

MINUTES OF THE STARK COUNTY LAND REUTILIZATION CORPORATION
January 27, 2025

The Stark County Land Reutilization Corporation met for their regular meeting on Monday, January 27, 2025 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.

3. APPROVAL OF MINUTES OF DECEMBER 16, 2024 MEETING

Arnold moved and Hardesty seconded to approve the minutes of the December 16, 2024 meeting. Motion carried on a roll call vote as follows: Voting Aye – Zumbar, Smith, Hardesty, Arnold, and Harold.

4. PUBLIC SPEAKS
5. TREASURER/FISCAL REPORT

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

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

Total Applications Submitted: 2,732
(9 applications were received since December '24 update)

Cities – 2,268
Canton: 1,792, Massillon: 190, Alliance: 285

Other Communities – 465

Beach City – 1, Bethlehem Twp – 77, Brewster – 9, Canal Fulton – 1, Canton Twp – 86, East Canton – 8, East Sparta – 2, Hartville – 3, Jackson Twp – 7, Lake Twp – 8, Lawrence Twp – 12, Lexington Twp – 74, Limaville – 2, Louisville – 2, Marlboro – 1, Meyer’s Lake – 1, Minerva – 5, Nimishillen – 6, North Canton – 2; Osnauburg 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

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- Total Number of Applications under Preliminary Review: 0
 - Total Number of Applications Denied: 1026

- Number of Canceled Applications/Fee Refunded: 189
- Total Number Pending Approval by Community: 49
- **Total Number of Approved Applications: 1,459**

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- Total Number of Approved Applications Pending Deposit Receipt / NIP Early Lien Release / Request for Foreclosure / Completed Foreclosure Proceeding / Forfeiture Request: 94
 - Total Number Being Prepared for Transfer: 28
 - **Total Number Transferred to Date: 1,351**

Vacant Lot Program Update:

Total Applications Submitted: 408

(2 applications received since December '24 update)

Cities – 281: Canton: 226, 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,

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- Total Number of Applications under Preliminary Review: 0
 - Total Number of Applications Denied: 278
 - Number of Canceled Applications/Fee Refunded: 25
 - Total Number Pending Approval by Community: 3
 - **Total Number of Approved Applications: 101**

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- Total Number of Approved Applications Pending Executed MOU/ Completion of Foreclosure Proceeding: 17
 - Total Number Being Prepared for Transfer: 1
 - Total Number Transferred to Date: 83

Arnold moved and Harold seconded to approve the Side Lot/Vacant Lot Report as submitted. Motion carried on a roll call vote as follows: Voting Aye – Zumbar, Smith, Hardesty, Arnold, and Harold..

7. **NEW BUSINESS**

a. Targeted Acquisition Program Requests:

- City of Canton – 10 Parcels

The city of Canton submitted applications for 10 parcels. Peters stated that all 10 properties went through tax foreclosure and were forfeited to the state.

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

- Canton Township – 3 Parcels

Canton Township submitted an application for 3 parcels. Peters stated these parcels are on 24th St SE. These parcels went through tax foreclosure and were forfeited to the state.

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

- b. Resolution to approve sale of 1710 Jackson Ave SW & Authorization of President to sign closing documents.

John Anthony stated the resolution is to approve the sale and to give Bob Nau authority to sign the documents. This is a requirement of the title insurance company. They've requested that they have this in their possession. It's a typical standard procedure for real estate closings when there's a corporation involved.

The board discussed the sale of 1710 Jackson Avenue SW, with a listing price of \$185,000 and renovation costs of \$130,000. The main issue now is the septic system replacement. The board approved the resolution allowing the President to sign closing documents, while addressing the septic system repair negotiations.

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

- c. Ohio Land Bank Conference Sponsorship Opportunity

Harold moved and Arnold seconded to approve the silver sponsorship for the Ohio Land Bank Conference, which will be in April. Motion carried on a roll call vote as follows: Voting Aye – Zubar, Smith, Hardesty, Arnold, and Harold

- d. Authorization to sign Environmental Services Contract for Columbus Rd Starfire Gas Station

Peter's stated the Land Bank was previously updated on the grant awards for the Columbus Road Gas Station Ohio Cast projects. They have executed contracts with the Department of Development (DOD) for both projects. Regarding the Columbus Road Gas Station Project, the contract with Pandey Environmental is valued at \$821,000. The board was asked to approve this contract so work can commence.

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

8. OLD BUSINESS
9. NEXT MEETING – Monday February 24, 2025 - 9:00 a.m.
10. ADJOURNED