

MINUTES OF THE STARK COUNTY LAND REUTILIZATION CORPORATION
December 15, 2025

The Stark County Land Reutilization Corporation met for their regular meeting on Monday, December 15, 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, Peter Zahirsky and Alan Harold.

3. APPROVAL OF MINUTES OF NOVEMBER 17, 2025 MEETING

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

4. PUBLIC SPEAKS

5. TREASURER/FISCAL REPORT

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

6. SIDE LOT/VACANT LOT PROGRAM REPORT

Jennifer Young provided the Side Lot Program Update:

Total Applications Submitted: 2,832
(1 application received since November ’25 update)

Cities – 2,349
Canton: 1,855, Massillon: 196, Alliance: 298

Other Communities – 483

Beach City – 1, Bethlehem Twp – 78, Brewster – 9, Canal Fulton – 1, Canton Twp – 89, 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 – 16, Paris Twp – 4, Perry Twp – 23, 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: 1
 - Total Number of Applications Denied: 1,085
 - Number of Canceled Applications/Fee Refunded: 194
 - Total Number Pending Approval by Community: 8

➤ **Total Number of Approved Applications: 1,544**

➤ Total Number of Approved Applications Pending Deposit Receipt / NIP Early Lien Release / Request for Foreclosure / Completed Foreclosure Proceeding / Forfeiture Request: 118

➤ Total Number Being Prepared for Transfer: 25

➤ **Total Number Transferred to Date: 1,401**

Vacant Lot Program Update:

Total Applications Submitted: 429

(1 application received since November '25 update)

Cities – 292: Canton: 232, 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,

➤ Total Number of Applications under Preliminary Review: 0

➤ Total Number of Applications Denied: 298

➤ Number of Canceled Applications/Fee Refunded: 26

➤ Total Number Pending Approval by Community: 1

➤ **Total Number of Approved Applications: 104**

➤ Total Number of Approved Applications Pending Executed MOU/ Completion of Foreclosure Proceeding: 8

➤ Total Number Being Prepared for Transfer: 2

➤ **Total Number Transferred to Date: 94**

Arnold moved and Zahirsky 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, Zahirsky and Harold.

7. ADOPT SCLRC 2026 MEETING SCHEDULE

Harold moved and Zahirsky seconded to approve the SCLRC 2026 meeting schedule. Motion carried on a roll call vote as follows: Voting Aye – Zumbar, Smith, Arnold, Zahirsky and Harold.

Harold raised the question of why the Public Hearing was scheduled for 9:15 am and discussion followed with the possibility of holding it earlier next year.

8. NEW BUSINESS

a. Prosecutor Agreement

Yost presented the Prosecutor Agreement and stated that it is the same terms as last year's agreement.

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

Harold asked how many foreclosure actions the Land Bank initiated this year. Peters stated the numbers was over the minimum 75 but did not have the exact total at the time.

b. Treasurer’s Agreement

Zumbar reviewed the terms for the Treasurer’s Agreement, which is a 2-year agreement. The dollar amount proposed is \$73,000 for 2026, and \$76,000 for 2027.

Arnold moved and Smith seconded to approve Treasurer’s Agreement. Motion carried on a roll call vote as follows: Voting Aye - Smith, Arnold, Zahirsky and Harold. Zumbar abstained.

c. SCRPC Financial Management and Secretarial Duties Policy Update

Sarah Peters stated there was one proposed change under the Payments Processing and Receiving of Funds. It is noted on page 3 with the addition of “or their designee” which would allow the SCLRC Treasurer to choose a designee in the event of their absence.

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

d. Ohio Land Bank Conference

- Sponsorship Opportunity

Peters informed the Board that early registration for the 2026 conference is open and that sponsorship opportunities are available. In recent years, the Land Bank has participated at either the Silver (\$3,000) or Gold (\$5,000) sponsorship level. The proposed 2026 budget, which the Board reviewed last month, allows for a conference sponsorship of up to \$5,000, subject to Board approval. She noted that individual conference registration typically varies, with higher rates applying to attendees seeking CLE credits. Historically, three to four staff members attend the conference. The \$5,000 sponsorship level would include three conference registrations.

The Board discussed the value of conference sponsorships beyond basic attendance, noting that sponsorship funds primarily support the association’s lobbying and advocacy efforts in addition to the organization’s annual membership dues. Members questioned the benefits of higher sponsorship levels, including marketing and exhibitor opportunities, and noted that the organization has not typically utilized exhibitor tables. Board members expressed varying levels of support for sponsorship, with some comfortable at the silver level and others questioning the necessity of sponsoring at all given the relatively low cost of attendance. Staff indicated that opting out of sponsorship would not likely affect funding opportunities. The Board also discussed the broader role of sponsorship in supporting the conference and maintaining professional networks, while acknowledging that the value of the conference can vary from year to year.

9:15 – Public Hearing – 2026 Budget

Zumbar went into a public hearing for consideration of the 2026 SCLRC budget. Zumbar asked if anyone was present to speak on behalf of the SCLRC 2026 budget. Cunningham noted there was one

change on the expense side of the budget to increase the Treasurer's line item to \$73,000 to correlate with the agreement that was just approved. To do so, the miscellaneous expense line-item side of the expense budget was decreased down to \$29,533. It leaves with a balanced budget of \$9,177,643.61.

Harold noted that several line items under program revenues exceed current 2025 year-to-date revenues. Peters explained that revenue projections for programs such as side lot and vacant lot sales are based on anticipated application volumes and existing fee structures, which were increased in January 2025 and remain unchanged for 2026. Harold questioned whether higher 2026 revenue projections assume increased program activity, given that actual 2025 revenues are currently below budget. Staff reported that application volumes have remained relatively consistent, but fewer applications have been approved, resulting in lower realized revenue. It was acknowledged that future approval rates and qualified applications are uncertain

Nau stated that another significant item under revenue is for the proceeds expected from the Welcome Home Ohio Program that Land Bank has partnered with Canton for All People on. He reported that a recent conference call was held with DOD and Canton for All People representatives, and that the program is progressing as expected.

Zumbar asked again if anyone would like to speak on behalf of the SCLRC budget. Zumbar asked if anyone wanted to speak in opposition of the 2026 budget. No one spoke in opposition to the budget.

Arnold moved and Zahirsky seconded to approve the 2026 SCLRC budget. Motion carried on a roll call vote as follows: Voting Aye – Zumbar, Smith, Arnold, Zahirsky, and Harold. Zumbar left the public hearing and went back into the regular meeting.

The board returned to the sponsorship opportunity discussion. Arnold moved and Zumbar seconded to approve the silver sponsorship level. Motion carried on a roll call vote as follows: Voting Aye – Zumbar, Smith, Arnold, and Zahirsky. Voting no – Harold.

9. OLD BUSINESS
10. NEXT MEETING – Monday January 26, 2026 - 9:00 a.m.
11. ADJOURNED