



THE CITY OF  
**Zanesville**

401 Market Street • Zanesville, Ohio 43701  
Zanesville City Council Clerk  
Phone (740) 617-4875  
E-mail : [council@coz.org](mailto:council@coz.org)

Council – Mayor Government

**ZANESVILLE CITY COUNCIL  
Community Development Committee Agenda**

July 24, 2023 at 5:00 p.m.

Located in Council Chambers on the 2nd floor of Zanesville City Hall

This meeting is open to the public to attend in person or  
remotely by using the information below.

This meeting is for discussion pertaining to the upcoming Ordinances, Resolutions, and discussion items of the Community Development Committee for review as follows:

1. **Roll Call**
2. **Approval of Minutes of:**
  - a. **May 18, 2023**
  - b. **June 26, 2023**
3. **Ordinance No. 2023-71 – An Ordinance authorizing the Community Development Director to prepare and submit an application to participate in the Natural Resources Assistance Council and/or the Ohio Public Works Commission Clean Ohio Fund Program for funding.**
4. **Ordinance No. 2023-72 – An Ordinance authorizing the Community Development Director to enter into an agreement for the purchase of real property, contingent upon the successful application for Clean Ohio Funds.**

**DISCUSSION ITEMS:**

5. **None**

This meeting is open to the public who may attend by phone or via the Internet using the information below.

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## **COMMUNITY DEVELOPMENT COMMITTEE MEETING – MAY 18, 2023**

The Zanesville City Council Community Development Committee met at 4:30 p.m. on Thursday, May 18, 2023 in the Council Chambers of City Hall.

Mr. Baker: Welcome to this Community Development Committee meeting in City Council’s Chambers, May 18, 2023. It is 4:30 p.m. Can we have roll call, please?

The committee members present were: Councilperson Mark Baker, Chairman; Councilperson Todd Ware for Third Ward; and Councilperson Brad Wolfe for Fourth Ward. Councilperson Jan Bradshaw for Second Ward was absent.

Others in attendance were:

Billie Corns, Clerk of Council  
Chris Crook, Redevelopment Administrator

Matt Schley, Community Development Director  
Mathieu Walton, IT Technician

### **APPROVAL OF MINUTES OF MARCH 27, 2023**

Mr. Baker: Hearing a quorum, we’ll move on to the approval of the minutes of March 27, 2023. Do I hear a motion to accept the minutes?

Mr. Ware moved to approve the minutes of March 27, 2023, and Mr. Wolfe seconded the motion.

Mr. Baker: Hearing a motion and a second, those in favor of approving said minutes, say aye. Those opposed say nay.

A voice vote was taken with all present in favor. None were opposed.

Mr. Baker: The minutes are accepted.

### **ORDINANCES**

**3. Ordinance No. 2023-53 – An Ordinance approving the annexation of approximately 5.6 acres owned by the Zanesville City School District and the Muskingum Valley Park District to the City of Zanesville and Declaring an Emergency.**

Matt Schley: So, at the last council meeting, we passed the consent ordinance, as well as the service and zoning ordinance. Under state law, there are basically three ordinances, three pieces of legislation that have to be passed by the municipality in order to accept an annexation. Once you get through the first two steps, which is consent and service & zoning, it goes back to the Commissioners. The Commissioners then say yes everything is in order and kick it back to the municipality for final acceptance. There are very stringent timelines in the Ohio Revised Code on time for the municipality to respond, thus the emergency clause in this ordinance.

What this is if it wasn't explained, a kind of funky timelines when it came down to the previous ordinances. So I'll just briefly explain it. There is a portion of Zanesville City Schools behind the Middle School that is primarily their soccer field that was actually in Falls Township. Additionally, there is a section of Joe's Run Trail that was not in the city; it was in the township. And it was one of those things where it just got missed when everything was being developed and put together. So this is more of a cleanup action than it is a development action. The schools and the Park District have been great partners. Once we found out, we brought it to their attention, and they immediately started working on trying to rectify the problem. So, not a development thing. There's really no opposition to this, so it should be good to go.

Mr. Baker: Okay. So Matt, this won't substantially change anything, other than just bookkeeping and plat allotments and that sort of thing?

Matt Schley: Absolutely, it won't change anything.

Mr. Baker: Okay. Does the rest of the committee have anything? It seems to be pretty straightforward as far as the bookkeeping thing. Hearing nothing, I will entertain a recommendation to City Council to approve this as an ordinance with invoking the emergency clause.

