

MINUTES OF THE STARK COUNTY LAND REUTILIZATION CORPORATION
January 22, 2024

The Stark County Land Reutilization Corporation met for their regular meeting on Monday, January 22, 2024 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, John Arnold and Chris Hardesty.

3. APPROVAL OF MINUTES OF December 18, 2023 MEETING

Arnold moved and Hardesty seconded to approve the minutes of the November 20, 2023 meeting. Motion carried on a roll call vote as follows: Voting Aye - Zumbar, Smith Creighton, Arnold and Hardesty.

4. PUBLIC SPEAKS

Don Ackerman, spoke from Canton For All People. Mr. Ackerman proposed a collaboration between his nonprofit organization, a community development corporation, Canton for All People and the Stark County Land Bank. Canton For All People has been awarded \$2 million from the City of Canton to construct new housing in the greater Shorb neighborhood. Recently, Governor DeWine has opened up the Welcome Home Ohio program, making \$150 million available for land banks to acquire or rehab properties for affordable housing in their communities. Ackerman is proposing a collaboration between Canton for All People and the Land Bank, where Canton for All People would help the Land Bank write a grant for \$5 million. Then that \$5 million grant would be used to acquire newly constructed homes built by Canton for All People, helping to use the leveraged funds already gotten from the City of Canton and ARPA agreements that would build 25 new homes in the greater Shorb neighborhood beginning in March 2024 to be completed by the end of 2026. Ten homes would be built this year and 15 homes built next year. The grant would provide \$200,000 to Canton for All People for everything it needs to construct these homes. Homes are a mix of two and three bedroom ranches, two story homes, attached garages, and detached garages; depending on the lot size. These homes would then be sold to residents at 80% or below AMI. The Land Bank would sell those homes with a five-year restrictive covenant and a 20-year restrictive covenant for affordability. Funds sold after the Land Bank sells these homes would be recouped back to the Land Bank for future construction, acquisition or improvements in its community.

Nau stated that he, Smith, Zumbar, Peters had met with Ackerman last week to discuss the program. The Welcome Home program is a new program from DOD where they are designating the Land Banks as one of the potential grant recipients. The other recipients are CICs and then political subdivisions with certain restrictions on them. Nau is waiting on some financial information to determine the Land Banks' capacity to participate. The initial grant application is due February 9th. There are other rounds of funding with rolling deadlines that are continuing out through the year.

Ackerman specified that you get a priority in the grant when you can show your readiness to proceed and being able to complete projects within the first month of fund distribution, which would be

in June 2024. Between the City of Canton and Canton For All People, they were already planning on building ten homes that start in March 2024.

Ackerman stated that ARPA and other grants can be layered with this and actually get additional points for the layering of other government funds towards these houses which they were already set up to do this year.

Canton for All People is the contractor for the homes. They priced out eight different other contractors both locally until they were able to build the capacity to do it themselves. They are a home builder certified with Premier Bank, with Huntington Bank, and are able to build a 1,500 square foot, two story home for about \$152,000 total. Hartville Hardware gives them a discount on everything from lumber to flooring. The home appraises for \$167,000 on 9th Street Northwest. Canton for All People currently has 186 families waiting in line for homes.

Creighton asked how will they make that determination as to whom will get those houses. Don stated they do first-come first-serve. Families have to be qualified for their own mortgages. There is a case manager who works with these families and as soon as they have kind of all their documents in a row, they've identified their house, and can provide us a construction loan, and we use these grant funds to then buy down that mortgage for affordable rates depending on that family's income. Homebuyer workshops are held in the neighborhood monthly.

Creighton inquired about the monitoring of homeowners and any types of rules and restrictions. Ackerman answered that they do a five-year restrictive covenant. The homeowner can't sell the home for five years. And there's a 20-year agreement that this grant and both their other funds indicate that the home must remain affordable for a 20-year period. That is not enforced by the Land Bank or Canton for All People, but DOD maintains the monitoring requirements on that. Canton for All People contracts with an agency called Realty Reimagined who is their HUD certified housing counselor for folks. Ackerman also stated that they have made requests to get the homeowners in Habitat's homeowner maintenance course.

Creighton made a motion based up on a conditional approval to move forward with the seeking and awarding the Welcome Home Ohio Grant funds. Motion was seconded by Hardesty. Motion carried on a roll call vote as follows: Voting Aye - Zumbar, Smith, Creighton, Arnold and Hardesty.

5. TREASURER/FISCAL REPORT

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

Budget Revision Request for Approval

Cunningham stated that the budget request is for the funds pursuant to sale of the Mogadore Greenhouse. The funds from the sale in the amount of \$288,127.50 were budgeted to be received in 2023 but did not come in until 2024. A revenue line item was added showing those monies coming in, one expense line item showing 50% of the proceeds going to Lake Township as per our agreement, the residential demolition line item was increased to \$40,000 and commercial demolition line item was

increased to \$172,063.75; which leaves a balanced budget. Hardesty moved and Arnold seconded to approve the budget revision request. Voting Aye - Zumbar, Smith, Creighton, Arnold and Hardesty

6. SIDE LOT/VACANT LOT PROGRAM REPORT

Sarah Peters provided the Side Lot Program Update:

Total Applications Submitted: 2,580

(12 applications were received since December '23 update)

