

MINUTES OF THE STARK COUNTY LAND REUTILIZATION CORPORATION
APRIL 21, 2025

The Stark County Land Reutilization Corporation met for their regular meeting on Monday, April 21, 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 MARCH 20, 2025 MEETING

Hardesty moved and Harold seconded to approve the minutes of the March 20, 2025 meeting. Motion carried on a roll call vote as follows: Voting Aye – Zumbar, Smith, Arnold, Hardesty, and Harold.

4. PUBLIC SPEAKS
5. TREASURER/FISCAL REPORT

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

6. SIDE LOT/VACANT LOT PROGRAM REPORT
Sarah Peters provided the Side Lot Program Update:

Total Applications Submitted: 2,762
(6 applications were received since March '25 update)

Cities – 2,291
Canton: 1,813, Massillon: 192, Alliance: 286

Other Communities – 471

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 – 77, 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 – 20, 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: 5
 - Total Number of Applications Denied: 1040
 - Number of Canceled Applications/Fee Refunded: 189

- Total Number Pending Approval by Community: 23
- **Total Number of Approved Applications: 1,505**
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- Total Number of Approved Applications Pending Deposit Receipt / NIP Early Lien Release / Request for Foreclosure / Completed Foreclosure Proceeding / Forfeiture Request: 111
- Total Number Being Prepared for Transfer: 38
- **Total Number Transferred to Date: 1,356**

Vacant Lot Program Update:

Total Applications Submitted: 409

(0 applications received since March '25 update)

Cities – 283: Canton: 227, Massillon: 16, Alliance: 40

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: 280
- Number of Canceled Applications/Fee Refunded: 25
- Total Number Pending Approval by Community: 2
- **Total Number of Approved Applications: 102**
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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: 84

Harold moved and Arnold 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.

9. **NEW BUSINESS**

- a. Targeted Acquisition Assistance Requests:
 - Habitat for Humanity – 5 parcels

Habitat for Humanity submitted 5 applications for parcels in the cities of Canton and Massillon. All properties are certified tax delinquent vacant lots. Harold moved and Smith seconded to approve the TAAP requests. Motion carried on a roll call vote as follows: Voting Aye – Zumbar, Smith, Arnold, Hardesty and Harold.

- b. Molly Stark Hospital Demolition

Peters stated that the Land Bank and Stark Parks received approval for a \$3.1 million grant for Molly Stark Hospital through the Brownfield Remediation Program for abatement and demolition of several buildings, including the main and boiler buildings and the children's hospital. The grant covers 75% (\$2.34 million), requiring a 25% local match of approximately \$779,000.

Bob Nau stated that Stark Parks is fundraising for this match and has discussed cost-sharing with the Land Bank, commissioners, and township. The Land Bank has budgeted \$350,000 in its Demolition Assistance Program (DAP) and has already committed \$107,512 to approved or pending projects, leaving about \$242,500 potentially available for the Molly Stark match.

It was suggested that some matching funds (around \$100,000) may come from Stark Parks. There's consideration to allocate the remaining \$242,500 from the DAP toward the project, but doing so would halt finding further demolitions for the year.

Board members expressed support for contributing to the match but suggested a flexible approach, continuing regular operations and reassessing financial contributions one project at a time.

- c. Demolition Assistance Requests:
 - City of North Canton – Parcel #10018484

Peters stated the funding request is for 3 separate structures located one parcel that's been replatted on N. Main and Viking. There was a commercial building on the property that was recently torn down which is being processed through the FY22 demolition grant through the state. The estimate for the 3 remaining structures on that property are at \$40,350.00. The total funding request is \$20,175.

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

- City of Canton – Parcel #230826

Peters stated the city acquired the property through the Land Bank's TAAP program from forfeited lands. The other structures on the property have already been torn down. The city is requesting \$13,567.50 for demolition of the smaller office building that's on the far east side of the property.

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

- Gentlebrook, Inc. – Parcel #10006470

Gentlebrook, Inc. is a non-profit organization that provides services for senior living and developmental services. They acquired the former Lake Center Christian School on Woodland Street in the village of Hartville. The estimated project cost is just over \$75,000 and Gentlebrook is requesting funding assistance of \$37,600. A letter of support was submitted from the village of Hartville.

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

10. OLD BUSINESS

- a. Jackson Ave SW Update

Peters stated the property transferred to the new homeowner on February 28th. Septic system replacement is underway. She presented to the board a breakdown of the expenses for the overall project. The base cost for the septic replacement is \$24,100. Including administration, the project expenses and closing costs came to \$181,017 with a sale price of \$182,000. The breakdown included the estimated net proceeds calculated.

b. Stark Ceramics – Request for extension

Nau discussed the Stark Ceramics property, which was transferred to Great Lakes Coating Partners LLC about two years ago. As part of the original agreement, the company is permitted four 90-day extensions. At this time they are requesting all four allowable 90-day extensions to provide certainty as they navigate regulatory challenges, particularly a 1994 U.S. EPA enforcement action they're trying to transfer to the Ohio EPA.

While some progress has been made, delays due to unclear federal and state jurisdiction have stalled further action. The company is more willing to invest resources if extensions are guaranteed. They've been cooperative and communicative, with their attorney providing detailed updates. John Anthony suggested conditionally approving the extensions, with the company required to provide progress updates every 90 days.

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

11. NEXT MEETING – May 19, 2025 - 9:00 a.m.

12. ADJOURNED