Mr. Wolfe made a motion to recommend for passage by City Council. It was seconded by Mr. Ware.

Mr. Baker: Hearing a motion and a second, those in favor of such recommendation please say aye. Those opposed say nay.

A voice vote was taken with all present in favor. None were opposed.

Mr. Baker: The ayes have it, and it's hereby recommended as an emergency.

#### **DISCUSSION ITEMS:**

#### **4. 600 Block of Main Street**

Matt Schley: So, we'll kind of take a half step back, and then we'll get into it. So, as all Council is aware, the Building Division, the Code Enforcement Division, as well as the Weed and Litter Division, have been moved under Community Development. That made sense logistically, as well as administratively. They're intertwined. As such, Community Development was always working on the 600 Block of Main Street. However, now that Code Enforcement and Building and such is underneath Community Development, it's just everything is under this umbrella. So, this committee will be reviewing and hearing anything related to Code Enforcement, as well as the stuff you guys were used to with Planning & Zoning. So to get you guys up to speed, I'm not sure how many of the committee members are aware of the situation at the 600 Block. I don't know, any background on it at all?

Mr. Baker: I haven't heard anything for a while.

Mr. Ware: Yes, about the buildings?

Matt Schley: Yes, about the buildings and the condition of it.

Mr. Ware: Yes, the conditions of the building. We haven't heard that in over a year, but I'm aware of it, yes.

Matt Schley: Okay, so I'll bring everybody up to speed on what has happened. The buildings continue to deteriorate. We are lucky. We had a fairly mild winter in terms of snowfall. When it comes to buildings in poor condition, snowfall is kind of the biggest problem. The entire rear portion of these buildings, it's basically collapsed in on itself. There is no foundation, I should say traditional foundation, in these buildings. It's dirt; it's a dirt floor with steel pillars that are driven into the ground, which has caused the building the twist and shift. Mr. Embrey purchased the properties for a very low price, sub 20 dollars, I don't know if it was 11, 12, 13, I don't remember. It was under 20 bucks for all of the buildings.

Mr. Baker: Well that amount makes a difference, Matt.

Matt Schley: I know it does. It could make or break a project.

Mr. Baker: Double digits.

Matt Schley: Mr. Embrey has hopes and aspirations to rehabilitate these buildings. To date, some work has been done. However, there's not been structural work done. And by structural work, we mean, shoring, rebuilding, demo of portions because there's some part of these buildings you're not going to be able to save. It's just common; this happens. Mr. Embrey has a contractor from Columbus. His name is Chris Smith, but I don't remember his company's name off the top of my head. I spoke with him recently. Nate has a contract with him to draw plans for the demolition and rehabilitation of these properties. Mr. Smith, as of yesterday, informed me that no contract for actual physical labor has been signed by Mr. Embrey. So while plans and other things are great, but these properties continue to sit open and unsecure. When I say that, I don't mean like homeless people getting in and tearing it up. I mean like, you can see the blue sky above when you're in the middle of these buildings, which is a problem. Even a lay person can understand that.

We're at the point where we're going to have this item on our agenda from now until this gets resolved. And the reason is, I want to be able to explain to Council where we are. If you guys remember a few years ago, these were very contentious buildings. There are a lot of people in our community that love these buildings. They're cool, they're big, they're block, and they're next to a lot of things. They're on Main Street, so that's important. However, problems arise, and we as a city need to come up with plans of action to protect our downtown, protect our corridor, help protect adjoining properties, and ultimately work towards the best solution. Obviously the best solution is a private entity comes in. You know, Nate comes and signs the contract, boom, done, and they start doing the

work. The decision is going to have to come very quickly, and Nate is going to have to tell us what he's doing. And that's kind of where we're trying to get to.

In the state budget and the proposed state budget for 2024, because remember, they start in the middle of the year for budgets. There will be \$500 million available for demolition brownfield remediation. That money could be utilized to rectify this problem. However, I think everyone in this room can understand why we would not want to walk down that road unless it was what I would call like a nuclear option. Right, there's no other option, we're stuck, and we need to do it. We also don't want to let this pass us by. This is free money. We would not want to watch, sit and wait and listen to promises without action while this money gets spent elsewhere and then ultimately this City Council has to make a decision on how much we're willing to spend to rectify the problem.