Cities – 2,136

Canton: 1,678, Massillon: 185, Alliance: 273

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

- Total Number of Applications under Preliminary Review: 0
- Total Number of Applications Denied: 978
- Number of Canceled Applications/Fee Refunded: 186
- Total Number Pending Approval by Community: 16
- **Total Number of Approved Applications: 1,400**
- Total Number of Approved Applications Pending Deposit Receipt / NIP Early Lien Release Approval / Request for Foreclosure / Completed Foreclosure Proceeding: 114
- Total Number Being Prepared for Transfer: 24
- **Total Number Transferred to Date: 1,262**

Vacant Lot Program Update:

Total Applications Submitted: 377

(3 Applications received since December '23 update)

Cities – 262: Canton: 215, Alliance: 33, Massillon: 14

Other Communities – 115

Bethlehem Twp – 66, Canton Twp – 13, Hartville – 1, Jackson Twp – 3, Lake – 4, Lexington Twp – 9, Nimishillen – 3, Paris – 1, Perry – 1, Pike – 2, Sandy Twp – 7; Sugarcreek Twp – 1, Washington Twp – 4,

- Total Number of Applications under Preliminary Review: 0
- Total Number of Applications Denied: 2
- Number of Canceled Applications/Fee Refunded: 25
- Total Number Pending Approval by Community: 3

➤ **Total Number of Approved Applications: 90**

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- Total Number of Approved Applications Pending Executed MOU/ Completion of Foreclosure Proceeding: 18
 - Total Number Being Prepared for Transfer: 4
 - Total Number Transferred to Date: 68

Arnold 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 – Zumbar, Smith, Creighton, Arnold and Hardesty.

7. NEW BUSINESS

a. Targeted Acquisition Program Requests

Peters presented an application from the City of Alliance for the targeted acquisition program. The city is requesting assistance acquiring a vacant lot at 133 E. Ely Street. The vacant lot is certified tax delinquent and the city is requesting to get control of that so they can either sell it or maintain it themselves. Creighton moved and Arnold seconded to approve the targeted acquisition request. Motion carried on a roll call vote as follows: Voting Aye – Zumbar, Smith, Creighton, Arnold and Hardesty.

b. Demolition Assistance Request

Peters presented a request from Lexington Township for demolition funding assistance for a property located at 11430 Webb Ave NE. The building is a vacant 2-story building. The estimate for the total cost is \$17,790.48. They are requesting 50% of that at \$8,895.24. The township does intend to put an assessment on after the completion of the demolition.

Smith moved and Arnold seconded to approve the demolition assistance request. Motion carried on a roll call vote as follows: Voting Aye – Zumbar, Smith, Creighton, Arnold and Hardesty.

c. Ohio Land Bank Conference

Peters informed the board of this year's Conference for Land Banks put on by the Ohio Land Bank Association. Last year SCLRC sponsored the conference for \$5,000. Due to Ohio Land Bank Association dues being raised this year, the staff is proposing to do the silver sponsorship of \$3,000 based on our available budget line item. Creighton moved and Zumbar seconded to approve the sponsorship of \$3,000 for the conference. Motion carried on a roll call vote as follows: Voting Aye – Zumbar, Smith, Creighton, Arnold and Hardesty.

d. Canton Palace Theatre Demolition Project

Nau discussed the Canton Palace Theatre Project. He stated that the Land Bank was contacted by Chip Conde who is on the board of the Palace Theatre. The Canton Theatre's 100 Anniversary Project is an approximately \$16 million improvement to the building. They have acquired the apartment building, immediately west of it that needs to be demolished. The Land Bank sent him a Demolition Assistance Program application, which is our 50/50 demo program. Their budget item for that

component of the project is basically \$450,000. At 50%, that's about \$225,000. If the board is interested in moving forward with this project under the DAP program, it would take a budget revision. While the application has not been submitted yet, Nau wanted to seek some guidance from the board.

Creighton inquired about if the theatre board had secured any funding for the expansion. Nau answered that his understanding is that the Palace wants to do the demo in the spring, and the fundraising for the project is ongoing. The board will wait for an application and more information before any motions are made.

8. OLD BUSINESS

a. Lawrence Township DAP Agreement

Peters discussed the Lawrence Township DAP project. In October of last year, the board approved a funding application for the property on Chilton Rd NW for up to \$10,000. After the application was approved, Lawrence Township had provided the Land Bank office with some information in early December regarding the asbestos survey. The survey showed some abatement that needed done that was not included in the initial project estimate. The overall project cost would now be \$33,400. They are requesting half of that at \$16,700. Zubar moved and Hardesty seconded to approve the change in the DAP Agreement. Motion carried on a roll call vote as follows: Voting Aye – Zubar, Smith, Creighton, Arnold and Hardesty.

b. Sale of 12777 Mogadore Ave., Uniontown Update

Nau discussed the Lake Township property at 12777 Mogadore Ave. The demolition on this property was through Ohio Department of Development and reimbursed as a 100% grant. The township fronted those costs and the Land Bank reimbursed them for a total of \$92,277. The property closed after auction on January 8th and the plan is to split the \$288,127 proceeds equally.

c. ODOD Programs

Nau gave updates on the ODOD demolition and brownfield programs. He reviewed Round 1 of the demolition projects and reimbursement amounts from the FY 2022 grant and the remaining grant balance. Nau also reviewed prospective commercial and residential demolition projects along with prospective Brownfield projects for FY 2024-2025.

Dan Moeglin of Stark Parks spoke about Molly Stark Hospital. They feel that the buildings need torn down and the property turned back into green space for the betterment of the community and from a safety perspective.

10. NEXT MEETING - Monday, February 26, 2024 - 9:00 a.m.

11. ADJOURNED