

MINUTES OF THE STARK COUNTY LAND REUTILIZATION CORPORATION  
May 15, 2023

The Stark County Land Reutilization Corporation met for their regular meeting on Monday, May 15, 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, Richard Regula for Janet Creighton, Bill Smith and Chris Hardesty. John Arnold - absent.

3. APPROVAL OF MINUTES OF APRIL 17, 2023 MEETING

Regula moved and Hardesty seconded to approve the minutes of April 17, 2023 meeting. Motion carried on a roll call vote as follows: Voting Aye - Regula, Zumbar, Smith and Hardesty.

4. PUBLIC SPEAKS

5. TREASURER/FISCAL REPORT

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

6. SIDE LOT/VACANT LOT PROGRAM REPORT

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

**Total Applications Submitted: 2,473**

*(17 applications were received since Apr '23 update)*

Cities – 2,046

Canton: 1,616, Massillon: 177, Alliance: 25

Other Communities – 427

Beach City – 1, Bethlehem Twp – 64, 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 – 55, 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: 0
  - Total Number of Applications Denied: 928
  - Number of Canceled Applications/Fee Refunded: 183

- Total Number Pending Approval by Community: 23
- **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: 151
- Total Number Being Prepared for Transfer: 22
- **Total Number Transferred to Date: 1,166**

### **Vacant Lot Program Update:**

#### **Total Applications Submitted: 359**

*(0 Applications received since Apr '23 update)*

Cities – 253: Canton: 208, 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: 0
- Total Number of Applications Denied: 247
- Number of Canceled Applications/Fee Refunded: 13
- Total Number Pending Approval by Community: 5
- **Total Number of Approved Applications: 94**
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- Total Number of Approved Applications Pending Executed MOU/ Completion of Foreclosure Proceeding: 42
- Total Number Being Prepared for Transfer: 6
- Total Number Transferred to Date: 46

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

#### 7. **NEW BUSINESS**

#### 8. **OLD BUSINESS**

- a. Demolition & Site Revitalization Program Update
  - Amendment to Alliance Sub-Recipient Agreement

Peters gave an update on the DOD Demolition & Site Revitalization grant program that was being administered. The Land Bank had received \$1,001,321 for five projects. Of that amount, \$500,000 was at 100% grant with no match, and any funds awarded above \$500,000 has a 25% required match. Peters gave an update on the five projects. Work on the former greenhouse in Lake Township is completed and the township submitted their reimbursement paperwork, and subsequently the Land

Bank will get reimbursed for that. The work was done on the project at 129-125 Lincoln Way West in Massillon, and the city has submitted their reimbursement papers, which are currently being reviewed. Once staff has everything needed for a submission to DOD, the city will be paid and then the Land Bank will request reimbursement. The third project was the former Kmart in North Canton where work was completed last year. Late last year, North Canton was paid \$215,000 as a first draw for their reimbursement, and following the completion of the Lake and Massillon projects, the city of North Canton will be given a second draw, which will meet up to our \$500,000 grant. A portion of the North Canton project will have a 25% match, so we will split that with them 12/5 and 12/5, and then the Land Bank will request to be reimbursed.

The two final projects that will take up the rest of our award are the former elementary school on Lincoln and the diner/duplex on Cambridge and Liberty in Alliance where the work is still underway. The school project was just rebid for demolition, so the city will be awarding a contract hopefully within the next few weeks. The diner/duplex is under contract with work completion expected mid-June. The Land Bank had subrecipient agreements with each of these communities as part of the grant application requirement. Those recipient agreements had work completion deadlines of May 1<sup>st</sup>. With unforeseen delays, the work in Alliance is not yet complete. Staff requests the Board extend that subrecipient agreement with Alliance so they can complete all remaining work and submit their documentation and request for reimbursement. An addendum has been prepared for that subrecipient agreement and Alliance has been given until August 1<sup>st</sup> to complete the remaining work, at which time the subsequent reimbursement will be made.

Smith asked if the Massillon project was the Tiger Rags building. Peters stated the Massillon project (129-125 Lincoln Way West) under ODOD is also called "Tiger Rags". The Land Bank awarded Massillon funding up to \$200,000 under DAP for the other building demolished across the street. In the budget there was \$300,000 for commercial demolition with a total of \$400,000 overall for DAP. Regula asked if the Land Bank was going to go after the property owner to recoup some of the funds. Peters stated the Land Bank would not do that, but the city would be able to assess their costs to the taxes and try to recoup that way. John Anthony stated they did put language in the DAP funding agreement that protects the Land Bank, and it stated if Massillon does recover funds for its expenses, the city would reimburse the Land Bank. The city does not have to be made whole before they would do that, and the Land Bank would receive 50% of whatever they would recoup up to \$200,000. Regula asked what the final cost was. Peters stated the cost was over \$440,000. Anthony added that it's hard to count on that money being reimbursed, so it may not happen.

Regula moved and Smith seconded to approve the amendment to the Alliance sub-recipient agreement. Motion carried on a roll call vote as follows: Voting Aye - Regula, Zumbar, Smith and Hardesty.

10. NEXT MEETING - Monday, June 26, 2023 - 9:00 a.m.

11. ADJOURNED