

MINUTES OF THE STARK COUNTY LAND REUTILIZATION CORPORATION
November 21, 2022

The Stark County Land Reutilization Corporation met for their regular meeting which was scheduled for Monday, November 21, 2022 at 9:00 a.m. in the Stark County Regional Planning Commission Conference Room.

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, Bill Smith and John Arnold.

3. APPROVAL OF MINUTES OF SEPTEMBER 19, 2022 AND OCTOBER 17, 2022 MEETING

Zumbar moved, Arnold seconded, and the motion carried to approve the minutes of September 19, 2022. Smith and Creighton abstained. Creighton moved and Smith seconded to approve the minutes of October 17, 2022 meeting. Motion carried on a roll call vote as follows: Voting Aye - Zumbar, Creighton, and Smith. Arnold abstained.

4. PUBLIC SPEAKS

Shawn Vessalo, 2969 Genera St. NW, Uniontown, had addressed the Board six months ago regarding his desire to purchase a small portion of the property located on Magodore Rd (former greenhouse) that is adjacent to his own property. He wanted to again present his case to the Board in hopes they would consider his request. His plan was to join a portion of this property to his existing parcel. Arnold asked if he would have any interest in purchasing the entire tract. He believed that it would be sold by either sealed bid or auction, and typically the Board would not divide property into separate parcels. Vessalo stated he would be interested in owning the entire tract, but he does not have the financial means to purchase it all. Arnold stated they already have a couple of individuals that have expressed interest informally, nothing in writing, and they do want the entire parcel. Nau stated the property will be cleaned up soon, and he assumed they will be getting a *no further action* letter from the EPA, and following receipt of that letter, the Land Bank will be in the position to dispose of the property. Smith asked Vessalo if he has expressed his interest in writing. Vessalo stated that he had previously submitted a letter and it had stated that he would pay for the survey also. His property is approximately .4 acres. Arnold asked how much property he wanted. Vessalo stated he would like 1.5 - 2 acres. Zumbar suggested that he speak with Nau after the meeting and arrange for a time to discuss this further. Creighton believed that the Land Bank would not be permitted to make side deals with people with public property, but that it must go out for public bid. Smith stated that is all going to be checked out. Yost stated sometimes a property is parceled off for public auction and then at the end there's the opportunity to bid for the whole property. That would be an option that might appease, so that Vessalo would still be bidding. Smith stated they would have to do some research on this matter and it won't happen overnight.

5. TREASURER/FISCAL REPORT

Heather Cunningham reviewed the Treasurer’s Report for the month of October. Arnold moved and Zumbar seconded to approve the Treasurer’s Report for October as presented. Motion carried on a roll call vote as follows: Voting Aye - Zumbar, Creighton, Smith and Arnold.

- Budget Revision Request for Approval

Cunningham stated that the North Canton demo at 407 North Main Street was originally approved in the amount of \$26,000. The building had additional costs to backfill the basement, which totaled \$7,646. This additional cost was approved at the October meeting, however, in order to pay the \$7,646, a budget revision is necessary: \$4,000 from Property Maintenance, \$2,000 from Marketing Expenses and \$1,646 from Miscellaneous. Creighton moved and Arnold seconded to approve the budget revision request. Motion carried on a roll call vote as follows: Voting Aye - Zumbar, Creighton, Smith and Arnold.

- 2023 Budget Proposal

Cunningham reviewed the details of the proposed 2023 budget. No action is required this month. Zumbar asked the members to review the budget over the next several weeks, and reach out to Nau or Cunningham if anyone had questions.

6. SIDE LOT/VACANT LOT PROGRAM REPORT

Sarah Peters provided the Side Lot Program Update:

Total Applications Submitted: 2,410
(22 applications were received since Oct '22 update)

Cities – 2006
 Canton: 1,564, Massillon: 173, Alliance: 252

Other Communities – 404

Beach City – 1, Bethlehem Twp – 51, Brewster – 9, Canal Fulton – 1, Canton Twp – 82, East Canton – 7, East Sparta – 2, Hartville – 3, Jackson Twp – 6, Lake Twp – 6, Lawrence Twp – 12, Lexington Twp – 50, 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: 11
 - Total Number of Applications Denied: 894
 - Number of Canceled Applications/Fee Refunded: 182
 - Total Number Pending Approval by Community: 29
 - **Total Number of Approved Applications: 1,294**
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- Total Number of Approved Applications Pending Deposit Receipt / NIP Early Lien Release Approval / Request for Foreclosure / Completed Foreclosure Proceeding: 129
- Total Number Being Prepared for Transfer: 40
- **Total Number Transferred to Date: 1,125**

Vacant Lot Program Update:

Total Applications Submitted: 344

(3 Applications received since Oct '22 update)

