

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

The Stark County Land Reutilization Corporation met for their regular meeting on Monday, October 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: Chris Hardesty, Bill Smith, Alex Zumbar, Janet Creighton and John Arnold.

3. APPROVAL OF MINUTES OF SEPTEMBER 18, 2023 MEETING

Arnold moved and Hardesty seconded to approve the minutes of the September 18, 2023 meeting. Motion carried on a roll call vote as follows: Voting Aye - Hardesty, Smith, Zumbar, Creighton and Arnold.

4. PUBLIC SPEAKS
5. TREASURER/FISCAL REPORT

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

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

Total Applications Submitted: 2,551
(10 applications were received since September '23 update)

Cities – 2,107
Canton: 1,654, Massillon: 182, Alliance: 271

Other Communities – 444

Beach City – 1, Bethlehem Twp – 68, 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 – 67, 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

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- Total Number of Applications under Preliminary Review: 0
 - Total Number of Applications Denied: 953
 - Number of Canceled Applications/Fee Refunded: 186

- Total Number Pending Approval by Community: 34
- **Total Number of Approved Applications: 1,378**
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- Total Number of Approved Applications Pending Deposit Receipt / NIP Early Lien Release Approval / Request for Foreclosure / Completed Foreclosure Proceeding: 119
- Total Number Being Prepared for Transfer: 32
- **Total Number Transferred to Date: 1,227**

Vacant Lot Program Update:

Total Applications Submitted: 369

(3 Applications received since September '23 update)

Cities – 259: Canton: 212, Alliance: 33, Massillon: 14

Other Communities – 110

Bethlehem Twp – 61, Canton Twp – 13, Hartville – 1, Jackson Twp – 3, Lake – 7, Lexington Twp – 9, Nimishillen – 3, Paris – 1, Perry – 1, Pike – 2, 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: 256
- Number of Canceled Applications/Fee Refunded: 18
- Total Number Pending Approval by Community: 4
- **Total Number of Approved Applications: 91**
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- Total Number of Approved Applications Pending Executed MOU/ Completion of Foreclosure Proceeding: 23
- Total Number Being Prepared for Transfer: 2
- Total Number Transferred to Date: 66

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 - Hardesty, Smith, Zumbar, Creighton and Arnold.

7. NEW BUSINESS

a. Demolition Assistance Requests:

- Lawrence Township – 6386 Chiltern Rd. NW – Parcel #2601396

Nau stated a demolition assistance request was received from Lawrence Township for property located at 6386 Chiltern Rd. NW. The estimated demolition cost is \$20,000 and the requested funding amount being \$10,000. Creighton moved and Arnold seconded to approve the DAP request from Lawrence Township. Motion carried on a roll call vote as follows: Voting Aye - Hardesty, Smith, Zumbar, Creighton and Arnold.

- b. National Community Stabilization Trust (NCST)
 - Purchase of 1710 Jackson Ave. SW, Massillon for \$24,500

Nau stated there has been prior discussion on the Land Bank undertaking rehab on properties, and there is a line item in the budget for this activity. There is a non-profit known as the National Community Stabilization Trust (NCST), who works with non-profit local housing providers (buyers), that want to restore neighborhoods affected by high levels of foreclosure and abandonment, and one of the programs they offer is called *First Look*. NCST will list properties owned by Fannie Mae or Freddie Mac, and in this case the property is owned by Federal Home Loan Mortgage. They have sent properties to us in the past to give us the opportunity to look at it before it's put on the market. None of the other properties ever materialized because the numbers didn't work and there were challenges getting into some of them. But NCST did contact us a couple of months ago about this property that is located at 1710 Jackson Avenue, Massillon. The way this program works is that NCST gives the buyer 48 hours to submit a bid on the property, so our offer had to be done quickly. The person that had lived there was a hoarder, and we couldn't get in the house at that time, but they finally cleaned it out. Once we were able to get inside, the condition of the property looked better than what we thought. Wyatt Hayes, RPC's rehab inspector, did inspect the property and he determined that it was structurally sound. We did a write-up for the rehab costs and submitted a bid for \$24,500, which has been accepted. It is estimated to take approximately \$50,000 to rehab it. The Auditor values the property at \$94,800, so the numbers seem plausible. Luckily, Regional Planning administers the Housing Rehab Program for the Commissioners, so RPC does have an infrastructure in place to do this project. Under RPC's rehab program, staff does work write-ups, and it is sent out to bid to private contractors. Hardesty asked if they had a contractor selected for the rehab portion of this project. Nau stated that RPC has a list of pre-qualified contractors with the CDBG program. RPC does more limited rehabs, but we could potentially open that up. With our federal program, we have all the regulations we must deal with, but this is land bank money, so we're not subject to some of those constraints, so we may open it up beyond our pre-qualified contractors. This is a bigger project than what RPC normally does. Under our regular program, we cap it at \$25,000 because of the lead paint requirements. Creighton believed it was a good experiment to see how a rehab project works out. Arnold thought it sounded very low risk. Smith thought the peak of the housing market is gone, but it is very high compared to the Auditor's appraisal.

Creighton moved and Arnold seconded to approve the purchase of 1710 Jackson Ave. SW Massillon for \$24,500. Motion carried on a roll call vote as follows: Voting Aye - Hardesty, Smith, Zumar, Creighton and Arnold.

8. OLD BUSINESS

- Auction of 12777 Mogadore Ave., Uniontown - KIKO Auctioneers

Nau stated at the last meeting there was discussion on auctioning the Bishopsgate property rather than using the sealed bid process. Requests for proposals were sent out to Dutton, KIKO, Dimmerling and Whipple auctioneers, and the RFP was also posted on the Land Bank's website. KIKO and Dutton were the only two proposals that were received. Basically the fees are the same from both with a 10% buyer's premium, and the auctioneer will cover the costs of advertising. Nau recommended selecting KIKO to auction the property. Nau stated that he did have a discussion with Jeff Kiko about the property, and he recommended selling the property as one parcel and stated that it is a good development opportunity. KIKO is looking at a 40-60 day timeline. There was discussion on if the Board had previously passed a resolution to auction the property. Arnold moved and Smith seconded to allow

KIKO to auction the property at 12777 Mogadore Ave. for the specs they submitted. Motion carried on a roll call vote as follows: Voting Aye - Hardesty, Smith, Zumbar, Creighton and Arnold.

9. NEXT MEETING - Monday, November 20, 2023 - 9:00 a.m.

10. ADJOURNED