

MINUTES OF THE STARK COUNTY LAND REUTILIZATION CORPORATION
June 21, 2021

The Stark County Land Reutilization Corporation met for their regular meeting on Monday, June 21, 2021 at 9:00 a.m. in the Stark County Regional Planning Commission Conference Room.

Board Members

Alex Zumbar
Bill Smith
John Arnold
Janet Creighton

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, Bill Smith, Janet Creighton and John Arnold. Lem Green was absent.

3. APPROVAL OF MINUTES OF MAY 17, 2021 MEETING

Zumbar moved and Creighton seconded to approve the minutes of May 17, 2021 meeting. Roll call vote: Zumbar - yes, Smith - yes, Creighton – yes. Arnold abstained. Motion carried.

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

Cunningham reviewed the Treasurer’s Report for the month of May. Zumbar moved and Arnold seconded to approve the Treasurer’s Report as submitted. Roll call vote: Zumbar - yes, Arnold – yes, Smith - yes, Creighton – yes. Motion carried.

6. SIDE LOT/VACANT LOT PROGRAM REPORT

Alexandra Cramer presented the Side Lot/Vacant Lot Program Update:

Total Applications Submitted: 2,171
(31 applications were received since May '21 update)

Cities – 1,799
Canton: 1,424, Massillon: 140, Alliance: 235

Other Communities – 372

Bethlehem Twp – 40, Brewster – 9, Canal Fulton – 1, Canton Twp – 73, East Canton – 7, East Sparta – 2, Hartville – 3, Jackson Twp – 6, Lake Twp – 6, Lawrence Twp – 11, Lexington Twp – 46, 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 – 16, Pike Twp – 21, Plain Twp – 37, Sandy Twp – 41, Sugar creek Twp – 6, Tuscarawas Twp – 2, Washington Twp – 5, Waynesburg – 4, Wilmot-1

- Total Number of Applications under Preliminary Review: 26
 - Total Number of Applications Denied: 884
 - Number of Canceled Applications/Fee Refunded: 71
 - Total Number Pending Approval by Community: 33
 - **Total Number of Approved Applications: 1,157**
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- Total Number of Approved Applications Pending Deposit Receipt / NIP Early Lien Release Approval / Request for Foreclosure / Completed Foreclosure Proceeding: 131
 - Total Number Being Prepared for Transfer: 12
 - **Total Number Transferred to Date: 1,014**

Vacant Lot Program Update:

Total Applications Submitted: 239

(2 Application received since May '21 update)

Cities – 196; Canton: 173, Alliance: 14, Massillon: 9

Other Communities – 43

Bethlehem Twp – 15, Canton Twp – 7, Hartville – 1, Jackson Twp – 2, Lake – 1, Lexington Twp – 6, Perry – 1, Sandy Twp – 5; Sugarcreek Twp – 1, Washington Twp – 4,

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- Total Number of Applications under Preliminary Review: 2
 - Total Number of Applications Denied: 176
 - Number of Canceled Applications/Fee Refunded: 7
 - Total Number Pending Approval by Community: 13
 - **Total Number of Approved Applications: 41**
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- Total Number of Approved Applications Pending Executed MOU/ Completion of Foreclosure Proceeding: 1
 - Total Number Being Prepared for Transfer: 1
 - Total Number Transferred to Date: 39

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

7. **NEW BUSINESS**

Dave Thorley presented the following requests:

- a. Targeted Acquisition Program Requests
 - Canton Township - 2465 Waynesburg Drive SE (Parcels # 1303502, 1303503)

Thorley gave a brief summary of Canton Township's request. Thorley stated the property with the building has been valued at \$21,900 and has a tax delinquency of \$12,869.04, leaving a potential

equity of \$9,030.76. The Auditor has valued the vacant lot at \$5,500 and has a tax delinquency of \$4,073.89, leaving a potential equity of \$1,426.11. This is important because in May a case came out of the Federal Court of Appeals, District Court of Montgomery County, indicating that in the Board of Revision process where there is a direct transfer to a land bank or qualifying subdivision, there's no method within that to deal with any equities. In judicial sales it does allow for that, because it goes to sale twice, and the equity after a sale would then go back to the owner. This case was remanded back to Montgomery County to deal with that issue. Thorley recommended tabling Canton Township's request at this time and placing a moratorium for one month on bringing in cases that would be for the Board of Revision. This would allow the opportunity for the parties to get together and discuss how to deal with this equity issue going forward. It may be that most of the cases that have been going through the Board of Revision have had more impositions than the value of the property, but that is not known for a fact. They had a quarterly meeting with the Land Bank network on Thursday where this question came up. Based upon this information, Lucas and Cuyahoga counties have been doing nothing but judicial foreclosures, because there is uncertainty right now. Not only was there a case out of Montgomery County, but there was also a case out of Cuyahoga County dealing with this same issue. So we need to watch what is going on there before going forward. The recommendation would be to table this request, and after discussion come back with a game plan at the July meeting.

Jerry Yost, Prosecutor's office, stated he was out of the office last week, so he has not read the case yet, but they knew these cases were coming and that this was a potential problem. But there are things we can do. One thing that has never been done, but it is possible, is to take a Board of Revision case to a Sheriff's sale; a BOR can sell at Sheriff's sale. One of the benefits of that is the DETAC money that comes back is at a greater percentage if it sells. But if it doesn't sell and it goes to forfeited lands, the Land Bank can grab it that way. The initial statement sent out from the Prosecutor's office was that the Land Bank has to stop, but there are things that can be done, but we just have to come up with a game plan.

Thorley stated he would reach out to Canton Township and let them know the situation. Also five applications came in from Habitat that couldn't be processed in time to get on the agenda, but it appears that they may have that same issue.

Arnold moved and Smith seconded to table the TAAP request from Canton Township. Roll call vote: Zumbar - yes, Arnold - yes, Smith - yes, Creighton - yes. Motion carried.

b. Demolition Assistance Program Requests

- City of Canton - 2113 12th St. SW (Parcel 225778), 1318 Penrose Ave. (Parcel 231469)

Zumbar moved and Arnold seconded to approve the DAP request from the City of Canton. Roll call vote: Zumbar - yes, Arnold - yes, Smith - yes, Creighton - yes. Motion carried.

Creighton thanked Lynn Carlone, who is retiring at the end of the month, for her service. She has done a great job for Stark County and Regional Planning.

8. OLD BUSINESS - There was no old business to discuss.
9. NEXT MEETING - Monday, July 19, 2021, 9:00 a.m.
10. ADJOURNMENT - As there was no further business, the meeting was adjourned.