Cities – 241; Canton: 199, Alliance: 28, Massillon: 14

Other Communities – 103

Bethlehem Twp – 59, Canton Twp – 11, Hartville – 1, Jackson Twp – 3, Lake – 2, Lexington Twp – 9, 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: 3
 - Total Number of Applications Denied: 233
 - Number of Canceled Applications/Fee Refunded: 7
 - Total Number Pending Approval by Community: 7
 - **Total Number of Approved Applications: 94**

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- Total Number of Approved Applications Pending Executed MOU/ Completion of Foreclosure Proceeding: 49
 - Total Number Being Prepared for Transfer: 2
 - Total Number Transferred to Date: 43

Arnold moved and Smith seconded to approve the Side Lot/Vacant Lot report as presented. Motion carried on a roll call vote as follows: Voting Aye - Zumbar, Creighton, Smith and Arnold.

7. **NEW BUSINESS**

a. Targeted Acquisition Assistance Requests:

- City of Louisville - Parcel #3604985 - Cherokee Ave.

Peters stated that this request is for a detention basin located off of Cherokee Avenue in the Buffalo Ridge Allotment. The neighboring property owners have expressed their concerns about the lack of maintenance of that property. The city would like to take ownership in order to properly maintain the property. Gerry Yost, Prosecutor's office, stated he had spoken to a councilman several months ago about this situation. This parcel is still in the name of the Homeowners Association or the developer. It appears that everyone has just walked away and abandoned it. So the city has taken over cleaning it up and keeping the health hazard down, and in order to do that with tax dollars, it makes sense that they own it. Creighton moved and Arnold seconded to approve the City of Louisville's TAAP request. Motion carried on a roll call vote as follows: Voting Aye - Zumbar, Creighton, Smith and Arnold.

- City of Alliance - Parcel #105939 (355 W. High St.) & #110816 (431 Hester Ave.)

Peters stated that on these properties are two unoccupied, vacant houses. Both of these properties have gone through the foreclosure and have been forfeited to the state. The city intends to rehab them, but if the condition is too severe, they would then do demolition. Smith moved and Creighton seconded to approve the City of Alliance's TAAP requests. Motion carried on a roll call vote as follows: Voting Aye - Zumbar, Creighton, Smith and Arnold.

8. OLD BUSINESS

a. Lexington Township - 60 Jefferson St. - Request for Extension

Peters stated the Board had previously approved the demolition funding request for 60 Jefferson in Lexington Township. That project had a deadline of December 1st. Peters received an email from Jaime Raber, Zoning Inspector, informing her that the demolition contractor got pulled off that job to work on an emergency job. He is coming back to this job in a couple of weeks, but the township is requesting an additional 60 days to assure they can get all the work completed. Creighton moved and Arnold seconded to approve Lexington Township's request to extend the terms of their agreement 60 days. Motion carried on a roll call vote as follows: Voting Aye - Zumbar, Creighton, Smith and Arnold.

b. Demolition and Site Revitalization Grant Update

Peters stated in August the Board received notice from ODOD that the Land Bank would be receiving the \$500,000 set aside funds, but we had applied for more money than that. The application submitted had included five projects that totaled over \$1 million. A couple weeks ago we received notification that the Land Bank was being awarded the additional funds above the \$500,000 set-aside, which will total the full amount requested to cover those five projects. The addendum to the agreement has been executed and sent in to ODOD. All that work must be completed by May 31, 2023. The five projects include the Lake Township project which is underway, the K-Mart is already down in North Canton, the project that included the two side by side structures in Massillon on Lincoln way is out for demolition bid, and the projects in Alliance will be moving forward soon.

Nau stated this was originally a \$150 million statewide program where ODOD sub allocated \$500,000 to each of the 88 counties, which was at 100% for demolition. The balance of that money was discretionary at 75/25. The Land Bank did get awarded the \$500,000 set aside, but we submitted over \$1 million in projects, and all those projects were funded. Some of the dialog we have had about the remaining 75/25 money is that we would look at potentially utilizing our demolition assistance program, which is a 50/50 split, so if the board desires, we could split that 25 percent 50/50.

9. EXECUTIVE SESSION

Zumbar stated the purpose of the executive session is for confidential business information of an applicant for economic development assistance pursuant to Ohio Revised Code Section 121.22 g.8.a and pursuant to Ohio Revised Code 121.22 g.8.b. It will include all board members of the SCLRC, Bob Nau, Alan Harold, Jerry Yost, John Anthony, Ray Hexamer and Sarah Peters. It is expected that no action will be taken after the executive session. Creighton moved and Arnold seconded to adjourn into Executive Session at 9:25 a.m. Motion carried on a roll call vote as follows: Voting Aye - Zumbar, Creighton, Smith and Arnold.

Creighton moved, Smith seconded, and the motion carried to come out of Executive Session and back into regular session at 10:00 a.m.

Next Meeting – December 19, 2022 - 9:00 a.m.

The meeting was adjourned at 10:00 a.m.