

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

The Stark County Land Reutilization Corporation met for their regular meeting on Monday, July 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, and Alan Harold.

3. APPROVAL OF MINUTES OF JUNE 16, 2025 MEETING

Arnold moved and Harold seconded to approve the minutes of the June 16, 2025 meeting. Motion carried on a roll call vote as follows: Voting Aye – Zumbar, Smith, Arnold, and Harold.

4. PUBLIC SPEAKS

5. TREASURER/FISCAL REPORT

Kasie Atkins reviewed the Treasurer's Report for the month of June. Harold moved and Zumbar seconded to approve the Treasurer's Report for June 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, and Harold.

- Budget Revision Request

Atkins summarized the budget revision request stating \$55,000 needs added to the line item for the prosecutors to pay the quarter two invoice, and to cover the anticipated amount for a quarter three invoice. The proposal is to add \$55,000 to the cash appropriations balance, and then \$55,000 to the prosecutor's line.

Zumbar moved and Arnold seconded to approve the Budget Revision Request 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, and Harold.

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

Total Applications Submitted: 2,792

(8 applications were received since June '25 update)

Cities – 2,318

Canton: 1,833, Massillon: 195, Alliance: 290

Other Communities – 474

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 – 79, Limaville – 2, Louisville – 3, 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

- Total Number of Applications under Preliminary Review: 0
- Total Number of Applications Denied: 1062
- Number of Canceled Applications/Fee Refunded: 191
- Total Number Pending Approval by Community: 20
- **Total Number of Approved Applications: 1,519**

- Total Number of Approved Applications Pending Deposit Receipt / NIP Early Lien Release / Request for Foreclosure / Completed Foreclosure Proceeding / Forfeiture Request: 104
- Total Number Being Prepared for Transfer: 42
- **Total Number Transferred to Date: 1,373**

Vacant Lot Program Update:

Total Applications Submitted: 421

(10 applications received since June '25 update)

Cities – 284: Canton: 227, Massillon: 17, Alliance: 40

Other Communities – 137

Bethlehem Twp – 86, 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: 0
- Total Number of Applications Denied: 290
- Number of Canceled Applications/Fee Refunded: 26
- Total Number Pending Approval by Community: 3
- **Total Number of Approved Applications: 102**

- Total Number of Approved Applications Pending Executed MOU/ Completion of Foreclosure Proceeding: 9
- Total Number Being Prepared for Transfer: 5
- Total Number Transferred to Date: 88

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, Arnold, and Harold.

7. **NEW BUSINESS**

a. Demolition Assistance Requests:

- Perry Township – Parcel #4315471

Peters stated Perry Township is requesting funding assistance for a property located on Richville Dr SW. The project would involve the demolition of a blighted structure, detached garage, and a shed. The estimated cost of the project is \$16,321.34, with Perry Township requesting 50% at \$8,160.67. The township went through the nuisance abatement procedure and the property owner ultimately consented to the demolition.

Harold asked about reimbursement. Peters stated she spoke with the township zoning inspector who confirmed that a demolition assessment would be placed on the property after the work is completed with potential for cost reimbursement. Discussion included asking the property owner to deed the property to the Land Bank to avoid lengthy foreclosure. The site remains valuable even with delinquent taxes and assessments, making it a candidate for sheriff's sale or redevelopment. Clear title would be needed if the owner were interested in donating the property. The lot is over an acre and buildable, increasing its resale potential. Recommendation was made to contact the owner and encourage cooperation before foreclosure proceedings begin.

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

8. OLD BUSINESS

- Canton for All People, Welcome Home Update

Bob Nau gave an update on Canton for All People, Welcome Home Ohio program. Contracts have been executed for the sale of 10 homes under the \$2 million Welcome Home Ohio grant. The Land Bank is purchasing the homes from Canton for All People for \$200,000 each and reselling them to pre-qualified buyers for \$180,000. If all proceeds as planned, \$1.8 million in revenue will be available for future housing efforts. Canton for All People is also proposed using \$400,000 for a development fee (to support the Gibbs Avenue Center). The next proposal they suggested is a 40-60 split between the Land Bank and them to offset some of their development costs. Board members agreed on waiting until the first phase is completed before making decisions. Construction is underway on two of the houses and five houses have buyers in or nearing pre-qualification. The goal is to construct all 10 homes by year-end, though the project is behind its original timeline. Delays arose from replatting and the plan review process. J.R. Rinaldi informed the board that the city cannot review plans without stamped drawings, though the planning commission has sped up the replatting process by no longer requiring to go to council. Additional Welcome Home Ohio funding may become available through the state budget, though guidelines are still pending. The program deadline for the grant is May 2026.

9. NEXT MEETING – August 18, 2025 - 9:00 a.m.

Harold inquired about the vacancy on the board and the process for appointing a new member. Zumber explained that the mayor will submit a recommendation to City Council, which is responsible for approving the appointment. Rinaldi added that the decision is expected to be made on Monday, July 28.

10. ADJOURNED