

MINUTES OF THE STARK COUNTY LAND REUTILIZATION CORPORATION  
December 19, 2022

The Stark County Land Reutilization Corporation met for their regular meeting which was scheduled for Monday, December 19, 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 NOVEMBER 21, 2022 MEETING

Arnold moved and Creighton seconded to approve the minutes of November 21, 2022. Motion carried on a roll call vote as follows: Voting Aye - Zumbar, Smith, Creighton and Arnold.

4. PUBLIC SPEAKS

5. TREASURER/FISCAL REPORT

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

6. SIDE LOT/VACANT LOT PROGRAM REPORT

**Sarah Peters provided the Side Lot Program Update:**

**Total Applications Submitted: 2,414**

*(4 applications were received since Nov. '22 update)*

Cities – 2009

Canton: 1,584, Massillon: 173, Alliance: 252

Other Communities – 404

Beach City – 1, Bethlehem Twp – 52, 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: 3
  - Total Number of Applications Denied: 904

- Number of Canceled Applications/Fee Refunded: 182
- Total Number Pending Approval by Community: 35
- **Total Number of Approved Applications: 1,290**

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- Total Number of Approved Applications Pending Deposit Receipt / NIP Early Lien Release Approval / Request for Foreclosure / Completed Foreclosure Proceeding: 128
  - Total Number Being Prepared for Transfer: 34
  - **Total Number Transferred to Date: 1,128**

**Vacant Lot Program Update:**

**Total Applications Submitted: 346**

*(2 Applications received since Nov '22 update)*

Cities – 242; Canton: 200, Alliance: 28, Massillon: 14

Other Communities – 104

Bethlehem Twp – 59, Canton Twp – 11, Hartville – 1, Jackson Twp – 3, Lake – 3, 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: 1
  - Total Number of Applications Denied: 241
  - Number of Canceled Applications/Fee Refunded: 7
  - Total Number Pending Approval by Community: 8
  - **Total Number of Approved Applications: 89**

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- Total Number of Approved Applications Pending Executed MOU/ Completion of Foreclosure Proceeding: 44
  - Total Number Being Prepared for Transfer: 2
  - Total Number Transferred to Date: 43

Creighton 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. **ADOPT SCLRC 2023 MEETING SCHEDULE**

Creighton moved and Arnold seconded to adopt the SCLRC 2023 meeting schedule. Motion carried on a roll call vote as follows: Voting Aye - Zumbar, Creighton, Smith and Arnold.

Creighton questioned if all members had an alternate appointed. Zumbar stated yes, except that John Arnold has a proposed alternate, which the Board is waiting on the minutes from that meeting for confirmation of that recommendation. Arnold stated the recommendation of Mark Shaffer as his alternate is made by the Stark County Township Association. Zumbar stated from the city of Canton, there are Council minutes that identify Chris Hardesty has being appointed to represent the city. Creighton moved and Zumbar seconded to accept the appointment from the city of Canton for Chris

Hardesty. Motion carried on a roll call vote as follows: Voting Aye - Zumbar, Creighton, Smith and Arnold.

8. NEW BUSINESS

a. Prosecutor Agreement

Nau stated no changes have been made to the Prosecutor's agreement, except for the term for the new year to expire 12/31/2023. Arnold moved and Smith seconded to approve the Prosecutor's agreement. Motion carried on a roll call vote as follows: Voting Aye - Zumbar, Creighton, Smith and Arnold.

b. Targeted Acquisition Assistance Requests:

- City of Alliance – Parcel #180925 & 180985

Peters stated the city of Alliance is requesting assistance in acquiring these parcels. The parcels are currently already in foreclosure and went up for the first Sheriff's sale and did not sell. If the parcels are not purchased at the second Sheriff's sale and are forfeited to the state, the city is interested in obtaining title to the properties. At that time, the Land Bank could assist the city if obtaining title from forfeited lands. The city intends to demolish the former church building on the properties and save the stained-glass windows. Arnold moved and Creighton seconded to approve the request from the city of Alliance. Motion carried on a roll call vote as follows: Voting Aye - Zumbar, Creighton, Smith and Arnold.

9. OLD BUSINESS

Starfire Gas Station Update

Nau stated the consultant has submitted the remedial action for the Columbus Road Starfire gas station to ODOD/Buster. There is contamination on the site, and it's going to be fairly expensive to remediate it, and hopefully RPC can get some state grant money to do so. The challenge is that this property is located in the one year recharge area of the Canton City/Harrisburg well field that creates an enhanced level of clean-up. Basically all the contaminated soil must be removed and disposed of to a licensed hazardous waste facility, and then the ground water must be cleaned. There are a few different options to accomplish this, and Nau stated that he has asked the consultant for budget numbers, but it may be in excess of \$300,000. The state grant clean-up program has available funding up to \$500,000 for this purpose.

**9:15 Public Hearing – 2023 Budget**

Zumbar went into a public hearing for the consideration of the 2023 SCLRC budget. Zumbar asked if anyone was present to speak in favor of the budget. Nau and Zumbar spoke in favor of the 2023 budget. Zumbar asked if anyone wanted to speak in opposition of the 2023 budget. No one spoke in opposition to the budget.

Arnold moved and Creighton seconded to approve the 2023 SCLRC budget. Motion carried on a roll call vote as follows: Voting Aye - Zumbar, Creighton, Smith and Arnold. Zumbar left the public hearing and went back into the regular meeting.

10. EXECUTIVE SESSION

Zumbar stated this executive session is for the purpose of economic development assistance and possible purchase/sale and disposition of property under ORC Section 121.22 g.8.a and pursuant to ORC 121.22 g.8.b. and 505.10. It will include all board members of the SCLRC, Bob Nau, Alan Harold, John Anthony, Ray Hexamer and Sarah Peters. Zumbar moved and Creighton seconded to adjourn into Executive Session at 9:18 a.m. Possible action may be taken afterwards. Motion carried on a roll call vote as follows: Voting Aye - Zumbar, Creighton, Smith and Arnold.

Arnold moved and Creighton seconded to come out of Executive Session at 10:00 a.m. Motion carried on a roll call vote as follows: Voting Aye - Zumbar, Creighton, Smith and Arnold.

Being back in regular session, Zumbar moved and Smith seconded to accept the title of land with the Auditor pertaining to the proposed project. Alan Harold read into the record, this is an Auditor's deed for parcels #9000005, 9000014, and 4000636 that the property generally known as Stark Ceramics that had previously been forfeited to the State of Ohio. Zumbar stated that Peters will submit the letter requesting such properties and parcels involved, and she will handle that request today. Motion carried on a roll call vote as follows: Voting Aye - Zumbar, Smith, Creighton and Arnold.

Zumbar moved and Smith seconded to further donate portions of these parcels to the Ohio Department of Transportation and that Peters will work with Alan Harold in regards to those donations as required. A letter will be crafted identifying the donation of said parcels or parts of parcels. Motion carried on a roll call vote as follows: Voting Aye - Zumbar, Smith, Creighton and Arnold.

Zumbar moved and Creighton seconded to approve temporary and permanent easements associated with these particular parcels as required for ODOT purposes and also other development purposes. Motion carried on a roll call vote as follows: Voting Aye - Zumbar, Smith, Creighton and Arnold.

11. Next Meeting – Monday, January 23, 2023 - 9:00 a.m.

12. Adjournment

Creighton moved, Smith seconded and the motion carried to adjourn at 10:02 a.m.