policy regarding obtaining parcels which include structures.

New Business:

IEL properties discussion was moved to the end of the agenda as Larry Antonelli nor Mike Eberly with the Ohio EPA were present to discuss the proposal. Board members were unanimous in their consent to modify the agenda change to provide additional time to arrive.

Member Green discussed the possible acquisition of the property and structure located at 1412 Lippert Road, NE, Canton, Ohio along with the offer of a \$3,000 cash contribution. This is a parcel which includes a house. The SCLRC committee is still currently working to revise the existing policy. At this time if the SCLRC acquires this parcel the SCLRC would be required to accept responsibility and liability. This includes the maintenance, rehabilitation and boarding up of the property. This would require a professional service contract with a qualified vendor. The board still does not have a finalized policy on acquisition of those parcels which have structures. Board members are reminded that the maintenance, rehabilitation, board-up and liability costs are likely to be greater than the \$3,000 donation.

Member Green recommended that at this time the SCLRC defer decision on the acquisition of the Lippert property. Discussion by all members with the direction to Member Zumbar to respond to the owner's request that the SCLRC Board was deferring any decision at this time.

Lynn Carlone and Sarah Peters of Stark County Regional Planning Commission (SCRPC) provided a progress update to the board regarding the Moving Ohio Forward Demolition Grant. Lynn also discussed the filing of an application by SCRPC for a brownfield grant to address a brownfield issue in a County sub-division.

Non-Match Approved Property Update:

Subrecipients

- 1) City of Alliance – 9 approved properties under contract (9 units of housing); the total estimated demolition costs, including soft cost is \$81,165.00. An additional 11 approved properties are in various stages of obtaining legal authority or the early stages of bidding.
- 2) City of Canton - 4 approved demolitions (4 units of housing) completed, submitted, and reimbursed by the State AG's office, for a total demolition cost, including soft costs of \$29,694.15. The City of Canton has 1 remaining approved property to complete.
- 3) Perry Twp. is waiting to award contracts on 3 previously bid demolitions
- 4) Plain Twp. is currently working on completing the establishment of legal authority for 5 approved properties; each will be bid for demolition early in 2014

Non-Subrecipients

- 1) 2 demolitions (2 units of housing) completed, submitted, and reimbursed by the State AGs office. Total demolition costs, including soft costs - \$15,524.07 (1 - Canton Twp. & 1 - Lake Twp).
- 2) 5 demolitions (5 units of housing) have been completed and will be submitted for reimbursement pending the receipt of required paperwork from contractor. Total demolition costs, including soft costs - \$36,214.33 (1 - East Canton, 1 - Bethlehem Twp., 1 - Pike Twp., & 2 - Tuscarawas Twp.).
- 3) 25 properties under contract for demolition, for a total of \$274,760 + soft costs/administration costs (1 - Canal Fulton, 17 - Massillon, 2 - Meyers Lake, 1 - Navarre, 2 - Waynesburg, 1 - Wilmot, 1 - Nimishillen Twp.).
- 4) 2 demolition contracts waiting for legal approval after contractor signature at a total cost of \$59,970.00 + soft/administration costs (2 – Massillon)

- 5) 3 properties out for bid; all in Lexington Twp.; bids due 12/16
- 6) 1 property to be re-bid due to bid withdraw by only bidder: 419 Tremont Ave., NW in the City of Massillon. (Demolition may be an issue if no bids are received during this 2nd bidding.)
- 7) 6 communities were sent letters in regard to 8 potential demolitions: Beach City, Hartville, Navarre, Waynesburg, Wilmot, & Nimishillen Twp., reminding them of the need for the complete establishment of legal authority to be received by the RPC by Wednesday, January 15th to guarantee MOF demolition.

Match Property - Subrecipient Update:

- 1) City of Alliance - 5 demolitions (16 units of housing) completed, submitted, and reimbursed by the State AG's office. Total demolition cost, including soft cost - \$80,502.11. A total of \$40,251.05 reimbursed to date. Two (2) additional demolitions are under contract (? units of housing); the total estimated demolition costs, including soft cost is \$94,025. (It is expected that if the overall demolition costs exceed the "matched" funding, the difference will be made-up with "MOF non-match funding"; this will likely be in the range of \$25,000.00.)
- 2) City of Canton - 112 demolitions (130 units of housing) completed, submitted, and reimbursed by the State AG's office. Total demolition cost, including soft cost - \$671,571.03. A total of \$335,785.44 reimbursed to date. Five (5) additional demolitions (5 units of housing) have been complete, and submitted for reimbursement to the State AG's office. Total demolition cost, including soft costs - \$34,376.05. A total of \$17,188.02 to still be reimbursed. Additional demolitions are underway, but not yet submitted for reimbursement to RPC/State AG.
- 3) Perry Twp. - No additional properties outside of the 3 non-match addresses are underway.
- 4) Plain Twp. is currently working on completing the establishment of legal authority for an additional 12 properties; each will be bid for demolition early in 2014.

- **Total Non-Match funding available - \$400,000**
Invoiced to date: \$45,218.22
Remaining balance to be submitted for reimbursement: \$354,781.78
(Estimated additional invoicing based on current contracts:
\$452,109.33)
(Remaining estimated balance available to contract: -\$97,327.55)

- **Total Match funding available - \$1,843,607**
Invoiced to date: \$393,224.51
Remaining to be submitted for reimbursement: \$1,450,452.49

- **Administration funding available - \$100,000.00**
Invoiced to date: \$21,922.17
Remaining balance to be submitted for reimbursement: \$78,077.83

Lynn discussed that the estimated balance available was at a negative amount. Lynn requested that the SCLRC consider approving the negative amount from SCLRC funding sources.