So all of that being said, this is just the introduction to this committee because I know it's not something this committee has been actively working on. Jan has been involved in this because she was on the Code Enforcement Committee so she's aware, and I will fill her in separately because she was not able to join us tonight. I want to be very clear that it is not my intention to wish that these buildings come down. I want to be very clear, and I do not believe that it is the city's intention that we tear these properties down because obviously we have a lot of projects to do and a lot of things on our plates. We would like to see Mr. Embrey be successful. I think right now there's still a lot of questions, and I will be working with Mr. Embrey and try to get those answers. But I just want this committee aware.

Mr. Baker: So, Matt, can you give us a better sense of where Mr. Embrey is in the process? I mean, are plans and contracts ready to be signed, but there's a problem with financing? Or is it just still amorphous and like nailing jelly to the wall at this point?

Matt Schley: Here's what I can tell you, and this is just based on my conversation with Mr. Smith and his contracting company, who spoke at a Code meeting last month. Contracts are ready to be signed to do the phase 1, which is demolition of the rear portion of the property that is failing and securing of the façade that's on Main Street. Plans are in place; the plans are done on that. They're ready to rock 'n roll. They could start, in his words, tomorrow. He could have crews ready and mobilizing to do this. The contracts are ready to be signed anytime. Mr. Smith did not give any indication as to why contracts weren't signed. He did not give any indication on Mr. Embrey's financing and nor have I asked those questions, and I would not give that publicly out. That's not my place, right? But I will find out more information on that process.

Mr. Baker: Yes, we definitely need some more dots to connect to understand where exactly we are obviously in the process. In that \$500 million that you mentioned, is that state money, did you say?

Matt Schley: It is. It comes from the state. So for everyone's knowledge, this is the money that was awarded for us to do phase 2 assessments of the Lear property, as well as the demolition of Munson School.

Mr. Baker: So this has been awarded already?

Matt Schley: This is a redo of that pot of money that we were able to tap into.

Mr. Baker: Oh I see. So would that require, I would assume, more grant applications and that whole process?

Matt Schley: It would. This is something we would obviously work with the land bank on to try to make who's going to be the primary applicant, depending on how the program shakes out. My conversations with the state has been, they want to roll this funding out quickly. The last time it took them about 6-7 months from the time the budget was created to the time they awarded the grants. They want to cut that in half. So we'd be looking by most likely October grants being awarded.

Mr. Baker: Do you foresee us in a pretty good position to get a chunk of that then that we would need?

Matt Schley: Yes, I do believe that we would. In fact I would probably go as far to say as that I think we have a decent shot of getting the whole thing funded if we wanted to go that route.

Mr. Baker: So, considering that this is private property, is that a consideration in that we're applying for grant money to be applied to a private project?

Matt Schley: That's a very valid point. I can't speak on what it's going to look like in the new round, but I can speak about the previous round. The previous round required an agreement, so to speak, with the property owner that both parties come together and agree that this will be good for the community.

Mr. Baker: So I would assume that in order to make a grant application palatable to the state so that we would have as much chance as possible to get a chunk of that, Mr. Embrey would probably have to have plans in place? The city would have to agree with those plans? Other financing that would complete those plans would more than likely have to be secured and in place as well?

Matt Schley: Absolutely.

Mr. Baker: So there's a lot of steps, and when is this money going to be available? Did you say? When is the application process?

Matt Schley: So technically the money would be available July 30. However, there's time it takes to set these portals and applications up. The state is anticipating awards being sometime in October. So I would say the application period would open up sometime at the end of August, beginning of September. The state typically does a 30-day window to make these applications, and they're done this now. They're not creating a new program, so they'd be able to...

Mr. Baker: So we're talking about five months between now and when all of the aforementioned dots need to be connected by Mr. Embrey and by us. Is that right?

Matt Schley: Yes.

Mr. Baker: For the state?

Matt Schley: Yes.

Mr. Baker: Okay. And I'm sure that when you go fact-finding or whatever you want to call it, Mr. Embrey is aware or will be made aware of...

Matt Schley: He will be made fully aware. We would need him to be onboard with us.

Mr. Baker: Sure.

Matt Schley: I mean, because we couldn't make the application if he wasn't onboard with it, nor would I want to, right?

Mr. Baker: Well I mean, that's the whole point...

