

MINUTES OF THE STARK COUNTY LAND REUTILIZATION CORPORATION  
October 20, 2025

The Stark County Land Reutilization Corporation met for their regular meeting on Monday, October 20, 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, Richard Regula, Peter Zahirsky, Alan Harold

3. APPROVAL OF MINUTES OF SEPTEMBER 15, 2025 MEETING

Harold moved and Regula seconded to approve the minutes of the September 15, 2025 meeting. Motion carried on a roll call vote as follows: Voting Aye – Zumbar, Regula, Zahirsky, and Harold.

4. APPROVAL OF MINUTES OF SEPTEMBER 17, 2025 MEETING

Harold moved and Regula seconded to approve the minutes of the September 17, 2025 meeting. Motion carried on a roll call vote as follows: Voting Aye – Zumbar, Regula, Zahirsky, and Harold.

5. PUBLIC SPEAKS - none

6. TREASURER/FISCAL REPORT

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

7. SIDE LOT/VACANT LOT PROGRAM REPORT

**Jennifer Young provided the Side Lot Program Update:**

**Total Applications Submitted: 2,822**

*(9 applications were received since September '25 update)*

Cities – 2,342

Canton: 1,851, Massillon: 195, Alliance: 296

Other Communities – 480

Beach City – 1, Bethlehem Twp – 78, 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 – 4, Perry Twp – 23, Pike Twp – 21, Plain Twp – 38, Sandy Twp – 42, Sugar creek 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: 1,083
  - Number of Canceled Applications/Fee Refunded: 193
  - Total Number Pending Approval by Community: 7
  - **Total Number of Approved Applications: 1,539**
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- Total Number of Approved Applications Pending Deposit Receipt / NIP Early Lien Release / Request for Foreclosure / Completed Foreclosure Proceeding / Forfeiture Request: 129
  - Total Number Being Prepared for Transfer: 18
  - **Total Number Transferred to Date: 1,392**

**Vacant Lot Program Update:**

**Total Applications Submitted: 426**

*(0 applications received since September '25 update)*

Cities – 289: Canton: 229, Massillon: 19, Alliance: 41

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: 296
  - Number of Canceled Applications/Fee Refunded: 26
  - Total Number Pending Approval by Community: 0
  - **Total Number of Approved Applications: 104**
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- Total Number of Approved Applications Pending Executed MOU/ Completion of Foreclosure Proceeding: 8
  - Total Number Being Prepared for Transfer: 4
  - Total Number Transferred to Date: 92

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

8. **NEW BUSINESS**

- a. Targeted Acquisitions Assistance Requests:
  - City of Alliance – Parcel #105355

Peters stated the city of Alliance is requesting acquisition assistance for a tax-delinquent vacant lot off North Webb. Harold moved and Zahirsky seconded to approve the TAAP request as submitted. Motion carried on a roll call vote as follows: Voting Aye – Zumbar, Regula, Harold and Zahirsky.

- Jackson Township – Parcel #1613792 – Withdrawn

Peters stated the property was previously certified tax-delinquent, but since the application was first on the agenda for last month, the property owner has paid. The application is being withdrawn.

- Habitat for Humanity – 17 parcels

Habitat for Humanity Central Ohio submitted 14 applications for 17 parcels that are all certified tax delinquent. There are 10 vacant parcels and 7 unoccupied vacant structures. Harold moved and Regula seconded to approve the request as submitted. Motion carried on a roll call vote as follows: Voting Aye – Zumbar, Regula, Zahirsky and Harold.

Harold noted that with the addition of these 17 parcels, the total number of Habitat-owned properties is estimated to be approximately 280. He expressed appreciation for Habitat's ongoing work and suggested that staff invite Habitat to provide an update on their long-range plans.

- b. Demolition Assistance Request:

Canton for All People – Parcel #s 216372, 210392 & 245137

Peters stated that the funding assistance request is for three commercial structures: two on West Tuscarawas Street, the former Canton Preservation Society buildings, and one property on Brown NW. The intent is to demolish these structures to make way for new residential development. The estimated project cost is \$200,350 and they are requesting 50% of that at \$100,175.

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

Regula asked about the Preservation Society building being scheduled for demolition. Don Ackerman, of Canton for All People, was present to provide background information. The building was formerly known as the Boardwalk property and has more recently housed the Preservation Society. Both buildings on the site are included in the plan. Additionally, the one-story structure on the west side of Brown Avenue, part of the West Tuscarawas Train Station property, is also slated for removal.

It was noted that the project has been pending for some time. A tentative groundbreaking is planned for a 38-unit multifamily development on the site, which will include one duplex, two 12-unit buildings, and two 6-unit buildings. Construction is expected to begin in the spring, pending weather conditions. Construction costs are projected at approximately \$167,000 per unit. The development will be financed conventionally through Consumers Bank, with no grant assistance required. Expected monthly rents will range from \$800 to \$1,200 for new apartments within the City of Canton, maintaining affordability.

