

MINUTES OF THE STARK COUNTY LAND REUTILIZATION CORPORATION
April 17, 2023

The Stark County Land Reutilization Corporation met for their Regular Meeting on Monday, April 17, 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. APPROVAL OF MINUTES OF MARCH 16, 2023 MEETING

Arnold moved and Hardesty seconded to approve the minutes of March 16, 2023 meeting. Motion carried on a roll call vote as follows: Voting Aye - Creighton, Arnold, Zumbar, Smith and Hardesty.

4. PUBLIC SPEAKS

5. TREASURER/FISCAL REPORT

Heather Cunningham reviewed the Treasurer's Report for the month of March. Hardesty moved and Smith seconded to approve the Treasurer's Report for March as presented. 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: 2,456

(9 applications were received since March '23 update)

Cities – 2,035

Canton: 1,607, 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

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- Total Number of Applications under Preliminary Review: 6
 - Total Number of Applications Denied: 928

- Number of Canceled Applications/Fee Refunded: 183
- Total Number Pending Approval by Community: 6
- **Total Number of Approved Applications: 1,339**

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- Total Number of Approved Applications Pending Deposit Receipt / NIP Early Lien Release Approval / Request for Foreclosure / Completed Foreclosure Proceeding: 158
 - Total Number Being Prepared for Transfer: 23
 - **Total Number Transferred to Date: 1,158**

Vacant Lot Program Update:

Total Applications Submitted: 359

(7 Applications received since March '23 update)

Cities – 253: Canton: 207, 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,

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- Total Number of Applications under Preliminary Review: 5
 - Total Number of Applications Denied: 242
 - Number of Canceled Applications/Fee Refunded: 13
 - Total Number Pending Approval by Community: 6
 - **Total Number of Approved Applications: 93**

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- Total Number of Approved Applications Pending Executed MOU/ Completion of Foreclosure Proceeding: 41
 - Total Number Being Prepared for Transfer: 7
 - Total Number Transferred to Date: 45

Creighton moved and Arnold 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.

7. **NEW BUSINESS**

a. Targeted Acquisition Assistance Requests:

- Canton Township - Parcel #1315065 (4805 Wiseland Ave. SE)

Peters stated Canton Township has requested assistance from the Land Bank in acquiring 4805 Wiseland Ave. SE, where a former elementary school that has been vacant. It has changed ownership a few times in the last few years, but it has been certified delinquent since 2018. The township intends to demolish the school if they are able to acquire it. Smith moved and Arnold seconded to approve the

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

- City of Canton - 26 Parcels

Peters stated the city of Canton has requested the Land Bank's assistance in acquiring 26 parcels located in the conservation area along the middle branch of the Nimishillen Creek. Arnold moved and Creighton seconded to approve the TAAP request from the city of Canton. Motion carried on a roll call vote as follows: Voting Aye - Creighton, Arnold, Zumbar, Smith and Hardesty.

b. Demolition Assistance Requests:

- MCJAS - 807, 809, 811 Faircrest St. SW

Peters stated an application was received from the Multi County Juvenile Attention System (MCJAS) requesting demolition funding assistance for structures on the property located at 815 Faircrest St. SW. There are three buildings that they call "the cottages" that have been unused and vacant for a while, and MCJAS now intends to demolish those buildings. The application gave an estimate of \$42,575 to remove those three buildings, so their request for 50% would be \$20,875.50. With an application, proof of legal authority to demolish the property or consent from the property owner is required. The MCJAS does not own the property, but the Board of Stark County Commissioners are the owners. Some information was provided along with their application from MCJAS's board authorizing the Superintendent to pursue getting a demolition contractor to remove the buildings. A copy of the lease agreement between the Stark County Commissioners and MCJAS was also provided. John Anthony stated part of the lease agreement requires approval of the owner if there are going to be any modifications or improvements on the property. Anthony stated that the Commissioners' office instructed him to contact the Prosecutor's office, so he has spoken to Debbie Dawson and she is working on that right now. Jerry Yost stated that the board can still move forward with action on this, pending the authorization from the Commissioners. Peters stated if the board approves this request, there is still over \$30,000 left in the budget to fund additional residential projects. Arnold moved and Hardesty seconded to approve the DAP application with MCJAS. Motion carried on a roll call vote as follows: Voting Aye - Arnold, Zumbar and Hardesty. Creighton and Smith abstained.

8. OLD BUSINESS

a. Starfire Gas Station Update (2433 Columbus Rd NE)

Nau gave an update on the Starfire gas station on Columbus Road. The consultant submitted the remedial action plan to BUSTR and the state fire marshal in March 2023. BUSTR requires that adjacent property owners are notified and a public notice with a 21-day comment period is done. This will soon be completed and then the documentation is due to BUSTR July 5th. It is expected that BUSTR will approve the remedial action plan as submitted, subject to comments. At that point, the Land Bank will be in position to apply for the clean-up grant, which is up to \$500,000.