Matt Schley: We want to solve this problem amicably. We know it's a problem. We don't, like I said, to be very clear in the minutes and everything, it's not our intention to railroad, but I want to make sure that we are walking down the correct path and not letting this thing sit any longer than it has to.

Mr. Baker: So the best of all worlds of all possibilities would be that Mr. Embrey comes up with the plans, secures the financing, comes to an agreement with us, we make the application to the state, the state grants us and him, I guess, a big chunk of change, enough to do the project, and everybody's happy. And on the other end of that spectrum is that we don't come to an agreement, we wait for the grant application deadline to pass, and then we find out that we have to tear the place down anyway without state funding. Is that...

Matt Schley: That's the worst-case scenario, yes. Yes, that would be worst-case scenario.

Mr. Baker: Sure, that's the spectrum. Okay.

Matt Schley: There is like a little branch I would throw in there, that Nate signs a contract and gets working on it, and he funds it all on his own. And actually not tear it down, but rehab it, and fix it. There's kind of like that three avenue you could walk down, right? And we just got to figure out which one we want to go down.

Mr. Ware: And they have shared walls, right? Shared support walls?

Matt Schley: Yes, that does complicate some things. He does share walls with a property, we'll say to the east, Ms. Labaki's property, which does complicate things.

Mr. Ware: How many total, how much land is there with the buildings that's in question?

Matt Schley: About a quarter, a little bit over a quarter of an acre, if you include Ms. Labaki's. The issue isn't the acreage, right? It is downtown buildings, so it's the height. So it's three stories with a basement, which is substantial.

Mr. Ware: With a dirt floor?

Matt Schley: With dirt floor and a steel superstructure.

Mr. Wolfe: Mr. Chair? A question. Matt, does the city have the ability to have any surety about this or do we have some already from Mr. Embrey as to his ability to complete the project?

Matt Schley: Calculate my answer properly. I would say there has been nothing in writing. There has been no plans submitted to my office. Plans have been submitted to Mid-East Ohio, and Mr. Baughman has approved those plans. However, other than word of mouth, no, nothing.

Mr. Wolfe: How about a timetable? I thought at one time there was a timetable.

Matt Schley: There was a timetable. I wasn't able to get in touch with Jason today, but it is my understanding that timetable has passed, the original one. And I believe Mr. Embrey is asking for one that extends out through this year.

Mr. Wolfe: And do we have the ability to agree or disagree with that?

Matt Schley: Yes we do. We do. I have not formally seen the new timetable or had that conversation with Jason. I planned on meeting with him tomorrow morning about 9:00. I can let this committee know following that meeting what transpired.

Mr. Wolfe: I think that's something we should work on because every day that goes by, those buildings are just getting worse.

Matt Schley: Absolutely, absolutely.

Mr. Baker: Anything else, Matt?

Matt Schley: No, I got 10 minutes to finish up the last two things.

Mr. Baker: Okay, anything else for that real quick? We good? All right, let's move on.

## **5. CDBG 2023 Allocation Program**

Matt Schley: So, let's talk about this. The state brought back the Block Grant Allocation Program. For those of you who don't know, the City of Zanesville is an allocation community. We're not a federal



direct community. What that means is that we get part of a state set aside of money that comes to the city for the purpose of doing various projects within the city. The city is awarded \$184,000 if we can provide them an eligible project. We've had our first, what we call an All Grants meeting. I hate to say, but they're always poorly attended. It is just difficult to get people to come to those because it is a citywide thing. What we do in Community Development is we try to find projects that not only provide the most bang for our buck, but also are easy to manage. And I say easy to manage because I'm certain there's not many people in the world who handle federal grants, but they are robust and arduous and, they're big with lots of paperwork and lots of moving parts. And you got to be on your ball.

Right now, the project that has shaken out from the first meeting is Cliffwood, the east side of Cliffwood side or the west side of Cliffwood sidewalk replacement. That project estimated comes out to \$194,000, so it is \$10,000 over. Our block grant limitation, however, after conversations with Service, we find that we can use some of our Stormwater Enterprise funds to make up the difference in the gap. Our goal would be that this would be the first project on Cliffwood we would do. And then this is on a 2-year cycle, so in the 2025 Allocation, if the state keeps it, we would do a second tranche on Cliffwood. And then 2027 Allocation, we would finish it, and that would lead us to Putnam Hill Park. That would be our goal.