Moved and seconded to approve the estimated amount of \$97,327.55 be covered by the SCLRC funding sources. Unanimous.

Discussion and review of Regional Planning Commission invoice for November 2013 in the amount of \$6,674.83. Moved and seconded to approve payment of \$6,674.83 invoice. Unanimous.

Member Zumbar discussed approval of invoices relating to advertising amounts totaling \$3,077.10 which were associated with SCLRC vacant parcels being advertised through Press News. Moved and seconded to approve. Unanimous.

Member Zumbar discussed approval of reimbursement to the Treasurer office in the amount of \$2,121.60 for advertising costs related to SCLRC vacant parcels. The Treasurer office discovered that amounts associated with the SCLRC were inadvertently paid for by the Treasurer office. Moved and seconded to approve. Unanimous.

Member Zumbar discussed the proposed 2014 Interim Budget. Including present cash on hand balance as of November 2013 in the amount of \$870,692.93 the projected total income from all sources was estimated to be \$3,280,692.93. Other estimated amounts are Moving Ohio Forward grant estimated reimbursement of \$1,500,000, statutory DTAC of \$900,000 and proceeds from sales of parcels at \$10,000.

Total expenditures are anticipated to be \$2,262,000 which includes demolition expenses in the amount of \$1,900,000, professional services of \$250,000, acquisition costs of \$50,000, advertising costs of \$15,000, insurance of \$15,000 and miscellaneous/other of \$32,000.

Moved and seconded to approve and adopt the proposed 2014 Interim Budget. Unanimous.

Member Zumbar discussed the circulation of the proposed Administrator duties and responsibilities. Board members are to review and submit any modifications or suggested changes for the next meeting. Members discussed pros and cons in having a professional services contract versus having an employee. Further discussion is warranted by full Board prior to taking any action. Member Zumbar also stated that the Treasurer office had a part-time employee that could be made available on a reimbursement basis to assist Member Green and the SCLRC regarding day to day SCLRC business, answering of phone calls, and processing and filing of routine paperwork.

Larry Antonelli and Mike Eberly of the Ohio Environmental Protection Agency were present and were introduced by Member Green to discuss the Industrial Excess Landfill (IEL) properties and proposed donation to the SCLRC for the Board to consider. Mr. Antonelli referred to a map of the IEL property that was posted on the dry board. He explained that in the 1980's the Federal government purchased the property. This was declared a superfund site for the purpose of remedying issues on the property. There presently are vacant parcels surrounding the site. These parcels are what is the focus today's presentation and for the SCLRC consideration on accepting as a donation. Mr. Antonelli stated that the properties are suitable for development. No health hazards were noted. The only restrictions noted are exceptions for ground water use or extrusive use (excavating). The U.S. EPA/Ohio EPA would monitor property for violations of restricted use.

One concern or topic issue discussed was regarding a suggestion of a vapor pathway. The Ohio EPA would consider a hold harmless position. However, that would not be considered by the Federal EPA. The site has been released by the Federal EPA for the remedy situation. The site meets all requirements by the Federal EPA on restrictions and clean-up of the site.

Mr. Antonelli and Mr. Eberly were visiting the SCLRC Board to discuss if at this time was the SCLRC interested in acquiring the properties?

A timeframe was not provided by Mr. Antonelli or Mr. Eberly on a response from the SCLRC on whether or not the Board wanted to acquire the properties. However, they would like to know if the Board was interested at this time.

Board members indicated that they were interested. Board Members further discussed that additional review and assessment should be conducted on the parcels in question.

Other business:

Member Zumbar discussed an upcoming January 31, 2014 deadline for the first round of the Neighborhood Initiative Program grant funding. An application would need to be filed for possible funding for the Neighborhood Initiative Program. This is a new source of \$60 million dollars in grant funding available to County land banks or affiliated parties and which is being made available by dollars from the Hardest Hit Fund. The deadline is rapidly approaching and the details and application for this particular grant are presently not completed. A two hour telephonic conference call was scheduled for later this morning and Member Zumbar invited any members or interested parties to join him.

Member Zumbar also indicated that although he was capable of writing grants that this is something that should be outsourced as neither he nor his staff are able to complete and submit the application due to timing and the upcoming real estate tax collection. He suggested that filing an application in the second round might be more suitable.

The scope and details pertaining to the application might be able to include information from the Moving Ohio Forward Demolition Grant application. He also reminded the Board that the Moving Ohio Forward demolition grant is not completed as of yet and will not be completed until May 31, 2014 or shortly thereafter. Regional Planning Commission staff members might also be able to assist at that time with the application.

Member Zumbar also informed the Board that there is an EPA Brownfield grant deadline approaching. He noted that earlier in the meeting Lynn Carlone identified that SCRPC applied for a Brownfield Grant to address a matter which was situated with a County subdivision. Should the SCLRC file for such a grant this could negatively affect Regional Planning Commission chances. It may also create a doubling of efforts for like funding source dollars if the projects are similar. For future planning, the coordination of the filing of applications for Brownfield grants is something that the SCLRC will need to keep in mind.

Next meeting will be on Tuesday, January 21, 2014 at 8:30 A.M due to Monday being Martin Luther King Holiday.

Adjourned at 9:45 A.M.

Respectfully submitted,

Jaime Allbritain
Recording Secretary