Nau stated on the financial end, a few years ago RPC received an assessment correction action grant of \$250,000 to assess this property and do some corrective action. At that time, \$149,000 of the \$250,000 was allocated for clean-up costs because some removal of soil was done. That is pertinent because that \$149,000 gets applied to the \$500,000 grant, and that changes the financials significantly. The cost estimate for the remedial action plan is \$716,000. If the Board is interested, the consultant

could come in and explain the technical approach along with the clean-up plan. They will have to dig up a lot of dirt and dispose of it at a licensed facility. One of the issues being dealt with is that this area is in the one year recharge area of the Canton Harrisburg wellfield and that kicks in a heightened level of clean up requirements.

The eligible grant amount is \$500,000, but they are taking out the \$149,000 based upon the other grant received, and that is set by statute. So the amount of money that can be applied for is about \$350,000, which would create a local share cost of \$366,000. These figures are based on quantities, and hopefully it's not that expensive, because it is based upon how much soil they will be taking out, the various treatment options, and all of that can vary. If the Board would choose to move forward with this project, the Land Bank's cost would be \$366,000, and that is not in the budget this year, but would have to be budgeted next year. The total project amount based on these numbers is \$966,000 if we are approved for the additional grant, which sounds like chances are good.

Nau stated the grant agreement will say, according to BUSTR, that match is not required, but any costs above the actual amount to be spent must be committed by the Land Bank for them to approve the grant. The numbers can vary, and they have \$80,000 in there for contingency. With the gas station on Whipple, it was 100% grant money, but with any project there is risk involved. Smith stated the value of that property when it's clean is \$150,000, and he asked to what level are they cleaning it. There was another project that had been discussed, and they were going to minimum industry standards.

Arnold asked if that \$500,000 funding is specific to BUSTR or is it coming from a general fund. Nau stated the \$500,000 grant program is specifically for cleaning up abandoned gas stations. Smith asked if that was out of the budget or was that out of the BUSTR, because when the Land Bank first started with the Starfire on Whipple it was in the two-year biennial budget that the governor at the time put in \$20 million. Nau stated he didn't know for sure, but he was guessing this BUSTR funding is part of the ongoing budget. It's funded by statute and the \$500,000 is set by the legislature as the maximum. Hardesty asked if there is going to be a new iteration of the grant program come another budget, so if we spend the \$350,000 that's left, and then we get a new budget in 2024, can we get another \$500,000 fresh to spend on the same project. Nau stated he could talk to Kirk Schuring and see if there is any other funding available. Zumbar stated Nau can see if there's any other options out there, but the land and well water needs to be made right, and the issue with the well field itself needs to be addressed. This is the second Starfire gas station that we've attempted to deal with, and we were successful with the first one, and we'll be successful with this one, but it's going to cost us. Arnold stated it would be nice if they could come up with another avenue to get some additional funding. Nau stated they will keep the board informed, but the next thing is for BUSTR to approve the remedial action plan and then move on from there.

b. Resolution Recognizing Former Board Director

Zumbar presented to Lem Green a Resolution of Appreciation for his service on the Board of Directors during his 10 years with the SCLRC. Mr. Green was appointed to the Board of Directors as the Canton City Representative on June 26, 2012 and served as Vice Chairman during his tenure with the Board.

9. EXECUTIVE SESSION

At 9:28 a.m., 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, Ray Hexamer, Jerry Yost, John Anthony, Alan Harold, Sarah Peters, Jill Gerber, Nicholas Ross, and Alexis Lockard. Motion carried on a roll call vote as follows: Voting Aye - Creighton, Arnold, Zumbar, Smith and Hardesty. It is expected that action could be taken after the Executive Session.

Arnold moved and Creighton seconded to end the Executive Session and go back into regular session a 9:53 a.m. Motion carried on a roll call vote as follows: Voting Aye - Creighton, Arnold, Zumbar, Smith and Hardesty.

Arnold moved and Smith seconded to approve the purchase and development agreement between the Stark County Land Bank and Great Lakes Coating Partners LLC dba Great Lakes Transload. Jerry Yost requested to add into the motion to authorize the Chairman and the President to sign the agreement. Arnold moved and Smith seconded to amend the motion and approve the execution of said agreement by the President and the Chairman. Motion carried on a roll call vote as follows: Voting Aye - Creighton, Arnold, Zumbar, Smith and Hardesty.

Zumbar clarified the motion to approve the purchase and development agreement as amended. Motion carried on a roll call vote as follows: Voting Aye - Creighton, Arnold, Zumbar, Smith and Hardesty.

10. NEXT MEETING - Monday, May 15, 2023 - 9:00 a.m.

11. ADJOURNED