- c. FY 2026 – Demolition & Site Revitalization Program – Grant Update

Peters gave an update for the upcoming FY26 Demolition and Site Revitalization Program that is operated out of the Ohio Department of Development (DOD). DOD just recently released new program guidelines for that grant, offering \$21.5 million for FY 26 and 27 for demolition projects that aren't

brownfields. The application window opens next Wednesday, October 29 and closes on November 19. There's no matching requirement for these funds. It's allowing about \$230,000 like a set aside per county. The guidelines say awards over the \$230,000 are at the discretion of DOD.

9. OLD BUSINESS

a. Canton for All People Inc. – Welcome Home Ohio Update

The Board reviewed and discussed the proposed First Amendment to the Memorandum of Understanding (MOU) between the Land Bank and Canton for All People (CFAP) regarding the Welcome Home Ohio housing development initiative. The amendment included provisions for an additional \$20,000 in down payment assistance per homebuyer, and clarification of the distribution of sale proceeds generated from the project. The proposed agreement contemplated a 60/40 proceeds split between the Land Bank and CFAP.

Mr. Don Ackerman, Executive Director of CFAP, provided an overview of the organization's work and the basis for its position on the proposed amendments.

The Board discussed the structure and compliance requirements of the Welcome Home Ohio grant and the Land Bank's corresponding administrative responsibilities. Staff emphasized the importance of maintaining accurate accounting and reporting for all project funds to ensure transparency and compliance with program guidelines. The discussion also addressed the feasibility and necessity of providing supplemental down payment assistance, given the City of Canton's depletion of its 2025 program funds. Board members further noted the importance of preserving flexibility for future project funding while ensuring that all sale proceeds remain reinvested within the local neighborhood. The Board recognized the demonstrated success and capacity of Canton for All People in advancing community revitalization and promoting housing affordability.

Harold moved and Zahirsky seconded to approve the allocation of all sale proceeds from the Welcome Home Ohio project, estimated at \$1.6–\$1.8 million, to Canton for All People for reinvestment in continued neighborhood redevelopment efforts; and authorize additional down payment assistance in the amount of up to \$20,000 per qualified homebuyer. Motion carried on a roll call vote as follows: Voting Aye – Zumbar, Regula, Zahirsky, and Harold.

b. Brownfield Remediation Program – Grant Updates

Peters provided an update on the Land Bank's three active projects under the Brownfield Remediation Program.

At the Columbus Road (former Starfire Gas Station) site, excavation of petroleum-contaminated soils and groundwater remediation were completed in August. The area has been backfilled and graded. The Land Bank and its consultant, Pandey Environmental, are reviewing final contractor documentation for processing, payment, and reimbursement through the State. Long-term monitoring wells have been reinstalled and monitoring will continue to achieve a No Further Action (NFA) determination.

At the Ohio Cast Products property on 13th Street, demolition activities are currently underway. Through the city, Brownfield Restoration Group has been retained to perform remediation, which will include soil excavation, groundwater testing, and oil recovery. The project is expected to proceed over a

12–14 month timeline. A request for an extension until 12/31/2026 has been submitted to OD for review/approval.

At the Molly Stark Hospital complex, asbestos abatement and demolition work of the main building is ongoing at the former Children’s Hospital and Boiler Building will also be demolished. The majority of work on the main building has been completed. Due to the December 31 program deadline, a three-month extension request has been submitted to DOD to allow for completion of final paperwork and closeout activities. Staff noted that site security remains active 24/7 through park rangers.

c. Stark Ceramics Update

John Anthony reported that the required quarterly summary report, originally due September 22, has been received via email. The report indicates progress in resolving jurisdictional matters between the U.S. EPA and the Ohio EPA, with the U.S. EPA agreeing to relinquish oversight to the state. This transition will enable the project’s eligibility for inclusion in the Voluntary Action Program (VAP), which had previously been delayed due to the federal jurisdictional issue.

It was noted that four project extensions had been granted contingent upon submission of this report. The next summary report is due in December. Staff also confirmed that the Land Bank has agreed to serve as a public repository for project documents and to host a public meeting as required under program guidelines.

d. Perry Township – Demolition Assistance Agreement – 4666 Richville Dr SW

Staff reported that Perry Township had previously been approved in July for \$8,160.67 in demolition assistance for the property located at 4666 Ridgeville Drive SW, with a project completion deadline of October 22. The township submitted final documentation last week and incurred additional excavation costs of \$324.75 related to the search for a presumed septic system that was ultimately not found.

Harold moved and Zumbar seconded to approve the additional reimbursement request as submitted. Motion carried on a roll call vote as follows: Voting Aye – Zumbar, Regula, Zahirsky, and Harold.

10. NEXT MEETING – November 17, 2025 - 9:00 a.m.

11. ADJOURNED