

MINUTES OF THE STARK COUNTY LAND REUTILIZATION CORPORATION
July 18, 2022

The Stark County Land Reutilization Corporation met for their regular meeting on Monday, July 18, 2022 at 9:00 a.m. in the Stark County Regional Planning Commission Conference Room.

Board Members Present

Alex Zumbar
Janet Creighton
Bill Smith
John Arnold

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, Janet Creighton, John Arnold and Bill Smith. Lem Green – resignation effective 7/1/2022.

3. APPROVAL OF MINUTES OF JUNE 27, 2022 MEETING

Creighton moved and Zumbar seconded to approve the minutes of June 27, 2022 meeting. Roll call vote: Zumbar – yes, Creighton – yes, Smith – yes, Arnold – abstained. Motion carried.

4. PUBLIC SPEAKS

Will Dent, CEO of ABCD Inc., indicated he would wait to speak until their DAP request was discussed under New Business.

5. TREASURER/FISCAL REPORT

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

6. SIDE LOT/VACANT LOT PROGRAM REPORT

Matt Visco, RPC Intern, presented the results of a Side Lot Program Analysis study that reviewed the side lot transfers since the program was created in 2013. The purpose of the study was to determine how successfully the Land Bank is meeting the intended use of the Side Lot Program, and whether or not the new owners are paying the property taxes on the lots that they have received through the program. At the time of the study, 1,074 completed side lot transfers were reviewed. A similar side lot transfer study was completed in 2019 when reviewing 697 lots. A breakdown of the locations of the side lot transfers revealed the following: Canton - 60.7 %, Massillon - 9.6%, Alliance - 11.8%, and 17.9% of lots transferred were located in 21 different Stark County townships and villages. A summary of the tax status of side lot properties showed 82.5% of lots transferred are tax current, 8.6% have an unpaid balance, and 8.9% of lots transferred are tax delinquent. Also reviewed was the ownership status of the transferred lots. Of those 1,074 lots transferred, 83.1% were still owned by the

grantee, and 16.9% lots were transferred to new ownership. As part of the study, staff reviewed the lots transferred post-demolition through the Neighborhood Initiative Program (NIP). Of the 1,074 lots transferred, 205 were post-demolition NIP side lots (19%), and 79% of NIP side lots transferred were tax current.

Sarah Peters provided the Side Lot Program Update:

Total Applications Submitted: 2,357
(17 applications were received since June '22 update)

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

Other Communities – 399

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

- Total Number of Applications under Preliminary Review: 15
 - Total Number of Applications Denied: 877
 - Number of Canceled Applications/Fee Refunded: 176
 - Total Number Pending Approval by Community: 28
 - **Total Number of Approved Applications: 1,261**
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- Total Number of Approved Applications Pending Deposit Receipt / NIP Early Lien Release Approval / Request for Foreclosure / Completed Foreclosure Proceeding: 147
 - Total Number Being Prepared for Transfer: 16
 - **Total Number Transferred to Date: 1,098**

Vacant Lot Program Update:

Total Applications Submitted: 332
(4 Applications received since June '22 update)

Cities – 236; Canton: 197, Alliance: 27, Massillon: 12

Other Communities – 96

Bethlehem Twp – 57, Canton Twp – 11, Hartville – 1, Jackson Twp – 2, Lake – 1, Lexington Twp – 7, 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: 8
 - Total Number of Applications Denied: 216
 - Number of Canceled Applications/Fee Refunded: 7

- Total Number Pending Approval by Community: 13
- **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: 0
 - Total Number Transferred to Date: 42

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

7. NEW BUSINESS

- a. Targeted Acquisition Program Requests:
 - City of Alliance – Parcels 104860/104861 & 100756

Creighton moved and Smith seconded to approve the TAAP request from the city of Alliance. Roll call vote: Zumbar – yes, Creighton – yes, Smith – yes, Arnold – yes. Motion carried.

- b. Demolition Assistance Requests:
 - ABCD Inc. – 1287 Harrisburg Rd. NE - Parcel 10008590

Peters stated that the Board will recall that recently they approved the revision of the DAP policy which now includes non-profit organizations as eligible applicants. ABCD, Inc. is a 501.c.3 non-profit organization and is considered an eligible applicant under the DAP policy. ABCD has applied and is requesting funding assistance to demolish two buildings at 1287 Harrisburg Road NE, a property owned by ABCD, Inc. Their estimate for the project is \$80,550, and they are requesting 50% at \$40,225. Will Dent, CEO of ABCD, explained their plans to move their facility and build a garage for storage of their vehicles, and also to construct a training center, 24 units of elderly housing along with commercial space for 6-8 businesses on the lower level. Creighton asked when they hope to start construction and when will the project be completed. Dent stated they have a contract for demolition right now, and they are anticipating to start new construction within 6-8 months, and within two years, they hope to have the project completed, including the senior housing. Their old business location is for sale, and they have several non-profit agencies that have shown interest. Creighton moved and Arnold seconded to approve the DAP request from ABCD Inc. Roll call vote: Zumbar – yes, Creighton – yes, Smith – yes, Arnold – yes. Motion carried.

8. OLD BUSINESS

Update on Demolition & Site Revitalization Grant Program

Peters gave an update on the application that was submitted to the Ohio Department of Development (ODOD) for demolition funding for shovel ready projects through the Demolition & Site Revitalization grant program. SCLRC was potentially going to be guaranteed \$500,000 set-side, but in addition to that amount, a little over \$1 million was requested for the projects that were included in the application. The week of July 4th, the ODOD had emailed the grant agreement to be signed, but it was

only for an award of the \$500,000 set-aside. The agreement was ready to be returned when staff received an email from the Ohio Land Bank Association (OLBA) saying that based on several land banks questioning some of the terms of the agreement, the OLBA met with ODOD, and ODOD is in the process of revising the grant agreement. Based on the comments from the OLBA, it is expected that the revised terms will be more lenient. ODOD informed us to hold off on signing and submitting the grant agreement until we receive the revised version. As of right now, we will be guaranteed the \$500,000 set-aside amount, and Peters had also sent an email asking when the SCLRC will know whether or not we will be awarded the balance of the money requested in our application. Just half of the projects that were listed on the application will expend the awarded \$500,000. This process is slowly moving ahead.

Columbus Starfire Update

Zumbar asked if there was any update on the Columbus Starfire gas station project. Jonelle Melnichenko stated there was a budget change that Pandey had requested through ODSA, and it has taken some time for them to get back to RPC staff. By the time ODSA actually contacted staff, it was coming up on the grant completion date, so RPC extended the timeline to the end of December of this year to wrap up the spending of the outstanding balance of that grant. ODSA accepted the budget change for the activity needed. Once the grant is fully expended, RPC will probably need to request additional dollars to wrap up that project.

9. Next Meeting – August 15, 2022 - 9:00 a.m.

The meeting was adjourned at 9:20 a.m.