

MINUTES OF THE STARK COUNTY LAND REUTILIZATION CORPORATION
February 26, 2024

The Stark County Land Reutilization Corporation met for their regular meeting on Monday, February 26, 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, and Chris Hardesty.

3. APPROVAL OF MINUTES OF JANUARY 22, 2024 MEETING

Arnold moved and Hardesty seconded to approve the minutes of the January 22, 2024 meeting. Motion carried on a roll call vote as follows: Voting Aye - Zumbar, Smith Creighton, and Hardesty.

4. PUBLIC SPEAKS

Georgia Paxos and Chip Condo were in attendance to speak regarding the Canton Palace Theatre project. They spoke later in the meeting.

5. TREASURER/FISCAL REPORT

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

6. SIDE LOT/VACANT LOT PROGRAM REPORT

Gwen Arthur provided the Side Lot Program Update:

Total Applications Submitted: 2,587

(7 applications were received since January '24 update)

Cities – 2,142

Canton: 1,682, Massillon: 187, Alliance: 273

Other Communities – 445

Beach City – 1, Bethlehem Twp – 68, Brewster – 9, Canal Fulton – 1, Canton Twp – 84, East Canton – 8, 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: 1007

- Number of Canceled Applications/Fee Refunded: 186
- Total Number Pending Approval by Community: 16
- **Total Number of Approved Applications: 1378**

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- Total Number of Approved Applications Pending Deposit Receipt / NIP Early Lien Release / Request for Foreclosure / Completed Foreclosure Proceeding / Forfeiture Request: 92
 - Total Number Being Prepared for Transfer: 22
 - **Total Number Transferred to Date: 1,264**

Vacant Lot Program Update:

Total Applications Submitted: 378

(1 Application received since January '24 update)

Cities – 263: Canton: 216, 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,

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- Total Number of Applications under Preliminary Review: 0
 - Total Number of Applications Denied: 261
 - Number of Canceled Applications/Fee Refunded: 25
 - Total Number Pending Approval by Community: 3
 - **Total Number of Approved Applications: 86**

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- Total Number of Approved Applications Pending Executed MOU/ Completion of Foreclosure Proceeding: 14
 - 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, and Hardesty.

7. **NEW BUSINESS**

- a. Targeted Acquisition Program Requests
 - Habitat for Humanity – Parcel #s – 606961, 605641, 605682, 605754
 - Habitat for Humanity – Parcel #s – 205771, 200810

Sarah Peters presented the TAAP applications from Habitat for Humanity. Of the six received, four were for vacant lots in the city of Massillon. The fifth request is for a property in Canton with a house on it on Monroe SE. The Habitat's intent for that property is to obtain title, demolish the structure currently on the property and construct a new single-family house. The sixth request is on 19th Street

Northeast in the city of Canton. Habitat's intention for that property is to obtain title, rehab the house currently on the property and sell it to a qualified homeowner.

Smith moved and Hardesty seconded to approve the TAAP applications as submitted. Motion carried on a roll call vote as follows: Voting Aye – Zumbar, Smith, Creighton, and Hardesty

- City of Alliance – 319 E. Gaskill Dr. - Parcel #109668

Peters presented a TAAP application from the city of Alliance for a property on East Gaskill Street with a vacant structure on it. The city is asking for the Land Bank's assistance in acquiring that property to remove the debris and blighted structure.

Zumbar moved and Hardesty seconded to approve the TAAP application as submitted. Motion carried on a roll call vote as follows: Voting Aye – Zumbar, Smith, Creighton, and Hardesty

- Canton For All People – Parcel #215793

Peters presented a TAAP application from Canton For All People. The application is for a vacant lot that fronts on Shorb Ave in Canton. They're interested in acquiring that through the Land Banks' assistance as they pursue the acquisition of other surrounding lots to pursue the installation of a mini soccer field in that neighborhood.

Zumbar moved and Smith seconded to approve the TAAP application as submitted. Motion carried on a roll call vote as follows: Voting Aye – Zumbar, Smith, Creighton, and Hardesty

8. OLD BUSINESS

a. Demolition Assistance Requests

Peters stated the Land Bank received an application from the Canton Palace Theatre Association. They are asking for funding assistance to demolish two buildings on Sixth Street NW. Their intent with the properties is to remove those structures so they can pursue the plans for the modernization/updates/addition to the Palace Theatre. The overall expected cost for the demolition project is \$457,590. Based on the estimate, they're requesting \$228,795, which is 50%. The commercial line item in the Land Bank's budget currently only has \$172,000 available. Peters presented several options for possible budget revision to fund the project.

Georgia Paxos from the Canton Palace Theater spoke regarding the project. She stated that it is a \$16 million expansion project to address the facility's needs to stay relevant and operational for many years to come. Paxos said the Palace Theatre is currently at around \$3 million annual economic impact to the community. Once this project is completed with the frequency and the potential kinds of programming, it would expand the footprint to over \$9 million annually. Zumbar believes this project will benefit that area. It would be a wonderful opportunity for the Land Bank to assist in this project and certainly address an area that has seen significant dollars invested in it. Creighton moved and Smith seconded to approve the application subject to a budget amendment. Motion carried on a roll call vote as follows: Voting Aye – Zumbar, Smith, Creighton, and Hardesty.

b. ODD Programs

Peters reviewed the current round of prospective commercial and residential projects for the Land Bank's Demolition & Site Revitalization Program application. There are two buildings on Start Park properties, one for \$50,000 and another estimated at \$40,000. There are three buildings on the former Massillon State Hospital property with an estimated \$450,000. There are four commercial buildings, a

former church, a former bowling alley, storage, and a diner for \$125,000, \$200,000, and \$150,000, \$50,000 respectively. The commercial projects add up to \$1,650,000. Applications are due April 1.

Next, Peters reviewed the prospective projects for applications under the Brownfield Remediation program. Two projects would utilize the Stark County \$1,000,000 set-aside. The other three projects—Stark Parks Molly Stark Hospital and two assessment grants in Alliance—would have a 25% match component. Peters stated an update would be given after the applications have been submitted. Smith moved and Hardesty seconded to approve the submission of projects. Motion carried on a roll call vote as follows: Voting Aye – Zumbar, Smith, Creighton, and Hardesty.

Peters gave an update on the Welcome Home Ohio program. Canton for All People had previously addressed the Board regarding a partnership and application through the program. Canton for All People was initially asking for a \$5 million grant application in partnership with the Land Bank. After doing due diligence and speaking with other Land Banks, we eventually settled on ten properties for a \$2 million grant application. The application was submitted for the \$2 million purchase funds request. The Land Bank received a letter of support from the mayor of the city of Canton. Staff is currently working on an MOU to outline the responsibilities and obligations of Canton for All People and the Land Bank should the application be awarded funding.

c. 1710 Jackson Ave SW

Nau gave an update on the rehab property at 1710 Jackson Ave SW. Land Bank is currently in the process of bidding out the rehab for the property. Bids are due February 29. The estimate is about \$78,000.

d. East Canton Single Family – Hope Homes

Nau stated Testa Companies, the developer at Hope, Inc. is interested in partnering with the Land Bank to construct approximately 10 single family homes on the property. There is a new tax credit program available for single family homes administered by OHFA with \$50 million available over the next four years. Staff is negotiating an MOU and will have more information at the next meeting.

10. NEXT MEETING – Thursday, March 21, 2024 - 9:00 a.m.

11. ADJOURNED