I will say if the state continues to fund it. There has been conversations in the past that the state would go away from the direct allocation model and go to something called Targets of Opportunity. As a city, we do not qualify well for Targets of Opportunity. Part of that reason is you need to hit five components. You need to have private investment and a bunch of other things along with that. It just, it's difficult for a city the size of Zanesville, where we have the need for these projects, to hit those. So that's where we're at with that. There are a couple other projects that have been thrown out there, some other trails, other walking things. But when you look at the biggest bang for our buck, you know, it's trying to connect a neighborhood down to a park in a 6-year period. That's a big project. That's a good project for this community. Any questions on that?

Mr. Baker: Okay. Moving on to our last item.

## **6. Downtown Summer Concerts**

Matt Schley: Well, so I'm proud to report that the total cost of our concerts was about \$64,000, and we raised \$67,000. So, kudos to my staff. Stephanie Winland is fantastic at raising funds and doing those things. And thanks to the community. I want to be very clear; the community has been fantastic, really rallying behind this. It's helped us flip the script and change the narrative on downtown. Our first concert because I'm going to plug things because I think that's important, and I hope that you can make time to attend any one of them at least this year because without Council, we couldn't do these things because Council had to authorize us to spend the money.

The first concert is Thunderstruck; that is June 1. The second one is called the Naked Karate Girls; that is June 15. If you're a Bengals fan, I'm not, but if you are (I have to say I'm not, I am a Browns fan, so it would be blasphemy), the Naked Karate Girls are the Bengals party van that you see on TV. June 29 is the Conspiracy Band. It's a variety, an R&B band, very popular. July 13 is A1A, Let's Get Tropical. It's a

Jimmy Buffett tribute. July 27 is North to Nashville. It's a country band headed up by a former Ohio State football player. August 10 is the Arena Rock Show. It's a tribute to classic rock 'n roll. September 7 is Southern Accent, the Tom Petty experience.

We tried to hit a wide variety and range of music. We start this thing where we whittle bands down from about 50 and try to plug and play where we can make them fit. I have some of these [concert schedule brochures] for everyone. If you want one, it's yours, just to be a little reminder. Everything starts at 5:00, and we hope to see you guys there.

Mr. Baker: Thank you Matt, sounds good. I love going down there. It's just a fantastic experience.

Matt Schley: It is a lot of fun. You get to see a lot of things.

*At this time, Matt Schley passed the schedules out to councilmembers and the clerk.*

Matt Schley: We're fortunate. It takes a lot of people, a lot of effort, and a lot of work to get these things done. And we couldn't do it without the community, without Council, without city employees, and the economic benefit.

Mr. Ware: That Jimmy Buffett is not the same one as last year?

Matt Schley: No, a different one. That is Jimmy Buffett's actual touring band. The A1A, when Jimmy Buffett comes to the eastern part of the United States, they're the ones that play with Jimmy. So, like it's actually Jimmy Buffett's band, minus Jimmy. We couldn't get Jimmy. I tried. I really tried. They said he spends his summer on a beach somewhere now.

Mr. Baker: We've got Dillon, and it's a beach.

Matt Schley: I think he thinks Florida. I think he likes the white sand.

Mr. Baker: Okay, anything else?

Matt Schley: No, I just want to say thank you to the committee for accommodating the schedule. Chris is on my staff now as a Redevelopment Administrator. I have Emily Shirley joining us as an Associate Planner, and then Alexis Buchanan is an Associate Planner as well. We're getting staffed up. We have a lot of great projects, and we'll keep you guys in the loop.

Mr. Baker: Thanks Matt. Anything else for the good of the committee? Hearing nothing, I will entertain a motion to adjourn.

Mr. Ware made a motion to adjourn. It was seconded by Mr. Wolfe. Mr. Baker asked for all in favor of adjourning to say aye. All were in favor. None were opposed. Motion carries.

The next Community Development Committee meeting will be June 26, 2023 in the Council Chambers at Zanesville City Hall.

**Regular scheduled meetings with the next dates as follows:**

Monday, June 26, 2023  
Monday, July 24, 2023  
Monday, August 28, 2023

Monday, September 25, 2023  
Monday, October 23, 2023  
Monday, November 27, 2023

Tuesday, December 26, 2023

The meeting was adjourned about 4:56 p.m.

