

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

The Stark County Land Reutilization Corporation met for their regular meeting on Monday, July 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, Bill Smith, Janet Creighton and Chris Hardesty. Zumbar moved, Smith seconded, and the motion carried to excuse Member Arnold due to a previous commitment.

3. APPROVAL OF MINUTES OF JUNE 26, 2023 MEETING

Hardesty moved and Creighton seconded to approve the minutes of the June 26, 2023 meeting. Motion carried on a roll call vote as follows: Voting Aye - Zumbar, Smith, Creighton, Hardesty.

4. PUBLIC SPEAKS

5. TREASURER/FISCAL REPORT

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

Budget Revision Request

Cunningham summarized the requested appropriation from the cash balance of \$165,000, and the increase to the budget line items for the following four expenditures:

- 1) TAAP program increase by \$50,000 - The original budget amount was \$55,000, and we have spent through June \$46,898. 27, and we have another \$2,600 spent through July 15<sup>th</sup>. That will leave an available balance of \$5,411.05 for the remainder of the year. Since we have already spent close to \$50,000 in the first six months, another \$50,000 is being requested in that line item.
- 2) Side lot increase by \$20,000 - The original budget amount was \$83,500, and we have spent \$47,464.60 through June with another \$4,758.52 spent through July 15<sup>th</sup>, which leaves an available balance of \$31,276.88 for the year. We've already spent close to \$53,000 in the first six months, so \$20,000 is being requested, which gives \$51,000 available to spend.
- 3) Vacant Lot increase by \$20,000 - The original budget amount was \$18,700 with an additional approved budget revision for \$20,000 in February. We have spent \$30,228.58 through the month of June with another \$267 through July 15<sup>th</sup>, which leaves \$8,200 for the rest of the year. Since \$31,000 has already been spent in the first six months, \$20,000 is being requested, which gives \$28,000 available to spend.

4) Prosecutor contract increase by \$75,000 - The original budget amount was \$150,000. The first two invoices received in 2023 were \$78,000, leaving a balance of \$72,000. Recently received was a third invoice from them totaling \$72,937.50, which if paid, would overspend the budget amount by \$937.50. There would be an anticipated fourth invoice to be received in 2023, so we're looking for an additional \$75,000 to cover that fourth invoice and be able to pay the full amount of the third invoice.

Creighton moved and Hardesty seconded to approve the requested budget revision. Smith asked if all this extra activity with the side lot/vacant lot programs is why the prosecutor's expenses have also increased. Peters stated that is correct. Motion carried on a roll call vote as follows: Voting Aye - Zumbar, Smith, Arnold and Hardesty.

6. SIDE LOT/VACANT LOT PROGRAM REPORT  
**Gwen Arthur provided the Side Lot Program Update:**

**Total Applications Submitted: 2,505**  
*(9 applications were received since June '23 update)*

Cities – 2,076  
 Canton: 1,634, Massillon: 181, Alliance: 261

Other Communities – 429

Beach City – 1, Bethlehem Twp – 65, 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 – 18, 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: 947
  - Number of Canceled Applications/Fee Refunded: 183
  - Total Number Pending Approval by Community: 11
  - **Total Number of Approved Applications: 1,364**
- 
- Total Number of Approved Applications Pending Deposit Receipt / NIP Early Lien Release Approval / Request for Foreclosure / Completed Foreclosure Proceeding: 135
  - Total Number Being Prepared for Transfer: 37
  - **Total Number Transferred to Date: 1,192**

**Vacant Lot Program Update:**

**Total Applications Submitted: 363**  
*(2 Applications received since June '23 update)*

Cities – 257: Canton: 210, Alliance: 33, 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: 0
  - Total Number of Applications Denied: 254
  - Number of Canceled Applications/Fee Refunded: 14
  - Total Number Pending Approval by Community: 2
  - **Total Number of Approved Applications: 93**

- 
- Total Number of Approved Applications Pending Executed MOU/ Completion of Foreclosure Proceeding: 28
  - Total Number Being Prepared for Transfer: 12
  - Total Number Transferred to Date: 53

Hardesty 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 - Zumbar, Smith, Arnold and Hardesty.

