

MINUTES OF THE STARK COUNTY LAND REUTILIZATION CORPORATION
June 27, 2022

The Stark County Land Reutilization Corporation met for their regular meeting on Monday, June 27, 2022 at 9:00 a.m. in the Stark County Regional Planning Commission Conference Room.

Board Members Present

Alex Zumbar
Lem Green
Janet Creighton
Bill Smith

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, Lem Green, Janet Creighton and Bill Smith. Zumbar moved and Smith seconded to excuse John Arnold from attendance. Roll call vote: Zumbar – yes, Green – yes, Creighton – yes, Smith – yes. Motion carried.

3. APPROVAL OF MINUTES OF MAY 16, 2022 MEETING

Creighton moved and Green seconded to approve the minutes of May 16, 2022 meeting. Roll call vote: Zumbar – yes, Green – yes, Creighton – yes, Smith – yes. Motion carried.

4. PUBLIC SPEAKS

5. TREASURER/FISCAL REPORT

Heather Cunningham reviewed the Treasurer's Report and the requested budget revision. Smith moved and Green seconded to approve the Treasurer's Report for May as presented. Roll call vote: Zumbar – yes, Green – yes, Creighton – yes, Smith – yes. Motion carried.

Budget Revision Request

1. Requesting an additional \$39,381.45 for ODSA expenses (Pandey). This is an in/out revenue expense line item. The budgeted amount was \$50,000. This is part of the existing grant. Nau stated this is the Star Fire project on Columbus Road. There was a time extension request for remediation needed at the site. They encountered some contamination, so they will complete a remedial action plan, and application for an additional grant for the clean-up will be needed.
2. Requesting an appropriation from cash balance for \$100,000 to contracted expenses. There is a need to increase the budgeted amount for the Prosecutor's office. The Prosecutor's office handles foreclosure requests, and this year there was an increase in applications for the side lot and TAAP programs, which in turn meant more foreclosure actions being requested. At the end of the year, the city of Canton submitted a large number of TAAP

applications in the Shorb neighborhood. A surge of applications are expected through TAAP in the Nimishillen Creek area of Canton, and a backlog of applications are being processed due to the issue of processing foreclosures on properties with equity. The budget was for \$80,000 or about 106 cases, and it is proposed to increase that to \$180,000 or 240 cases. Currently they are at 106 cases and counting.

3. Requesting an additional \$66,000 for TAAP cases. This is an in/out revenue and expense line item. This increase allows an additional 60 TAAP cases to be processed this year. The budget was \$33,000 or 30 cases, and \$99,000 or 90 cases is being proposed. The SCLRC incurs upfront costs but is reimbursed by the TAAP applicant after completion.

Creighton moved and Smith seconded, to approve the budget revision requests as presented. Roll call vote: Zumbar – yes, Green – yes, Creighton – yes, Smith – yes. Motion carried.

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

Total Applications Submitted: 2,340
(24 applications were received since May '22 update)

Cities – 1,942
 Canton: 1,535, Massillon: 161, Alliance: 246

Other Communities – 398

Beach City – 1, Bethlehem Twp – 48, Brewster – 9, Canal Fulton – 1, Canton Twp – 81, East Canton – 7, East Sparta – 2, Hartville – 3, Jackson Twp – 6, Lake Twp – 6, Lawrence Twp – 12, 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 – 6, Waynesburg – 6, Wilmot-1

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- Total Number of Applications under Preliminary Review: 8
 - Total Number of Applications Denied: 857
 - Number of Canceled Applications/Fee Refunded: 175
 - Total Number Pending Approval by Community: 42
 - **Total Number of Approved Applications: 1,253**
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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: 21
 - **Total Number Transferred to Date: 1,086**

Vacant Lot Program Update:

Total Applications Submitted: 328
(7 Applications received since May '22 update)

Cities – 234; Canton: 196, Alliance: 26, Massillon: 12

Other Communities – 94

Bethlehem Twp – 56, Canton Twp – 11, 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: 6
 - Total Number of Applications Denied: 215
 - Number of Canceled Applications/Fee Refunded: 7
 - Total Number Pending Approval by Community: 12
 - **Total Number of Approved Applications: 88**

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- Total Number of Approved Applications Pending Executed MOU/ Completion of Foreclosure Proceeding: 46
 - Total Number Being Prepared for Transfer: 1
 - Total Number Transferred to Date: 41

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

7. NEW BUSINESS

a. Targeted Acquisition Program Requests:

- Nimishillen Township – Parcels 3308683, 3302665, 3302666, 3302667

Peters stated that the first parcel (3308683) Nimishillen Township is requesting acquisition assistance of is a vacant lot at 6311 Louisville Street and is tax delinquent, and the second request submitted by the township is for three parcels located at 9055 Columbus Road. The Land Bank previously funded 50% of the demolition of the structure that was at that location through the DAP program. The township is now interested in acquiring those parcels on the corner of Columbus Road. Those parcels are also tax delinquent, but won't be certified delinquent for one year until this August or September, so they must wait until that time to proceed. Creighton moved and Zumbar seconded to approve the TAAP requests from Nimishillen Township. Don Keefe, Nimishillen Trustee, thanked the Board for assisting the township in the past with 50% of the demolition costs of that dilapidated building. They would like to purchase the three lots and combine them into one and then put that property up for auction. Smith asked about staff waiting until August to take action. Peters explained they can't request a foreclosure until a property is certified tax delinquent for one year. Roll call vote: Zumbar – yes, Green – yes, Creighton – yes, Smith – yes. Motion carried.