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Submitted by Billie Corns  
Clerk of Council

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Mark Baker, Chairman of the  
Community Development Committee

## COMMUNITY DEVELOPMENT COMMITTEE MEETING – JUNE 26, 2023

The Zanesville City Council Community Development Committee met at 5:00 p.m. on Monday, June 26, 2023 in the Council Chambers of City Hall.

Mr. Baker: It's June 26, 2023 in Council Chambers at 5:00 p.m. This is a meeting of the Community Development Committee. Can we please have roll call?

The committee members present were: Councilperson Mark Baker, Chairman; and Councilperson Todd Ware for Third Ward. Councilperson Brad Wolfe and Councilperson Jan Bradshaw were absent.

Mr. Baker: Seeing how there is not a quorum, just a reminder that the committee cannot do anything official; this is for informational purposes only. Questions can be directed in order to gain greater information, but we cannot recommend anything for City Council's adoption, nor can we discuss anything that might lead to a vote.

Others in attendance were:

Mark E. Ballmer, Councilperson  
Billie Corns, Clerk of Council  
Lisa Hittle, IT  
Don Mason, Mayor

Cody Pettit, Councilperson  
Matt Schley, Community Development Director  
Dan Vincent, President of Council

### ORDINANCES FOR ACTION

**Ordinance 2023-61 – An Ordinance authorizing the City of Zanesville to enter into a Community Reinvestment Area agreement with Elysa's Interiors, LLC and declaring an emergency.**

Matt Schley: So I'll just kind of give a brief overview of what a CRA agreement is and just very quickly what a CRA is. CRA stands for Community Reinvestment Area. It's one of the tools in our tool belt that cities can use to facilitate development. What it does is it is not what you think of a tax abatement. Instead what it does is it allows for an abatement of new taxable values. So, I explain it like this...if a property's worth \$100 today and then its tax is due \$100 today. And say the tax from improvement would go up to \$200, and they had a 100% CRA abatement, then they would still pay the \$100 as if it was still at the same level prior to improvement. This request comes from Elysa's Interiors. This is going to be an office with an apartment on the second floor and an apartment on the third floor. She does interior decorating and design. She's going to be completely remodeling the building. I don't remember off the top of my head what the address is; it's on Market Street. It's right next to the Pollock Apartments. It's where the Rainforest Coffee Shop used to be at.

They're doing an entire gut job of the building down to the studs and rebuilding a basement on the inside. We've walked through the building a few times. They've done the demolition, but they have not done any put back. We are asking for Council to waive this, by in part due to the state budget changing

some rules relative to CRA's and this is a good project, and we want to make sure that this wouldn't be impacted.

Mr. Baker: Matt, can you give us some other examples of some CRA's that we have in operation right now?

Matt Schley: So, are you asking about agreements or are you asking about districts?

Mr. Baker: Agreements.

Matt Schley: The Pioneer School, the one that was passed the last council meeting. We do not have any other active CRA agreements.

Mayor Mason: Mr. Chairman?

Mr. Baker: Yes, sir.

Mayor Mason: We think this really falls in the line with the trend we're starting to see which is very exciting that you would see where people are looking to invest in the downtown, not just on the first floor, but on the upper floors.

Mr. Baker: Excellent. Does the one other member present for the committee have any questions?

Mr. Ware: No, I don't.

Mr. Baker: Okay, anything else Matt?

Matt Schley: No, we appreciate Elysa's Interiors for making an investment. We also appreciate the Pioneer School for making an investment in our community as well. And we look forward, as the Mayor said, I anticipate many more of these agreements to come forward.

Mr. Baker: Thank you.

## **DISCUSSION ITEMS:**

### **Kemp Properties Update**

Matt Schley: So, just a kind of high-level overview just to give City Council an update. For those of you who don't know, the Kemp properties referred to the 30-ish properties that were forfeited from John Kemp through court action a few years ago. That was previously in a receivership, a court-appointed receiver. After deliberation and work, the receivership is no longer in charge of those properties. Those properties have been transferred by court order to the Zanesville Community Improvement Corporation. At the last Council meeting, Council waived the readings and passed an expenditure of ARPA money in the amount of \$300,000. That funding is going to be utilized to get these properties

that are salvageable off that list into productive use. Our ultimate goal would be to sell these homes to owner-occupied. There will be a few instances, two particular, that that may not be the case. They may be rentals just by virtue of the situation. There were a lot of people who were put in very bad situations by this problem. And our goal is to fix it to the best of our ability. We understand the tenants, and some of these homes are still occupied, and we understand the tenants were not the problem.

