

MINUTES OF THE STARK COUNTY LAND REUTILIZATION CORPORATION
January 24, 2022

The Stark County Land Reutilization Corporation met for their regular meeting on Monday, January 24, 2022 at 9:00 a.m. in the Stark County Regional Planning Commission Conference Room.

Board Members

Alex Zumbar
Bill Smith
Lem Green
Richard Regula

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, Lem Green, Bill Smith and Richard Regula. John Arnold - Absent

3. APPROVAL OF MINUTES OF DECEMBER 20, 2021 MEETING

Green moved and Smith seconded to approve the minutes of December 20, 2021 meeting. Roll call vote: Zumbar - yes, Green – yes, Smith, - yes, Regula – yes. Motion carried.

4. PUBLIC SPEAKS – No public speaks

5. TREASURER/FISCAL REPORT – Kasie Atkins

Atkins reviewed the Treasurer’s Report for the month of December. Zumbar moved and Smith seconded to approve the Treasurer’s Report as submitted. Roll call vote: Zumbar -yes, Green – yes, Smith, - yes, Regula – yes. Motion carried.

6. SIDE LOT/VACANT LOT PROGRAM REPORT

Bob Nau presented the Side Lot/Vacant Lot Program Update:

Total Applications Submitted: 2,265

(12 applications were received since Dec. '21 update)

Cities – 1,875: Canton: 1,488, 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

- Total Number of Applications under Preliminary Review: 4
 - Total Number of Applications Denied: 846
 - Number of Canceled Applications/Fee Refunded: 172
 - Total Number Pending Approval by Community: 22
 - **Total Number of Approved Applications: 1,221**
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- Total Number of Approved Applications Pending Deposit Receipt / NIP Early Lien Release Approval / Request for Foreclosure / Completed Foreclosure Proceeding: 146
 - Total Number Being Prepared for Transfer: 15
 - **Total Number Transferred to Date: 1,060**

Vacant Lot Program Update:

Total Applications Submitted: 311

(0 Application received since Dec. '21 update)

Cities – 129; Canton: 194, Alliance: 25, Massillon: 10

Other Communities – 82

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: 0
 - Total Number of Applications Denied: 217
 - Number of Canceled Applications/Fee Refunded: 7
 - Total Number Pending Approval by Community: 24
 - **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**

Zumbar informed the Board of the recent actions filed in the Supreme Court in the State of Ohio by Marc Dann regarding claims of illegal taking of land by land banks, specifically involving Cuyahoga County. This would affect every land bank in the state. There has been concerted efforts by the land banks as well as the Ohio Land Bank Association to file amicus briefs opposing these motions made by Mr. Dann. The last time something similar was brought forth, the Supreme Court did side with land banks on their filings. Green asked how this motion differs from the earlier case that was in Dayton. Zumbar stated the first case was in regards to compensating property owners justly for their land. It involved equity, so now instead of doing a direct taking, properties are sent to a Sheriff's sale to determine whether or not the value is there. But Zumbar stated this most recent case is revolving around those claims of illegal taking. They are saying that land banks have violated a property owner's

constitutional right, and they are saying the Board of Revision (BOR) does not have the authority to take people's land. There is Ohio law that allows land banks to use the BOR foreclosure procedure to take the land. If the Supreme Court rules against land banks and approves Marc Dann's illegal taking motion, then everything will have to go through civil procedure, through the Court, which means it will be very expensive for the Land Bank to complete the process.

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

7. NEW BUSINESS

a. Targeted Acquisition Program Requests:

- City of Canton – 40 Parcels (Shorb Neighborhood)

Nau reviewed the TAAP request made by the City of Canton for 40 parcels in the Shorb neighborhood. Rinaldi stated the first 40 parcels and the additional 36 parcels he submitted last week equal a total tax debt of over \$1 million. Green stated the cover page the Board was provided with today was for only one parcel, and he was seeking confirmation that as part of the record, applications were submitted for all 40 parcels. Rinaldi stated he submitted all those individually to Sarah Peters with a cover sheet. Zumbar pointed out the list of all 40 parcels was provided as an attachment in this packet. Zumbar stated to satisfy this request, on the cover sheet where it says parcel number, the following will be added "*See attached list (40 parcels)*". Zumbar moved and Green seconded to approve the TAAP request with the language added to the cover application "*see attached list (40 parcels)*". Roll call vote: Zumbar -yes, Green – yes, Smith, - yes, Regula – yes. Motion carried.

9. OLD BUSINESS

a. HB 110 – Demolition/Brownfield Remediation Update

Nau stated there were basically two components to HB 110. The demolition program component has \$150 million available statewide with \$500,000 set aside for each county. If a land bank exists, the application must go through the land bank with the deadline being the end of February. Any funds awarded above the \$500,000 set-aside, which is 100% money, will be awarded as a 75/25 for the match.

The other component is brownfield remediation program, which is \$350 million statewide with \$1 million set-aside for each county. Political subdivisions or private companies are able to submit applications under this program directly to ODOD. Sarah Peters has had dialog with various entities and the essence of both of these programs are based upon first come, first serve submission to ODOD. It's not necessarily what your highest priority is, but its what qualified projects are ready to go.

The balance of the BishopsGate project in Lake Township is about \$55,000 in demolition costs, although we haven't received a clearance letter from the EPA yet. We have received two applications; one from the City of Canton for the Weber Dental property off of 12th Street/ Mahoning Road. They were in the process of getting ready to demo that building which is for about \$250,000. Another application was received from the City of Massillon for two side-by-side buildings on the west side of the downtown area. That application is for \$225,000. Staff has had dialog with the City of Alliance and they are looking at some scattered site demolitions. The City of North Canton may be submitting the K-Mart

demolition associated with the new Meijer that is proposed there. Staff has also had some dialog with Canton Township regarding a former school building to be taken down.

Nau requested from the Board authorization to submit applications on a “first come, first serve” basis. Staff have received three applications as of right now, and if those applications are approved, that will take up most of the 100% money. But if applications are received after that, we want to be able to submit them, because time is of the essence. The dialog Staff had with communities is there is 100% money out there, but once we get into the 75/25 money, we would envision that the Land Bank would cover the 25% local match under the 50/50 demolition program. So it would be 12 ½ % Land Bank and 12 ½ % local community, which seems like a logical way of leveraging our resources.

Zumbar made the motion to grant permission to submit the applications on a first come, first serve basis with the caveat that RPC Staff keep the board informed, and also as we near the end of the 100% match, the board would be made aware when we’re going to be dipping into the 25%.

Nau stated the way it looks now with the demolition program, it’s between BishopsGate at \$55,000, Weber Dental at \$250,000 and Massillon at \$225,000; this will be the 100%, and subsequently, projects will be 75/25. With the brownfield program, Stark Economic Development Board has been talking to the folks at Republic Storage Systems. There’s a couple of buildings in that area that might show some promise for some funding. They are also looking at the Stark Ceramic site with about 80 acres that have been forfeited to the state, that if requested, the Auditor could deed that over to the Land Bank, but we need to do some homework before taking on the project. The motion was seconded by Green seconded to authorize RPC to submit applications on a “first come, first serve basis”. Roll call vote: Zumbar -yes, Green – yes, Smith, - yes, Regula – yes. Motion carried.

10. NEXT MEETING – February 28, 2022, 9:00 am

Meeting ended at 9:21 a.m.