

MINUTES OF THE STARK COUNTY LAND REUTILIZATION CORPORATION  
March 18, 2021

The Stark County Land Reutilization Corporation met for their Annual Meeting on Thursday, March 18, 2021 at 9:00 a.m. in the Stark County Regional Planning Commission Conference Room.

Board Members Present

Alex Zumbar  
Richard Regula  
Bill Smith  
Lem Green

1. CALL TO ORDER BY SCLRC CHAIRMAN, Alex Zumbar

2. ROLL CALL – Board Members Present

Roll call found the following Board members in attendance: Alex Zumbar, Richard Regula (alternate for Janet Creighton), and Bill Smith. Lem Green was absent during roll call, but joined later. Absent: John Arnold

3. ELECTION OF CHAIRPERSON AND VICE-CHAIRPERSON

Per the regulations of the bylaws, every year at the Annual meeting there must be an election of the Chairperson and Vice Chairperson for the Board of Directors. Smith moved and Regula seconded to reappoint Alex Zumbar as Chairperson and Lem Green as Vice Chairperson. Roll call vote: Zumbar -yes, Smith - yes, Regula – yes. Motion carried.

4. APPROVAL OF MINUTES OF FEBRUARY 22, 2021 MEETING

Smith moved and Zumbar seconded to approve the minutes of February 22, 2021 meeting. Roll call vote: Zumbar -yes, Smith - yes, Regula – yes. Motion carried.

5. PUBLIC SPEAKS – No public speaks

6. PRESENTATION OF ANNUAL REPORT

Peters presented the annual report which summarized the accomplishments of the SCLRC during 2020 and projected the expectations for 2021. (Annual Report attached) Zumbar moved and Smith seconded to approve the 2020 Annual Report as submitted. Roll call vote: Zumbar -yes, Smith - yes, Regula – yes. Motion carried.

7. TREASURER/FISCAL REPORT

Lem Green joined the meeting via phone call. The Treasurer's Report for the month of February was provided to the Board for review. Cunningham also requested approval for the following revisions to the budget: (1) increase revenue on OHFA NIP Income line from \$100,000 to \$200,000, (2) on the

expense side, increase NIP disbursements from \$0 to \$100,000, and (3) an appropriation with cash balance in the amount of the HOF contract, so HOF can be reimbursed. When the 2021 budget was presented this was not included because the expectation was the HOF reimbursement would be paid in 2020. Zumbar moved and Smith seconded to approve the budget revision as requested. Roll call vote: Zumbar -yes, Smith - yes, Regula – yes, Green - yes. Motion carried.

Zumbar moved and Smith seconded to approve the Treasurer’s Report for February. Roll call vote: Zumbar -yes, Smith - yes, Regula – yes, Green - yes. Motion carried.

8. SIDE LOT/VACANT LOT PROGRAM REPORT  
**Sarah Peters provided the Side Lot Program Update:**

**Total Applications Submitted: 2,094**  
*(12 applications were received since Feb. '21 update)*

Cities – 1,741  
 Canton: 1,378, Massillon: 134, Alliance: 229

Other Communities – 353

Bethlehem Twp – 40, Brewster – 9, Canal Fulton – 1, Canton Twp – 65, East Canton – 7, East Sparta – 2, Hartville – 3, Jackson Twp – 6, Lake Twp – 6, Lawrence Twp – 11, Lexington Twp – 40, Limaville – 2, Louisville – 2, Marlboro – 1, Meyer’s Lake – 1, Minerva – 3, Nimishillen – 6, North Canton – 2, Osnaburg Twp – 15, Paris Twp – 3, Perry Twp – 14, Pike Twp – 20, Plain Twp – 35, Sandy Twp – 41, Sugarcreek Twp – 6, Tuscarawas Twp – 2, Washington Twp – 5, and Waynesburg – 4, Wilmot -1

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- Total Number of Applications under Preliminary Review: 8
  - Total Number of Applications Denied: 864
  - Number of Canceled Applications/Fee Refunded: 71
  - Total Number Pending Approval by Community: 52
  - **Total Number of Approved Applications: 1,099**
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- Total Number of Approved Applications Pending Deposit Receipt / NIP Early Lien Release Approval / Request for Foreclosure / Completed Foreclosure Proceeding: 94
  - Total Number Being Prepared for Transfer: 29
  - **Total Number Transferred to Date: 976**

**Vacant Lot Program Update:**

**Total Applications Submitted: 230**  
*(0 Applications received since Feb '21 update)*

Cities – 191; Canton: 168, Alliance: 14, Massillon: 9

**Other Communities – 39**

Bethlehem Twp - 15, Canton Twp – 7, Hartville – 1, Lexington Twp – 2, Sugarcreek Twp – 1, Washington Twp – 4, Jackson Twp – 2, Sandy – 5, Perry – 1, Lake - 1

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- Total Number of Applications under Preliminary Review: 0
  - Total Number of Applications Denied: 165
  - Number of Canceled Applications/Fee Refunded: 7
  - Total Number Pending Approval by Community: 10
  - **Total Number of Approved Applications: 48**
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- Total Number of Approved Applications Pending Executed MOU/ Completion of Foreclosure Proceeding: 8
  - Total Number Being Prepared for Transfer: 1
  - Total Number Transferred to Date: 39

Zumbar moved and Smith seconded to approve the Side Lot/Vacant Lot report as presented. Roll call vote: Zumbar -yes, Smith - yes, Regula – yes, and Green - yes. Motion carried.

**10. NEW BUSINESS****11. OLD BUSINESS**

Thorley stated at the last board meeting there was discussion on the proposed sale price of the former Starfire gas station on Whipple Avenue. Jeff Doll, owner of Jeff's Motorcars, was interested in the property. He is also turning the former Busy Beaver into an Ace Hardware. Following last month's discussion, Nau presented an offer of \$65,000 to Mr. Doll for the property, and he accepted. Thorley stated he submitted a contract to Doll's attorney last Thursday, which Mr. Doll signed immediately and returned to us. With the signatures of Alex Zumbar and Bob Nau today, we now have a fully executed contract. Thorley stated that he would get the contract back to Mr. Doll's attorney today, so the sale of this property should be completed before the next Land Bank meeting.

**12. Next Meeting – April 19, 2021 - 9:00 a.m.**

The meeting was adjourned at 9:26 a.m.