Mr. Baker: Do we know how many?

Matt Schley: So, there are two that are going to be occupied moving forward.

Mr. Baker: Okay, \$300,000 goes quick I know. Do we have like a number that we're looking at as far as houses that can be salvaged?

Matt Schley: We've got 7 that can be salvaged. Habitat for Humanity has offered to purchase 3 of them, and that will be discussed at the Community Improvement Corporation meeting tomorrow.

Mr. Baker: Okay, and what did you say the ones that aren't salvageable, what are we going to do with them, did you say?

Matt Schley: They will be torn down.

Mr. Baker: Okay.

Matt Schley: And I want to be very clear. Some of these homes have been vacant for 5 years, after hailstorm, after all these issues. A lot of them were older with slate roofs. So if you think about it, the insides of some of these homes are just absolutely destroyed.

Mr. Baker: What does it run these days to tear a 2-bedroom house down? Like 7, 8, \$9000?

Matt Schley: It depends on how big it is in square footage and where it's located. But from the recent ones we've done, is between \$9000 and \$14,000.

Mr. Baker: Okay. If I remember way back in the day, there was a problem of some sort with a title with these. Was that right?

Matt Schley: Well, yes, there was an issue that's been resolved. There were federal tax liens associated with these properties. Those liens have been taken care of.

Mr. Baker: Okay. All right. Anything Todd (*to Todd Ware*)?

Mr. Ware: So you don't think any developers would want to buy those reasonable and redevelop them?

Matt Schley: I'll throw it out there. It depends on the type of developer. Most of those homes, Mr. Ware, that we're talking about that need to be torn down, they're falling down. So that's the biggest issue. I can think of one off the top of my head is 47 Green. On the outside it looks fine. Then you walk inside and you realize everything's slanted towards the road, everything. The foundation is just giving way underneath and the roof is leaking. So, if a developer was willing to put \$130,000-\$140,000 into it, then absolutely. But from a structural standpoint, if the home is not safe, then it's about gone for.

Mr. Ware: Some of the ones are going to be condemned?

Matt Schley: They are already condemned, yes. Actually I think all but 3 properties were condemned prior to the CIC being given ownership.

Mayor Mason: Mr. Chairman?

Mr. Baker: Yes.

Mayor Mason: I can honestly say the irony is we're sort of back to where we started 4 years ago with small technical differences. Again, originally these were placed in the city's name on the deeds even though the city never accepted them. So then it was subsequently a court-appointed receiver who subsequently did very little with them. In all likelihood, these would continue to sit completely idle and of course, continue to decay. So I really think the only viable option is what Matt has explained. You know, it's not one of those things that we really wanted to jump into, but given the fact as he indicated, there are several that are still being rented or lived in. And frankly, it's our, I'll say our responsibility to try to improve them and bring them up to code, so we don't own properties that people are renting in that are sub-code. I mean, we would have to put Code Enforcement on it. But I do believe that we can, just as much like our city parks and our parking lots that we have brought up to code. I think we can do the same with these properties a couple at a time. And then our partners of course at Habitat improving their properties. I think we can make a serious dent on these. I guess I sort of wish now we had started 3 years ago, but this is where we are.

Matt Schley: And just to piggyback off what the Mayor said, there's also vacant lots associated with this from where homes have been torn down previously. Some of those were vacant lots when the receiver took over. We have a pile of projects that we've been working on with the CIC with the Ohio Housing Finance Agency, and we are trying to get those homes redeveloped, or those lots redeveloped. Any property that would get torn down would be torn down in the fashion that the lots would then be developable on the back end. So we're not talking, dump all the walls on the inside and cover it with a layer of dirt. We're talking actual full, take all the material out and all those things. So that way you can get the property back in a developable state.

Mr. Baker: Okay, good. Anything else?

Matt Schley: I just want to say thank you to the Weed & Litter crews. Some of these homes are full of junk. Out of one house, they pulled about 50 tires out of the basement. Why there were tires there, we don't know. But our Weed & Litter crews, they've been doing a great job getting these houses cleaned

out, gutted, into a point where we can easily bring a contractor in to get things rehabbed and up to a code standard, as the Mayor said. So I just wanted to throw out there that they've done a fantastic job.

Mr. Baker: Very good.

