

MINUTES OF THE STARK COUNTY LAND REUTILIZATION CORPORATION  
March 16, 2023

The Stark County Land Reutilization Corporation met for their Annual Meeting on Thursday, March 16, 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: Alex Zumbar, Janet Creighton, John Arnold, Bill Smith and Chris Hardesty.

3. ELECTION OF CHAIRPERSON AND VICE-CHAIRPERSON

Per the regulations of the bylaws, every year at the Annual meeting there must be an election of the Chairperson and Vice Chairperson for the Board of Directors. Creighton moved and Arnold seconded to appoint Alex Zumbar as Chairperson and Bill Smith as Vice Chairperson. Motion carried on a roll call vote as follows: Voting Aye - Creighton, Arnold, Zumbar, Smith and Hardesty.

4. APPROVAL OF MINUTES OF FEBRUARY 27, 2023 MEETING

Arnold moved and Smith seconded to approve the minutes of February 27, 2023 meeting. Motion carried on a roll call vote as follows: Voting Aye - Creighton, Arnold, Zumbar, Smith and Hardesty.

5. PUBLIC SPEAKS

6. PRESENTATION OF ANNUAL REPORT

Peters stated that 2022 marked 10 years since the Land Bank was established in 2012. The annual report which summarized the accomplishments of the SCLRC during 2022 was presented. (Annual Report attached) Arnold moved and Creighton seconded to approve the 2022 Annual Report as submitted. Motion carried on a roll call vote as follows: Voting Aye - Creighton, Arnold, Zumbar, Smith and Hardesty.

Zumbar stated a lot of great work has been done this past year, and over all the years. Lem Green was an incredible part of those first 10 years, and his experience and wisdom added so much to the Land Bank in its formative years. Zumbar asked Bob Nau to write a resolution to recognize Lem Green for his service.

7. TREASURER/FISCAL REPORT

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

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

**Total Applications Submitted: 2,447**  
*(4 applications were received since Feb. '23 update)*

Cities – 2,026  
Canton: 1,598, 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: 4
  - Total Number of Applications Denied: 925
  - Number of Canceled Applications/Fee Refunded: 183
  - Total Number Pending Approval by Community: 6
  - **Total Number of Approved Applications: 1,329**
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- Total Number of Approved Applications Pending Deposit Receipt / NIP Early Lien Release Approval / Request for Foreclosure / Completed Foreclosure Proceeding: 151
  - Total Number Being Prepared for Transfer: 20
  - **Total Number Transferred to Date: 1,158**

**Vacant Lot Program Update:**

**Total Applications Submitted: 352**  
*(6 Applications received since Feb '23 update)*

Cities – 246: Canton: 201, Alliance: 31, Massillon: 14

Other Communities – 106

Bethlehem Twp – 61, Canton Twp – 11, Hartville – 1, Jackson Twp – 3, Lake – 3, Lexington Twp – 9, Nimishillen – 3, Paris – 1, Perry – 1, Pike – 1, Sandy Twp – 7; Sugarcreek Twp – 1, Washington Twp – 4,

- Total Number of Applications under Preliminary Review: 1
  - Total Number of Applications Denied: 243
  - Number of Canceled Applications/Fee Refunded: 13
  - Total Number Pending Approval by Community: 5
  - **Total Number of Approved Applications: 90**
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- 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 Smith seconded to approve the Side Lot/Vacant Lot Report as submitted. Motion carried on a roll call vote as follows: Voting Aye - Creighton, Arnold, Zumbar, Smith and Hardesty.

## 9. NEW BUSINESS

### a. Targeted Acquisition Assistance Requests

- City of Alliance - Parcel #108782 – 1020 E. Summit St.

Peters stated Alliance is interested in acquiring this vacant lot on Summit Street for the purposes of redevelopment. Creighton moved and Hardesty seconded to approve the TAAP request by the city of Alliance. Motion carried on a roll call vote as follows: Voting Aye - Creighton, Arnold, Zumbar, Smith and Hardesty.

- City of Canton – Parcel #s 234789 (8<sup>th</sup> Street NE) & 239988 (Irwin Place NE)

Peters stated these two parcels are in the Nimishillen Creek conservation area. These parcels are physically contiguous to two separate lots the city of Canton had applied for (which were approved at the previous month's meeting) and are owned by the same individuals. If these two additional lots are also approved, they could be added on as one single case. This would save the city and the Land Bank time and money on processing foreclosure costs. Arnold moved and Smith seconded to approve the TAAP requests by the city of Canton. Motion carried on a roll call vote as follows: Voting Aye - Creighton, Arnold, Zumbar, Smith and Hardesty.

- Ohio Land Bank Conference - Sponsorship Opportunity

Nau referenced the brochure provided to the Board regarding the 12<sup>th</sup> Annual Ohio Land Bank Conference. This Land Bank is a member of the Ohio Land Bank Association and annually contributes \$5,000. They are looking for sponsors of this conference. The Land Bank has never sponsored any of these conferences in the past, but many of the Land Banks in Ohio have done this. The Ohio Land Bank Association is growing as more counties have established land banks. The Ohio Land Bank Association has a very active Board and has recently hired an Executive Director. Creighton asked how many individuals does the Land Bank usually send. Nau stated three individuals normally attend. Creighton asked if the Land Bank would provide sponsorship for this conference at the \$5,000 level, would this include the cost of these individuals to attend the conference. Peters stated if the Land Bank would donate \$1,500 it would include one registration, the \$3,000 would include two registrations and then the \$5,000 would include up to three registrations. The early registration fee is \$255 and regular registration would be \$300. Creighton stated for a long time we depended on everybody else and we've made giant strides, so after 10 years we should probably do our part. Smith stated he believed it was good they are coming together with an association to give land banks some lobbying power for future dollars, because it is paying off. What the Land Bank has accomplished in this county the past 10 years is amazing. Arnold stated it is nice to drive around and see tangible affects. Arnold moved and Creighton

seconded to sponsor the Ohio Land Bank Conference at \$5,000, also known as the Business Class level. Motion carried on a roll call vote as follows: Voting Aye - Creighton, Arnold, Zumbar, Smith and Hardesty.

10. OLD BUSINESS

Zumbar stated that Nau has requested the Board go into Executive Session to give an update on the ongoing project the Board has agreed to undertake, which does involve multiple entities, including the city of Canton, ODOT and others. Nau stated the reason it is not on the agenda is that Jerry Yost had a conversation late yesterday with the prospect's attorney, so it is appropriate to have a quick discussion. Zumbar moved and Arnold seconded to enter into executive session for economic purposes under ORC Section 121.22 g.8.a, ORC 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 and Jerry Yost, at 9:24 a.m. It is not expected this Board take any action after the executive session. Motion carried on a roll call vote to enter executive session: Voting Aye - Creighton, Arnold, Zumbar, Smith and Hardesty.

Arnold moved and Hardesty seconded to end Executive Session and go back into regular session a 9:51 a.m. Motion carried on a roll call vote as follows: Voting Aye - Creighton, Arnold, Zumbar, Smith and Hardesty.

11. NEXT MEETING – April 17, 2023, 9:00 a.m.

12. ADJOURNED