Stark County Land Reutilization Corporation

Demolition Assistance Program (DAP)

Policies and Procedures

Mission Statement

"To strategically acquire properties, return them to productive use, reduce blight, increase property values, support community goals and improve the quality of life for county residents."

Introduction

The Stark County Land Reutilization Corporation (SCLRC) Demolition Assistance Program (DAP) was designed in accordance with the mission of the SCLRC and consistent with the purposes set forth in the SCLRC's adopted Agreement and Plan, to reduce blight and increase property values, and improve the quality of life for county residents. The program will facilitate Applicants with the strategic demolition of blighted, vacant, or abandoned properties that are beyond repair or rehabilitation by providing funding reimbursement for approved projects.

Applicant Eligibility

Eligible applicants include Stark County, its political subdivisions, non-profit organizations and other entities as determined by the SCLRC. An applicant's requested project must directly serve the public purpose to advance and improve the development of a community or area through the removal of blighted, vacant or abandoned properties that are beyond repair or rehabilitation, increase property values, and enhance the quality of life for county residents.

Applicants and the requested project must be endorsed by the administrative or legislative body of a political subdivision.

The SCLRC reserves the right, in its sole discretion, to determine whether an applicant is qualified. Acceptance of an application does not indicate qualification. Specified funding assistance will be made available by the SCLRC once eligibility requirements are met and a contract is signed with the Applicant.

Property Eligibility

A property must meet certain eligibility requirements before SCLRC will consider funding assistance. The eligibility of any given property in the DAP is subject to override by higher priorities as established by the SCLRC. See the following requirements:

1.) All properties must be located in Stark County, Ohio.

2.) Eligible properties must meet the definition for a “Blighted Structure” that is set out in the Ohio Revised Code (ORC 1.08). This definition is as follows:

(A) “Blighted parcel” means either of the following:

(1) A parcel that has one or more of the following conditions:

(a) A structure that is dilapidated, unsanitary, unsafe, or vermin infested and that because of its condition has been designated by an agency that is responsible for the enforcement of housing, building, or fire codes as unfit for human habitation or use;

(b) The property poses a direct threat to public health or safety in its present condition by reason of environmentally hazardous conditions, solid waste pollution, or contamination;

(c) Tax or special assessment delinquencies exceeding the fair value of the land that remains unpaid thirty-five days after notice to pay has been mailed.

(2) A parcel that has two or more of the following conditions that, collectively considered, adversely affect surrounding or community property values or entail land use relationships that cannot reasonably be corrected through existing zoning codes or other land use regulations:

(a) Dilapidation and deterioration;

(b) Age and obsolescence;

(c) Inadequate provision for ventilation, light, air, sanitation, or open spaces;

(d) Unsafe and unsanitary conditions;

(e) Hazards that endanger lives or properties by fire or other causes;

(f) Noncompliance with building, housing, or other codes;

(g) Nonworking or disconnected utilities;

(h) Is vacant or contains an abandoned structure;

(i) Excessive dwelling unit density;

(j) Is located in an area of defective or inadequate street layout;

(k) Overcrowding of buildings on the land;

(l) Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;

(m) Vermin infestation;

(n) Extensive damage or destruction caused by a major disaster when the damage has not been remediated within a reasonable time;

(o) Identified hazards to health and safety that are conducive to ill health, transmission of disease, juvenile delinquency, or crime;

(p) Ownership or multiple ownership of a single parcel when the owner, or a majority of the owners of a parcel in the case of multiple ownership, cannot be located.

3.) To be considered, the blighted structure must be present on the parcel at the time of application submission and remain standing until the application has been approved. Any structure demolished prior to approval will be deemed ineligible for reimbursement, unless extenuating circumstances exist (e.g. an emergency demolition ordered for public health and/or safety), and an exception is approved by the SCLRC Board of Directors.

4.) All Properties must be owned by the Applicant. However, if the property is not owned by the Applicant, the Applicant must have completed the proper legal authority to demolish the structure prior to requesting funding. This can be done through:

A.) Property owner consent
B.) Nuisance abatement proceedings

5.) All properties must be current on all real estate taxes at the time of the application. Parcels with delinquent property taxes will not be considered for reimbursement under the Demolition Assistance Program. Exception to this requirement will be made when the Applicant has obtained proper legal authority to demolish a structure through Nuisance Abatement proceedings.

Contract

Upon approval, a contract will be executed between the Applicant and the SCLRC.

Within the contract, the SCLRC agrees to reimburse the demolition project under the following terms and conditions:

1. The SCLRC's portion of the funds reimbursed to the interested entity will not exceed fifty percent (50%) of the total documented hard costs of the project.
    a. Reimbursement amount depends upon the project allocation.
2. The entire sum committed by the SCLRC to a particular project will be allocated toward the physical demolition of the structure located on a property.
3. The SCLRC will pay to the Applicant an amount equal to that invested in the project, with proof of payment, not to exceed the 50% match. If demolition

costs are less than agreed upon in the Contract, SCLRC will only reimburse up to the 50% match.

4. The Applicant completes the demolition according to the contract terms and conditions.
5. The SCLRC has the ability to terminate a project if any of the outlined terms and conditions are not met.
6. In the event that the Applicant recover any amount for its expenses of the project from the property's owner, or other responsible party, insurers, assigns, or other third-parties, either through settlement and/or collection proceedings, or other means including enforcement by assessments, liens, and tax foreclosure proceedings, the Applicant shall reimburse the SCLRC for amounts paid by the SCLRC under the terms of the Contract.

Procedure and Guidelines

1.) Interested Applicants will complete a "Demolition Assistance Program (DAP) Request Form" and submit it with the required documentation to the SCLRC's Administrator, Stark County Regional Planning Commission (SCRPC), located at:

Stark County Regional Planning Commission
Attention: Demolition Assistance Program
110 Central Plaza S, Suite 300
Canton, Ohio 44702

2.) The SCRPC will review the request and determine if proposed demolition is eligible, according to the "Eligibility Requirements".
3.) If the property/project is eligible, the SCRPC will present the request to the SCLRC for their approval or denial.
4.) Upon approval, the SCLRC and the Applicant will enter into a funding agreement.
5.) Upon execution of the funding agreement, the Applicant shall commence work, and complete the demolition in accordance with local, state and federal laws and requirements.
6.) Upon completion of the demolition, the Applicant must provide the proper documentation. The following is a list of items, including but not limited to, needed in order for this documentation to be complete:
    a. Before and after pictures of property
    b. Copies of all contracts
    c. Invoice & proof of payment to all contractors; i.e. asbestos inspection, asbestos removal, clean-out, demolition, etc.
7.) After all supporting documentation is submitted by the Applicant, the SCRPC will review for completion and sufficiency.
8.) The SCLRC will reimburse the Applicant as outlined in the executed funding agreement.