- Habitat for Humanity – Parcels 215280 & 10002690 (Sycamore Ave. SE)

Peters stated that Habitat has requested acquisition assistance of two parcels on Sycamore Avenue SE and wish to develop these into a pocket park. The parcels are across the street from three new construction homes that Habitat is currently building. Creighton moved and Smith seconded to

approve the TAAP request from Habitat for Humanity. Roll call vote: Zumbar – yes, Green – yes, Creighton – yes, Smith – yes. Motion carried.

- City of Alliance – 7 Parcels - 101337, 101489, 103508, 104859, 102853, 106476, 110313

Peters stated that the city of Alliance is requesting acquisition assistance of seven vacant lots between Fulton Street and E. Columbia Street. The city owns several other parcels in that vicinity, and they want to acquire the properties for the purpose of redeveloping and putting them back into tax-paying use. Green moved and Smith seconded to approve the TAAP request from the city of Alliance. Roll call vote: Zumbar – yes, Green – yes, Creighton – yes, Smith – yes. Motion carried.

b. Demolition Assistance Requests:

- City of North Canton – 407 N. Main Street – Request for Extension

Peters stated the Board had previously approved a DAP request for the city of North Canton for the structure on 407 N. Main Street. The deadline per the agreement was July 1st, but the building is not down yet. The city is asking for a time extension of 60 days for that agreement, which would bring the deadline to September 1st. Smith moved and Creighton seconded to approve the extension of the agreement with the city of North Canton. Rob Graham, North Canton city engineer, stated that he had presented to the Board a preliminary agreement with the property owner in March. The owner came back with numerous other items he wanted from the city. He wanted the city to take environmental responsibility over the entire two acres, and he also wanted seven ingress and egress points for the two-acre lot, which is not possible. So city council passed an ordinance to file the appropriation paper work with the Stark County courts. The property owner was given the notice and the 30 days was up last week, so the city's legal team is at the court house this morning filing with the check in hand for the value of the quarter of acre that the city needs. Of course the building is in that quarter of acre and they have already scheduled for Wednesday the asbestos sampling. This roadway is needed to accommodate the traffic from the North Canton City Schools. Graham was asked if 60 days is enough. Graham stated if the Board is willing to go 90 days, he would certainly accept that. Smith asked how certain he was that the court would be favorable toward the city. Graham stated his understanding of the appropriation process is that the only thing that is up for negotiation is the offer for the quarter of an acre that they are purchasing, and it was appraised at \$216,000. When that comes before the court, the only thing that is up for negotiation is that final price. Roll call vote: Zumbar – yes, Green – yes, Creighton – yes, Smith – yes. Motion carried.

8. OLD BUSINESS

a. DAP Policy Review

The revisions to the DAP policy were discussed at last month's meeting. This draft copy was provided for final review and the Boards' approval. Zumbar moved and Creighton seconded to approve the DAP Policy as submitted. Roll call vote: Zumbar – yes, Green – yes, Creighton – yes, Smith – yes. Motion carried.

b. ODOT Demolition Funding Request

Peters stated earlier this year, a demolition funding request from ODOT was presented to the Board for consideration, but then it was tabled at the time. The request was for demolition funding for six residential structures in the area where the US 30 relocation alignment is proposed. ODOT had previously asked for \$50,000 for demolition funding, but at the time they did not own any of those six parcels. Peters stated she had conversations with Lauren Phillis from ODOT, and she stated ODOT now owns two of the properties and have agreements with the other four property owners to help them relocate before actually taking title to those final four properties. Phillis indicated that ODOT was still on track to have ownership of all of them by July. ODOT has modified their request by removing project soft costs, which are not eligible under the DAP program. Their revised request is for \$42,254. Nau added that SCATS allocated \$900,000 towards the US 30 project at the RTIP's request towards this component of the project. This is to buy right-of-way for about a half dozen homes located at the Trump to Rt. 44 leg of the project. ODOT had a public meeting about a year ago, and some of the public that called in were the residents that had been left waiting. They had been told 10 years ago that their properties would be acquired, and they just wanted to know one way or another when this was going to happen. So \$900,000 was specifically allocated to acquire and demo those properties.

Smith moved and Zumbar seconded to remove the ODOT Demolition Funding request from the table. Roll call vote: Zumbar – yes, Green – yes, Creighton – yes, Smith – yes. Motion carried.

Zumbar stated the Board can act on this or give conditional approval. Zumbar recommended approving their request granted that they do acquire the remaining properties involved. Green moved and Creighton seconded to approve ODOT's requested with the condition that they do acquire the remaining properties involved. Roll call vote: Zumbar – yes, Green – yes, Creighton – yes, Smith – yes. Motion carried.

9. Next Meeting – July 18, 2022 - 9:00 a.m.

The meeting was adjourned at 9:25 a.m.