## 7. NEW BUSINESS

- a. Targeted Acquisition Assistance Requests:
  - Habitat for Humanity, East Central, Ohio – 8 Parcels

Peters stated that Habitat for Humanity submitted applications requesting acquisition assistance for eight parcels. Seven of the properties are located in the city of Canton and are all vacant lots except for one lot that has an unoccupied house. The eighth application is for a lot in the city of Massillon. The Land Bank has executed agreements for targeted acquisition within Canton and Massillon's targeted areas; these parcels are within those areas. Habitat is planning on combining the vacant lots to do single-family home construction. Habitat will attempt to rehab the one existing house on the parcel in Canton. Creighton moved and Smith seconded to approve the TAAP request from Habitat for Humanity. Motion carried on a roll call vote as follows: Voting Aye - Zumbar, Smith, Arnold and Hardesty.

- City of Canton – 27 Parcels

Peters stated there are 27 parcels in this group of applications requesting acquisition assistance submitted by the city of Canton. The parcels are located in the Middle Branch of the Nimishillen Creek Conservation area and are all vacant lots. The city indicated this was going to be their last large grouping of requests for this area at this time. Zumbar moved and Smith seconded to approve the city of Canton's TAAP request. Motion carried on a roll call vote as follows: Voting Aye - Zumbar, Smith, Arnold and Hardesty.

## 8. OLD BUSINESS

### a. Former Stark Ceramics Property Update

Nau stated the transfer of the Stark Ceramics property to Benjamin Dickey was completed on June 23<sup>rd</sup>. Some activity was seen on the property since then, but the details of what is actually happening are unknown.

### b. Brownfield Remediation Program Update

Nau stated the brownfield remediation program was funded in previous years by the state. On July 3<sup>rd</sup>, the Governor approved \$350 million statewide for brownfield remediation. The funds will be to assess, clean-up and redevelop environmentally challenged properties. It will be administered through the Ohio Department of Development as it was last year. The county land bank will be the lead entity for the funding allocation for counties that have 100,000 or more population, so the SCLRC will be receiving through the next two years \$1 million each year in set-side funds for the county. However, the balance of the funding will be competitive statewide. We are in the process of reaching out to our political subdivisions to inquire what projects they may have, and staff will also meet later this week with representatives from the Stark Economic Development Board to see what they have in mind for the funding. We're hoping that we can use this money to leverage the BUSTR money we have for the Columbus gas station. The rules are still pending, but he has spoken with the consultant and they looking into that. Hopefully we can use those funds to finish the Columbus gas station project and not have to use our local money.

We are looking at doing sealed bids for the Bishop's Gate property. We're hoping to get a *no further action* letter from the Ohio EPA, which will help market the property. But we have received a closure report from the USEPA. The plan is to do sealed bids within the next couple months to dispose of that property. Nau stated there are other potential gas stations in Waynesburg and Alliance.

Nau stated that Alliance is taking down their school. He and Peters were out there a week ago, and it is in process. This project is part of the demolition grant that the Land Bank was awarded through the Department of Development.

Smith asked if a county has under 100,000, who would receive the funding. Peters stated it would be the Commissioners or an entity that the Commissioners would appoint to be the lead applicant when there is no land bank in that county. Nau stated it's based upon the population of the county. If it's over 100,000 population for the county, the land bank is the lead entity. Based upon last time, some of the smaller rural counties may have a hard time spending that money, so it would come back. Last time the Land Bank was not involved in the brownfield component part of it; there was not a specified lead entity. It was directly with ODOD, and Steve Coon got some money for the Renkert building, and the city of Canton received funding for the Weber Dental building. So the Land Bank was not involved, but we were the lead entity on the demo component end. Zumber asked if that would be for remediation and demolition for on site. Nau stated that he believed so. He has had conversations with Dan Moeglin, and the Park District wants to take down Molly Stark. It is a public nuisance, especially at certain times of the year.

9. NEXT MEETING - Monday, August 21, 2023 - 9:00 a.m.
10. ADJOURNED - The meeting was adjourned at 9:25 a.m.