

MINUTES OF THE STARK COUNTY LAND REUTILIZATION CORPORATION
December 16, 2024

The Stark County Land Reutilization Corporation met for their regular meeting on Monday, November 18, 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, Chris Hardesty and Alan Harold.

Zumbar made a motion to approve Alan Harold as a representative of the Stark County Commissioners. Seconded by Member Arnold. Motion carried.

3. APPROVAL OF MINUTES OF NOVEMBER 18, 2024 MEETING

Arnold moved and Hardesty seconded to approve the minutes of the November 18, 2024 meeting. Motion carried on a roll call vote as follows: Voting Aye – Zumbar, Smith, Arnold, and Hardesty. Harold abstained.

4. PUBLIC SPEAKS
5. TREASURER/FISCAL REPORT

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

- a. Budget Revision Request for Approval

Cunningham reviewed the details of the budget revision request. Zumbar moved and Hardesty seconded to approve the budget revision request. Motion carried on a roll call vote as follows: Voting Aye – Zumbar, Smith, Arnold, Harold and Hardesty.

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

Total Applications Submitted: 2,723
(22 applications were received since November '24 update)

Cities – 2,262
Canton: 1,786, Massillon: 190, Alliance: 285

Other Communities – 462

Beach City – 1, Bethlehem Twp – 77, Brewster – 9, Canal Fulton – 1, Canton Twp – 84, East Canton – 8, East Sparta – 2, Hartville – 3, Jackson Twp – 7, Lake Twp – 8, Lawrence Twp – 12, Lexington Twp – 73, 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 – 42, Sugarcreek Twp – 6, Tuscarawas Twp – 2, Washington Twp – 6, Waynesburg – 6, Wilmot-1

- Total Number of Applications under Preliminary Review: 43
- Total Number of Applications Denied: 986
- Number of Canceled Applications/Fee Refunded: 189
- Total Number Pending Approval by Community: 43
- **Total Number of Approved Applications: 1,462**

- Total Number of Approved Applications Pending Deposit Receipt / NIP Early Lien Release / Request for Foreclosure / Completed Foreclosure Proceeding / Forfeiture Request: 98
- Total Number Being Prepared for Transfer: 28
- **Total Number Transferred to Date: 1,336**

Vacant Lot Program Update:

Total Applications Submitted: 406

(2 applications received since November '24 update)

Cities – 279: Canton: 224, Massillon: 16, Alliance: 39

Other Communities – 126

Bethlehem Twp – 75, Canton Twp – 15, Hartville – 1, Jackson Twp – 4, 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: 3
- Total Number of Applications Denied: 274
- Number of Canceled Applications/Fee Refunded: 25
- Total Number Pending Approval by Community: 3
- **Total Number of Approved Applications: 101**

- Total Number of Approved Applications Pending Executed MOU/ Completion of Foreclosure Proceeding: 17
- Total Number Being Prepared for Transfer: 2
- Total Number Transferred to Date: 82

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, Hardesty, and Harold.

7. **ADOPT SCLRC 2025 MEETING SCHEDULE**

Hardesty moved and Arnold seconded to approve the SCLRC 2025 meeting schedule. Motion carried on a roll call vote as follows: Voting Aye – Zumbar, Smith, Arnold, Hardesty, and Harold.

8. NEW BUSINESS

a. Targeted Acquisition Program Requests:

- City of Canton – 30 Parcels

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

- Habitat for Humanity – 11 Parcels

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

b. Side Lot Program Policy Update

Cunningham reviewed the Side Lot Policy update. The draft policy changes the definition of what constitutes a side-lot; making it consistent with the language of the vacant lot policy. The language adds the statement, "that is tax delinquent" to the description of a side lot in section A1 of that policy. The other change is the pricing in section C1 and C2. Owner occupied properties that are adjacent to the side lot for sale will remain priced at \$100. It was proposed to increase the cost to \$500 for adjacent investment property owners. Harold moved and Arnold seconded to approve the policy update. Motion carried on a roll call vote as follows: Voting Aye – Zumbar, Smith, Arnold, Hardesty, and Harold.

c. Vacant Lot Program Policy Update

Cunningham reviewed the changes to the vacant lot program policy. Eligibility regarding improvements on properties revises language to state that garages, sheds, and other outbuildings are considered improvements to the property. Other revisions to the policy include adding language to add the term "Board of Directors" in the description of the policy and language that states the Land Bank will not provide title examination or title insurance. The last change to the policy is the purchase price which increases the administrative fee to \$1,500 from \$1,100 which is based on current foreclosure averages. The purchase price is refundable if the Land Bank is unable to obtain and transfer the property. Arnold moved and Zumbar seconded to approve the policy update. Motion carried on a roll call vote as follows: Voting Aye – Zumbar, Smith, Arnold, Hardesty, and Harold.

