

MINUTES OF THE STARK COUNTY LAND REUTILIZATION CORPORATION
February 27, 2023

The Stark County Land Reutilization Corporation met for their regular meeting which was scheduled for Monday, February 27, 2023 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: Janet Creighton, John Arnold, Alex Zumbar, Bill Smith and Chris Hardesty.

3. APPROVAL OF MINUTES OF JANUARY 23, 2023

Arnold moved, Smith seconded, and the motion carried to approve the minutes of January 23, 2023. Motion carried on a roll call vote as follows: Voting Aye - Arnold, Zumbar, Smith and Hardesty. Creighton abstained.

4. PUBLIC SPEAKS

5. TREASURER/FISCAL REPORT

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

Budget Revision Request for Approval

Cunningham stated the budget request is for a line item transfer of \$20,000 from Miscellaneous to Vacant Lot. This will not change the overall budget amount, but gives more money in the vacant lot account to spend. There was \$16,090 in vacant lot refunds in January, which left only \$332 for the year. Zumbar asked for an explanation for the \$16,090 in refunds. Cunningham stated the refunds are a result of the equity lots that went to Sheriff's sale and were purchased. Peters stated there were six lots that were purchased at a December Sheriff sale. There was one case with four parcels, and the vacant lot applicant paid about \$2,800 per lot, so that was a total of \$11,000. Because the lots went to the Sheriff's sale and were purchased, the applicant were refunded their money. Yost stated one of the issues involved lots at Springwood Lake, and one of the bidding wars was actually a Springwood Lake lot which they paid \$8,100 for a lot valued at \$3,500. Hardesty moved and Arnold seconded to approve the budget revision request. Motion carried on a roll call vote as follows: Voting Aye - Creighton, Arnold, Zumbar, Smith and Hardesty.

6. SIDE LOT/VACANT LOT PROGRAM REPORT

Sarah Peters provided the Side Lot Program Update:

Total Applications Submitted: 2,443

(22 applications were received since Jan '23 update)

Cities – 2,022

Canton: 1,594, Massillon: 176, Alliance: 252

Other Communities – 421

Beach City – 1, Bethlehem Twp – 63, Brewster – 9, Canal Fulton – 1, Canton Twp – 84, East Canton – 7, East Sparta – 2, Hartville – 3, Jackson Twp – 6, Lake Twp – 8, 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 – 38, Sandy Twp – 41, Sugarcreek Twp – 6, Tuscarawas Twp – 2, Washington Twp – 6, Waynesburg – 6, Wilmot-1

- Total Number of Applications under Preliminary Review: 0
- Total Number of Applications Denied: 925
- Number of Canceled Applications/Fee Refunded: 183
- Total Number Pending Approval by Community: 23
- **Total Number of Approved Applications: 1,312**

- Total Number of Approved Applications Pending Deposit Receipt / NIP Early Lien Release Approval /Request for Foreclosure / Completed Foreclosure Proceeding: 134
- Total Number Being Prepared for Transfer: 25
- **Total Number Transferred to Date: 1,153**

Vacant Lot Program Update:

Total Applications Submitted: 346

(0 Applications received since Jan '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,

- Total Number of Applications under Preliminary Review: 0
- Total Number of Applications Denied: 243
- Number of Canceled Applications/Fee Refunded: 13
- Total Number Pending Approval by Community: 0
- **Total Number of Approved Applications: 90**

- Total Number of Approved Applications Pending Executed MOU/ Completion of Foreclosure Proceeding: 42
- Total Number Being Prepared for Transfer: 3
- Total Number Transferred to Date: 45

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

7. NEW BUSINESS

a. Targeted Acquisition Assistance Requests:

- City of Canton – 43 Parcels (Middle Branch of the Nimishillen Creek Conservation Area)

Peters stated the city of Canton submitted an application for 43 lots that are located within a conservation area along Nimishillen Creek. Nau stated the city applied for funding for acquisition through the Natural Resources Assistance Council. Hardesty stated the plan is that the city takes control of all the lots so no one can acquire them and start building in the flood area. This area will then become green space. Smith asked if the Land Bank is just doing the legal work on it. Peters stated the city is asking the Land Bank to foreclose on these parcels and transfer title to them. Yost stated most of the lots are vacant lots and were either not developed or the houses have been torn down over the years. Almost all of them in that area are tax delinquent and a great number of them are 50x100 ft lots without a high value. Smith asked what the cost would be for the Land Bank to do this. Peters stated the cost to foreclose will be approximately \$1,200 each, so the Land Bank will upfront the hard costs for each foreclosure case, and then request a reimbursement of what was spent from the city. These 43 parcels won't equate to 43 cases, because some of them are contiguous to each other and owned by the same individual. All the 43 parcels are vacant land. Arnold moved and Creighton seconded to approve the TAAP request from the City of Canton as presented. Motion carried on a roll call vote as follows: Voting Aye - Creighton, Arnold, Zumbar, Smith and Hardesty.

b. Demolition Assistance Requests:

- City of Canton – 736 Walnut Avenue NE – Parcel #203314
- City of Canton – 1449 Gross Avenue NE – Parcel #205900
- City of Canton – 706 Garfield Avenue SW – Parcel #205705
- City of Canton – 2527 7th Street NE – Parcel #242023

Peters stated the city of Canton submitted four requests for funding assistance for four single-family houses. The parcel on Walnut Ave. has an estimated cost of \$18,840, and the city is requesting \$9,420. The property on Gross Avenue has an estimated cost of \$17,370 and the city is requesting \$8,685. The property on Garfield Ave. SW has an estimated cost of \$13,350 and the city is requesting \$6,675, and the property on 7th Street NE has an estimated cost \$10,760 and the city is requesting \$5,380. These were properties the Land Bank had previously assisted the city in acquiring through the TAAP, so the city has ownership of these parcels with the intention to remove the vacant structures. Smith asked if all these have been asbestos tested. Peters stated yes, they have been tested. Creighton moved and Hardesty seconded to approve the DAP requests from the City of Canton as presented. Motion carried on a roll call vote as follows: Voting Aye - Creighton, Arnold, Zumbar, Smith and Hardesty.

8. OLD BUSINESS

9. EXECUTIVE SESSION

Zumbar moved and Arnold seconded to enter into the executive session for economic purposes under ORC Section 121.22 g.8.a and 121.22 g.8.b. and ORC 505.10. It will include all board members of the SCLRC, Bob Nau, Alan Harold, Sarah Peters, Jill Gerber, Nicholas Ross, Alexis Lockard, Gerald Yost, and McKenzie Campbell at 9:17 a.m. Motion carried on a roll call vote to enter executive session: Voting Aye - Creighton, Arnold, Zumbar, Smith and Hardesty.

10. NEXT MEETING – Thursday, March 16, 2023 - 9:00 a.m.

11. ADJOURNMENT - Creighton moved and Smith seconded to adjourn the meeting at 9:35 a.m.