

MINUTES OF THE STARK COUNTY LAND REUTILIZATION CORPORATION
August 18, 2025

The Stark County Land Reutilization Corporation met for their regular meeting on Monday, August 18, 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 JULY 21, 2025 MEETING

Arnold moved and Harold seconded to approve the minutes of the July 21, 2025 meeting. Motion carried on a roll call vote as follows: Voting Aye – Zumbar, Smith, Arnold, and Harold.

4. PUBLIC SPEAKS - none

5. TREASURER/FISCAL REPORT

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

Peter Zahirsky was introduced as a new member of the board.

6. SIDE LOT/VACANT LOT PROGRAM REPORT

Sarah Peters provided the Side Lot Program Update:

Total Applications Submitted: 2,803

(11 applications were received since July ’25 update)

Cities – 2,328

Canton: 1,839, Massillon: 195, Alliance: 294

Other Communities – 475

Beach City – 1, Bethlehem Twp – 77, Brewster – 9, Canal Fulton – 1, Canton Twp – 87, 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 – 7, Wilmot-1

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- Total Number of Applications under Preliminary Review: 0
 - Total Number of Applications Denied: 1067
 - Number of Canceled Applications/Fee Refunded: 193

- Total Number Pending Approval by Community: 13
- **Total Number of Approved Applications: 1,530**
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- Total Number of Approved Applications Pending Deposit Receipt / NIP Early Lien Release / Request for Foreclosure / Completed Foreclosure Proceeding / Forfeiture Request: 109
- Total Number Being Prepared for Transfer: 39
- **Total Number Transferred to Date: 1,382**

Vacant Lot Program Update:

Total Applications Submitted: 421

(0 applications received since July '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 – 3, 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: 291
- Number of Canceled Applications/Fee Refunded: 26
- Total Number Pending Approval by Community: 1
- **Total Number of Approved Applications: 103**
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- Total Number of Approved Applications Pending Executed MOU/ Completion of Foreclosure Proceeding: 9
- Total Number Being Prepared for Transfer: 2
- Total Number Transferred to Date: 92

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, Harold and Zahirsky.

7. **NEW BUSINESS**

a. Demolition Assistance Requests:

- Perry Township – Parcel #4314106

Peters stated that the funding request from Perry Township is for assistance for a duplex on Miles Ave NW. One of the units had caught fire and severely damaged the building. The township is asking for funding assistance for that demolition at \$13,176.64.

The board reviewed Perry Township's request. The demolition cost is estimated at \$27,176.64, with \$14,000 already received from the insurance company. Members noted that the property owner was significantly underinsured and is not contributing additional funds. It was discussed that such cases are typically handled at the township level, often through liens on the property, and that established

processes already exist for dealing with fire-damaged structures. Comparisons were made to prior projects where clear cost-sharing was in place.

Further discussion mentioned that the property was a rental bringing in income, yet the owner wasn't putting in any of their own money toward the demolition. Members questioned whether the insurance coverage was sufficient and why the township wasn't covering the balance themselves. Examples from Massillon were mentioned, where emergency demolitions were handled through agreements with property owners and some funds were later reimbursed. Several members felt that bringing the Land Bank into this situation would only complicate things, especially given the relatively small amount of money involved.

Harold moved and Arnold seconded to deny the demolition assistance request as submitted. Motion carried on a roll call vote as follows: Voting Aye – Smith, Arnold, Harold and Zahirsky. Voting Nay – Zumbar.

Canton Township – Parcel #'s 1303260, 1303261, 1303262

Peters presented the demolition assistance request from Canton Township for one house with a detached garage and shed situated on three parcels. The township acquired the parcels with help through the TAAP program. The requested funding amount was \$8,675.

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

b. Discussion of Demolition Assistance Program

The board discussed expanding the demolition program to also help private property owners when costs are too high, but the project benefits the community. The idea is seen as a possible next step in the program, which has mostly focused on government and nonprofit projects so far. Assistance could work like a forgivable loan or mortgage to protect the Land Bank's investment until the project is complete. Examples included neighbors or groups who bought nearby vacant or abandoned properties and now need help tearing down unsafe structures. Any project would still require city or township support and would be decided on a case-by-case basis. Staff shared that Stark County may be unique in using DTAC dollars to operate a demolition funding assistance program and will research how other land banks use their funds. The current guidelines list specific eligible entities but do not exclude others, so the framework is considered adequate. Members agreed to revisit the topic over the next month.

8. OLD BUSINESS

- a. Bob Nau gave an update on the Starfire Gas Station on Columbus Road. Excavation of the contaminated soil is well underway.

9. NEXT MEETING – September 15, 2025 - 9:00 a.m.

10. ADJOURNED