

MINUTES OF THE STARK COUNTY LAND REUTILIZATION CORPORATION
May 20, 2024

The Stark County Land Reutilization Corporation met for their regular meeting on Monday, May 20, 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, John Arnold, and Richard Regula.

3. APPROVAL OF MINUTES OF APRIL 15, 2024 MEETING

Smith moved and Arnold seconded to approve the minutes of the April 15, 2024 meeting. Motion carried on a roll call vote as follows: Voting Aye - Zumbar, Smith, Arnold, and Regula.

4. PUBLIC SPEAKS
5. TREASURER/FISCAL REPORT

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

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

Total Applications Submitted: 2,606
(10 applications were received since April '24 update)

Cities – 2,161
Canton: 1,696, Massillon: 188, Alliance: 277

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: 1013
 - Number of Canceled Applications/Fee Refunded: 186
 - Total Number Pending Approval by Community: 19

➤ **Total Number of Approved Applications: 1388**

➤ Total Number of Approved Applications Pending Deposit Receipt / NIP Early Lien Release / Request for Foreclosure / Completed Foreclosure Proceeding / Forfeiture Request: 85

➤ Total Number Being Prepared for Transfer: 19

➤ **Total Number Transferred to Date: 1,284**

Vacant Lot Program Update:

Total Applications Submitted: 390

(10 Application received since April '24 update)

Cities – 266: Canton: 217, Massillon: 14, Alliance: 35

Other Communities – 124

Bethlehem Twp – 73, Canton Twp – 15, 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: 269

➤ Number of Canceled Applications/Fee Refunded: 25

➤ Total Number Pending Approval by Community: 11

➤ **Total Number of Approved Applications: 85**

➤ Total Number of Approved Applications Pending Executed MOU/ Completion of Foreclosure Proceeding: 12

➤ Total Number Being Prepared for Transfer: 1

➤ Total Number Transferred to Date: 72

Arnold 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 Regula.

7. **UPDATE FROM HABITAT FOR HUMANITY EAST CENTRAL OHIO**

Beth Lechner, Executive Director gave a presentation on Habitat for Humanity of East Central Ohio. Habitat has completed fifty-one projects with the Land Bank to date. Over the past thirty-five years, they have built 642 houses and 91% of the funds they raise go directly to the building program. Habitat East Central Ohio is number twenty-six of the 1,200 Habitat affiliates in the United States.

In order to sign on with Habitat for Humanity, families must first qualify financially. They need to show a two-year consistent work history and fall between 30-80 percent of the median income. The families take classes that teach them how to assist in building and maintaining their homes. There's a six-week financial success course that every family takes. A new interpersonal development class was added six years ago called Foundations. The last class before the families move into their homes is an estate planning course.

With each home comes a garden shed equipped with a lawnmower and weed-whacker that the families are trained to use. These homeowners get a zero percent interest mortgage. A Habitat home is

a three-bedroom, 1,200 square foot house with a basement. It costs approximately \$115,000 to build. It costs \$50,000 to sponsor a Habitat home.

Habitat not only builds homes but also buys the land and sometimes buys houses to either rehab or demolish. If they get a lot that is not big enough for a home, they can turn it into a “pocket park” which is maintained by Habitat. By partnering with the Land Bank, Habitat has been able to acquire 125 parcels and complete fifty-one projects. Forty-one of those are new construction houses, four preserve-a-homes, three demolitions, and three park installations. Forty-four percent of the new Habitat builds have been done in the last few years using these properties acquired through the Land Bank. Habitat has engaged with 135 subcontractors and invested 5.1 million on land bank projects.

8. NEW BUSINESS

a. Targeted Acquisition Program Requests

- City of Alliance – Parcel #106285

Peters presented the TAAP application. The first is a request from the city of Alliance to acquire a tax delinquent vacant lot on East Summit Street.

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

- Habitat for Humanity – 16 parcels

Peters presented the TAAP applications submitted by Habitat for Humanity. They are requesting to acquire 16 parcels for new construction.

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

b. Update SCRPC Management and Secretarial Duties

The document has been revised a couple of times over the last 10 years. Revisions include updates to staff, job title changes, and workflow procedures to reflect current processes.

Zumbar moved and Arnold seconded to approved the recommended changes to the SCRPC Financial Management and Secretarial Duties regarding the SCLRC. Motion carried on a roll call vote as follows: Voting Aye – Zumbar, Smith, Arnold, and Regula

9. OLD BUSINESS

10. NEXT MEETING – Monday June 17, 2024 - 9:00 a.m.

11. ADJOURNED