d. Demolition Assistance Program Policy Update

Cunningham reviewed the proposed changes that adds the statement "In the event that the applicant recover any amount or its expenses of the project from the property's owner or other responsible party, insurers, assigns or other third-parties either through settlement and/or collection proceedings, or other means including enforcement by assessments, liens and tax foreclosure proceedings, the applicant shall reimburse the Land Bank for amounts paid by the Land Bank under the terms of the contract. This has been implemented in the DAP agreements but staff thought that the statement should be included in the policy. Arnold moved and Harold seconded to approve the policy update. Motion carried on a roll call vote as follows: Voting Aye – Zumbar, Smith, Arnold, Hardesty, and Harold.

e. Residential Rehab Program Draft Policy

Cunningham presented a new proposed policy for the Residential Rehab Program outlining the policies and procedures for acquiring, rehabbing, and selling residential properties. Since the November work session, additional language has been added that states that the Land Bank will consider all reasonable written offers from potential purchasers/transferees under the program. Whenever appropriate, the Land Bank reserves for right to give priority to offers that designate an owner-occupied end use from purchasers, including but not limited to first-time home buyers or veteran home buyers. The Land Bank shall not be obligated to accept any offer presented and within its discretion may continue to consider additional offers at any time before the acceptance of an offer. Zumbar moved and Hardesty seconded to approve the policy update. Motion carried on a roll call vote as follows: Voting Aye – Zumbar, Smith, Arnold, Hardesty, and Harold.

f. SCRPC Financial Management and Secretarial Duties Policy Update

The proposed changes to the policy are being made to reflect the procedure for signing checks. The updates now reflect the Code of Regulations which state that all checks or orders for payment to vendors of the SCLRC in an amount up to \$10,000 shall be signed by at least one officer and any member of the board of directors. Any check or order for payment of money issued in the name of the SCLRC in excess of \$10,000 shall be signed by the president and one member of the Board of Directors.

Arnold moved and Harold seconded to approve the policy update. Motion carried on a roll call vote as follows: Voting Aye – Zumbar, Smith, Arnold, Hardesty, and Harold.

9:15 – Public Hearing – 2025 Budget

Zumbar went into a public hearing for the consideration of the 2025 SCLRC budget. Zumbar asked if anyone was present to speak on behalf of the SCLRC 2025 budget. Cunningham stated that she would speak in support of the budget. In the November meeting, three budget options were presented. One unbalanced, one balanced but reducing the demolition assistance line item and one balanced by utilizing available cash on hand. Based on the discussion at that meeting, the budget before the board is the one that is balanced utilizing available cash on hand. The only change that was made to the budget since November was to the revenue and expense line for ODO, Brownfield Remediation Program, which updated the amount to the current award amount of \$3,626,258. We had originally had the requested amount, but this now includes the awarded amount. Therefore, this changes the total estimated revenue and expenses to \$7,539,351.13 and creates a balanced budget.

Zumbar asked again if anyone would like to speak on behalf of the SCLRC budget. Zumbar asked three times if anyone wanted to speak in opposition of the 2025 budget. No one spoke in opposition to the budget.

Hardesty moved and Arnold seconded to approve the 2025 SCLRC budget. Motion carried on a roll call vote as follows: Voting Aye – Zumbar, Smith, Arnold, Hardesty, and Harold. Zumbar left the public hearing and went back into the regular meeting

g. Authorization to add additional signer to Bank Account

Cunningham explained it is necessary to add an additional signer from the Board of Directors onto the bank account. To accomplish this, the Board needs to identify any one member who should be added as an additional signatory.

Harold moved and Hardesty seconded to approve Bill Smith as a signer to the bank account. Motion carried on a roll call vote as follows: Voting Aye – Zumbar, Smith, Arnold, Hardesty, and Harold

h. SCRPC Agreement

Cunningham presented an updated agreement between the SCRPC and the Land Bank, which increases the amount of the contract with the Land Bank to \$280,000. It also has an updated scope of services, which includes administration of the various ODOD grants.

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

i. Prosecutor Agreement

Yost presented the Prosecutor Agreement and stated that it is a renewal of the existing agreement.

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

9. OLD BUSINESS

a. FY24 Brownfield Remediation Program Application Update -

Since the November meeting, the Land Bank has received the award announcement for this program. They have approved money for applications in the amount of \$3,626,258.

10. NEXT MEETING – Monday January 27, 2025 - 9:00 a.m.

11. ADJOURNED