

MINUTES OF THE STARK COUNTY LAND REUTILIZATION CORPORATION
November 15, 2021

The Stark County Land Reutilization Corporation met for their regular meeting on Monday, November 15, 2021 at 9:00 a.m. in the Stark County Regional Planning Commission Conference Room.

Board Members

Alex Zumbar
Bill Smith
Janet Creighton
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, Bill Smith, Janet Creighton and Lem Green. John Arnold – absent.

3. APPROVAL OF MINUTES OF OCTOBER 18, 2021 MEETING

Creighton moved and Smith seconded to approve the minutes of October 18, 2021 meeting. Roll call vote: Zumbar - yes, Smith - yes, Creighton – yes, Green - abstained. Motion carried.

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

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

2022 Budget Proposal

Cunningham reviewed the 2022 proposed budget, with no action to be taken by the Board until the December meeting. Discussion followed on the continued maintenance cost of properties owned by the Land Bank.

6. SIDE LOT/VACANT LOT PROGRAM REPORT
Sarah Peters presented the Side Lot/Vacant Lot Program Update:

Total Applications Submitted: 2,247
(11 applications were received since Oct. '21 update)

Cities – 1,857
Canton: 1,471, Massillon: 146, Alliance: 240

Other Communities – 390

Bethlehem Twp – 43, Brewster – 9, Canal Fulton – 1, Canton Twp – 81, East Canton – 7, East Sparta – 2, Hartville – 3, Jackson Twp – 6, Lake Twp – 6, Lawrence Twp – 11, Lexington Twp – 48, Limaville – 2, Louisville – 2, Marlboro – 1, Meyer’s Lake – 1, Minerva – 5, Nimishillen – 6, North Canton – 2; Osnaburg Twp – 15, Paris Twp – 3, Perry Twp – 17, Pike Twp – 21, Plain Twp – 37, Sandy Twp – 41, Sugarcreek Twp – 6, Tuscarawas Twp – 2, Washington Twp – 5, Waynesburg – 6, Wilmot-1

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- Total Number of Applications under Preliminary Review: 1
 - Total Number of Applications Denied: 850
 - Number of Canceled Applications/Fee Refunded: 172
 - Total Number Pending Approval by Community: 11
 - **Total Number of Approved Applications: 1,213**

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- Total Number of Approved Applications Pending Deposit Receipt / NIP Early Lien Release Approval / Request for Foreclosure / Completed Foreclosure Proceeding: 138
 - Total Number Being Prepared for Transfer: 37
 - **Total Number Transferred to Date: 1,038**

Vacant Lot Program Update:**Total Applications Submitted: 309**

(5 Applications received since Oct. '21 update)

Cities – 229; Canton: 194, Alliance: 25, Massillon: 10

Other Communities – 80

Bethlehem Twp – 48, Canton Twp – 7, Hartville – 1, Jackson Twp – 2, Lake – 1, Lexington Twp – 6, Nimishillen – 1, Paris – 1, Perry – 1, Sandy Twp – 7; Sugarcreek Twp – 1, Washington Twp – 4,

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- Total Number of Applications under Preliminary Review: 3
 - Total Number of Applications Denied: 201
 - Number of Canceled Applications/Fee Refunded: 7
 - Total Number Pending Approval by Community: 36
 - **Total Number of Approved Applications: 62**

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- Total Number of Approved Applications Pending Executed MOU/ Completion of Foreclosure Proceeding: 25
 - Total Number Being Prepared for Transfer: 0
 - Total Number Transferred to Date: 37

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

7. NEW BUSINESS

a. Treasurer Agreement

Zumbar reviewed the details of the proposed Treasurer's agreement that would go into effect January 1, 2022 for a term of two years. Green moved and Smith seconded to approve the Treasurer's agreement. Roll call vote: Zumbar - abstained, Smith - yes, Creighton - yes, Green - yes. Motion carried.

b. Prosecutor Agreement – Discussion Only

Jerry Yost, Prosecutor's office, reviewed the changes in the terms of the proposed Prosecutor's agreement. Discussion followed with plans to seek approval of the agreement at next month's meeting.

c. Targeted Acquisition Program (TAAP) Requests

- City of Canton – 22 parcels (Shorb Neighborhood)

Creighton moved and Zumbar seconded to approve the TAAP request from the City of Canton for the 22 parcels located in the Shorb neighborhood. Roll call vote: Zumbar - yes, Smith - yes, Creighton - yes, Green - yes. Motion carried.

