

MINUTES OF THE STARK COUNTY LAND REUTILIZATION CORPORATION
December 20, 2021

The Stark County Land Reutilization Corporation met for their regular meeting on Monday, December 20, 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

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

3. APPROVAL OF MINUTES OF NOVEMBER 15, 2021 MEETING

Zumbar moved and Green seconded to approve the minutes of November 15, 2021 meeting. Roll call vote: Zumbar - yes, Smith - yes, Creighton – yes, Green – yes, Arnold - Abstained. Motion carried.

4. PUBLIC SPEAKS – No public speaks

5. TREASURER/FISCAL REPORT

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

6. SIDE LOT/VACANT LOT PROGRAM REPORT

Sarah Peters presented the Side Lot/Vacant Lot Program Update:

Total Applications Submitted: 2,253

(6 applications were received since Nov. '21 update)

Cities – 1,863

Canton: 1,476, Massillon: 147, 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: 3
 - Total Number of Applications Denied: 840
 - Number of Canceled Applications/Fee Refunded: 172
 - Total Number Pending Approval by Community: 22
 - **Total Number of Approved Applications: 1,216**
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- Total Number of Approved Applications Pending Deposit Receipt / NIP Early Lien Release Approval / Request for Foreclosure / Completed Foreclosure Proceeding: 141
 - Total Number Being Prepared for Transfer: 20
 - **Total Number Transferred to Date: 1,055**

Vacant Lot Program Update:

Total Applications Submitted: 311

(2 Applications received since Nov. '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 – 3, Paris – 1, Perry – 1, Sandy Twp – 7; Sugarcreek Twp – 1, Washington Twp – 4,

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- Total Number of Applications under Preliminary Review: 2
 - Total Number of Applications Denied: 204
 - Number of Canceled Applications/Fee Refunded: 7
 - Total Number Pending Approval by Community: 35
 - **Total Number of Approved Applications: 63**
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- Total Number of Approved Applications Pending Executed MOU/ Completion of Foreclosure Proceeding: 26
 - Total Number Being Prepared for Transfer: 0
 - Total Number Transferred to Date: 37

Creighton 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, Arnold - yes. Motion carried.

7. Adopt SCLRC 2022 Meeting Schedule

Creighton moved and Arnold seconded to adopt the SCLRC 2022 Meeting Schedule. Roll call vote: Zumbar - yes, Smith - yes, Creighton – yes, Green – yes, Arnold - yes. Motion carried.

8. NEW BUSINESS

a. Ohio Department of Development – Demolition & Brownfield Grant Program Guidelines Released

Nau stated on December 7, 2021, the Ohio Department of Development through House Bill 110 released program guidelines for demolition and brownfield remediation. The Building Demolition and Site Revitalization program has nearly \$150 million funds statewide for residential/commercial demolition. There is \$500,000 set-aside for each county, and that is 100% money with no matching funds required. Once in the competitive statewide pool, it becomes a 75/25 percent local match requirement. By statute, if there is a county land bank established, it will be the lead entity, so the SCLRC is the lead entity for Stark County. There is a registration requirement which has been completed, and today is the deadline to get in the system in terms of the state procurement process. These funds are for commercial and residential buildings on sites that are not brownfields. They must be blighted, vacant or abandoned. There are tight timelines on both of these programs. The application opening will be on December 21st or 22nd, and it closes February 28, 2022. BishopsGate is ready to go, and if 100% money can be received from it, then it should be considered, because that directly impacts the Land Bank as the recipient. As he understood it, the Land Bank will submit the applications to the State.

Under the Brownfield Remediation program, there are nearly \$350 million funds statewide available, and there is \$1 million set-aside per county until June 30, 2022. Eligible applicants are local governments, county landbanks, non-profit organizations and private businesses. He believed they should sit down with the Stark Economic Development Board to discuss this with them. Eligible properties must meet the definition of a “brownfield”. Entities can apply for either cleanup, remediation or assessment. This program is really on a first come, first serve basis. This is not necessarily through the Land Bank, because the applicants will apply directly to the ODOD, but what was emphasized in a webinar they participated in, was that projects may not be your highest priorities, but because it is competitive, you want to give them the projects that are ready to go. Projects will be evaluated based on the merits of the project. The project that was discussed internally was the former Stark Ceramic site, which is about 80 acres the Auditor has foreclosed upon and is available. There are a lot of environmental issues with that site.

— 9:15 Public Hearing – 2022 Budget

Zumbar went into a public hearing for the consideration of the 2022 SCLRC budget. Zumbar asked if anyone was present to speak in favor of the budget. Nau pointed out that there was a change to reflect the \$500,000 added to the demolition program. Zumbar asked if anyone wanted to speak in opposition of the 2022 budget. No one spoke in opposition to the budget.

Creighton moved and Green seconded to approve the 2022 SCLRC budget. Roll call vote: Zumbar - yes, Smith - yes, Creighton – yes, Green – yes, Arnold - yes. Motion carried.

Zumbar left the public hearing and went back into the regular meeting.

Continuation of Discussion of Demolition and Brownfields Programs

Peters stated it’s important for the applicant to demonstrate that they have site access or ownership of the properties chosen to include in the application. For example, the Land Bank would

likely have ownership of BishopsGate or some type of nuisance abatement process on a property that would constitute as legal authority. Nau stated last week they formally requested to get the BishopsGate off the Auditor's forfeiture list. There was further discussion on other possible sites.

- b. Targeted Acquisition Program Requests
 - City of Alliance – 7 parcels
 - City of Canton – 68 parcels

Green moved and Creighton seconded to approve the targeted acquisition requests from the cities of Alliance and Canton. Roll call vote: Zubar - yes, Smith - yes, Creighton – yes, Green – yes, Arnold - yes. Motion carried.

8. OLD BUSINESS

- a. Stark County Prosecutor Agreement

Nau highlighted a few points in the agreement, which is for one year, expiring December 2022. Zubar moved and Arnold seconded to approve the Stark County Prosecutor's agreement. Roll call vote: Zubar - yes, Smith - yes, Creighton – yes, Green – yes, Arnold - yes. Motion carried.

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

Nau stated this agreement with Lake Township regarding Bishopsgate is a 50/50 demo up to \$75,000. Some padding was put into the agreement, depending upon who the contractor is, which may be subject to some change. They would recommend approval of this agreement, subject to any other changes. Zubar moved and Smith seconded to approve the demolition agreement with Lake Township. Roll call vote: Zubar - yes, Smith - yes, Creighton – yes, Green – yes, Arnold - abstained. Motion carried.

9. NEXT MEETING – Monday, January 24, 2022, 9:00 a.m.

10. ADJOURNMENT - As there was no further business, the meeting was adjourned at 9:28 a.m.