- City of Canton – Market Ave. N. (Parcel 247340)

Green moved and Smith seconded to approve the TAAP request from the City of Canton for parcel #247340. Roll call vote: Zumbar - yes, Smith - yes, Creighton - yes, Green - yes. Motion carried.

- City of Alliance – 806 Hartshorn St. (Parcel 107605)

Smith moved and Creighton seconded to approve the TAAP request from the City of Alliance for parcel #107605. Roll call vote: Zumbar - yes, Smith - yes, Creighton - yes, Green - yes. Motion carried.

- City of Alliance – 555 Main St. E. (Parcel 106057)

Creighton moved and Zumbar seconded to approve the TAAP request from the City of Alliance for parcel 106057. Roll call vote: Zumbar - yes, Smith - yes, Creighton - yes, Green - yes. Motion carried.

d. Demolition Assistance Program (DAP) Requests

- Lake Township – 12777 Mogadore Ave. NW (Parcel 2206217)

Peters stated that Lake Township Trustee, John Arnold, had received one quote of \$44,000 for the demolition of the remaining buildings on the Mogadore property. There were other items not included in their bid, so RPC did add some additional funding to cover the cost of abatement, ground clearing and other items to come up with an overall estimate. A rough estimate of \$75,000 should cover those other items if needed. Nau stated Arnold did request two additional quotes, but the contractors were nonresponsive. The EPA is done working at the site, but a large pile of concrete remains. The EPA took down two of the four buildings and removed top soil. It is presumed that a letter of clearance from the EPA will be received. At that point, the Land Bank will take title to this property. Arnold had stated

to Nau that the township has incurred a fair amount of expenses with in-kind services helping the contractor. The plan is to split the demolition costs 50/50 with the township, and the proceeds from the sale of the property will also be split 50/50 with the township.

Smith moved and Creighton seconded to approve the DAP request from Lake Township for the demolition of structures on parcel 2206217. Roll call vote: Zumbar - yes, Smith - yes, Creighton – yes, Green - yes. Motion carried.

- Nimishillen Township - 9055 Columbus Road (Parcel 3302665)

Peters stated that RPC received Nimishillen Township's DAP application on November 3, 2021, which listed the township's cost for demolition at \$20,300. She noted that this property has already been demolished, which is not in line with the DAP policy; a DAP request form is normally submitted for review before demolition. The process includes an applicant entering into an agreement with the Land Bank for the funding, and then the work is completed. Peters did point out that funding was previously given to North Canton for their emergency residential demolition, and that request was received by the Land Bank after the fact. Based upon the hard costs the township has incurred, they are requesting \$10,150. There is still commercial funding available in the budget this year to fund this project if the Board desires. Zumbar asked Nimishillen Township Trustee, Jennifer Leone, if she wanted to address the board. Leone asked the Board to grant the township funding assistance for the demolition. She stated they were under a time constraint to tear the building down and believed it was unsafe. Creighton stated the township should now understand the process for any future requests. Green moved and Smith seconded the motion to approve the request. Roll call vote: Zumbar - yes, Smith - yes, Creighton – yes, Green - yes. Motion carried.

8. OLD BUSINESS

a. Village of Beach City – Amendment to Demolition Assistance Agreement

Peters stated at the September meeting, the Board approved the Village's funding request for up to \$5,424 for 312 3rd Ave. SE. Their estimate did not include abatement, but after testing, transite was found at the site, which added an additional \$2,775 to the Village's cost. This increased their original estimate from \$10,849 to just over \$13,500. There is still residential funding available in the budget for this year. If the Board approves this, it would only increase the Land Bank's commitment to pay the Village by \$1,388. All other terms of the original agreement remain in effect. Smith moved and Creighton seconded to approve the amendment to the DAP agreement with the Village of Beach City. Roll call vote: Zumbar - yes, Smith - yes, Creighton – yes, Green - yes. Motion carried.

9. NEXT MEETING – Monday, December 20, 2021, 9:00 a.m.

10. ADJOURNMENT - As there was no further business, the meeting was adjourned at 9:31 a.m.