### **CDBG 2021 and 2023 Update**

Matt Schley: So, we have completed the construction project for the CDBG 2021 Allocation Grant. That has been paved, and it cost the city a whopping zero dollars to get a walking trail that connects throughout Chaps Run Park. If Mr. Brown were here, I would let him talk about the parking lot, but since he's on vacation, I'll talk about it. We've had a brand new asphalt parking lot installed at the lower part of Chaps Run Park so families can easily drive in, use the park, and use the walking trails. It ended up being about 1200 linear feet of brand new sidewalk that goes throughout the entire thing. And we have a nice bridge it crosses over. The last step to this entire project will be some signage to let people know, this is where you can enter the park and these are the amenities and some different things like that. But by and large, the 2021 project is complete. 2023 CDBG, we submitted the application on June 12<sup>th</sup>. It was due the 14<sup>th</sup>. That was because the legislation, we had to get it all done. That is for the first phase of what we hope to be a 3 phase project, which is sidewalks on Cliffwood. The mindset is to put new sidewalks and curb and gutter down Cliffwood. About the time that we'll be finishing the final leg of this, will be when we're finishing up the park improvements at Putnam Hill Park, if everything goes according to plan. It may be a little bit sooner. But this will install brand new curb, sidewalk, and gutter all the way down, I'll say the first third of Cliffwood. So this is a big project, but it's one that will greatly impact the lives of about 200 homes in that area.

We won't know if we were funded until somewhere around the end of September, beginning of October. But I am very confident that the state will come back and say yes, go ahead. And then that project, we would go through what's called an environmental assessment because it's not categorically excluded. It's not subject to that. So we will have to do an environmental assessment, so it will be a little bit longer than normal. We have more paperwork to do. But when it's all said and done, we should have design complete the early part of May next year and hopefully be out to bid by the end of June, beginning of July next year for that project.

Mr. Baker: Very good. Todd?

Mr. Ware: I don't have anything.

### **Demolition of Blighted Structures Update**

Matt Schley: This is the demolition of blighted structures. So, to date, I will read you the addresses of some of the houses and properties that had to be torn down. These were all problem properties. 930 Ohio was a problem property. 422 Abington, 1145 Hall, 503 Putnam, 819 W. Main, 128 and 130 Eighth Street, 1249 Danville, and 1234 Swingle. What all of these properties have in common is that they were a blight, and they were a detriment to the neighborhoods that they were located in. 503 Putnam, that was the gas station on Putnam Avenue. That was removed. 819 W. Main was the vacant block building



setting there at the corner of W. Main. 930 Ohio, I bring that up because that was one for a number of years. We had the property owner in court for a number of different things, but the biggest one was the house was attracting crime and other activities that we wouldn't want in the neighborhoods. Additionally, the house was falling in on itself. Unfortunately, it did catch fire, which is why we had to expedite that process. But this is why when these houses get bad like this, we really try to get on them. And then if they're not getting fixed, immediately turn around and try to remedy the situation because like I said, 930 Ohio was on our list to have demoed this fall. However, we had to move it up earlier because it caught fire. Not the situation we wanted, however, the results were the same.

We're working to work with the land bank. We have a couple more properties this year that are in similar conditions as the ones that I mentioned above. We're looking to work with the land bank after the state budget is finalized and have worked with Mr. Roberts to get some additional properties that have been nuisances and a drag on our neighborhoods, removed. And then try to get those into a redevelopment state.

Mr. Baker: Matt, how many properties are on the list and just waiting for funding, roughly?

Matt Schley: I will give you the number of the houses that are critical because the total number we keep of condemned homes. The total number of condemned homes is very high but that's because a house can be condemned for just not having water service.

Mr. Baker: And that's remediable by the owner, I assume, right?

Matt Schley: Yes, I want to be very clear that the last step (we don't want to take this step) but the last step we have is demolition. And the reason we don't want to take it is for a lot of points. When we demo a home, the burden then falls to the taxpayer to the City of Zanesville. And the city didn't create the problem, and the general taxpayer didn't create the problem. However, it is the responsibility of the city after we've exhausted all avenues to fix that problem, and it's not as simple as just going in and spending \$80,000 to \$90,000 to fix it up. So to answer your question, there's about 15 that are on that critical phase, where they're bad enough that they're going to be a problem and we need to get them down. In total, there's somewhere between 40 and 60 properties that are currently condemned, but they're not in a condition that we would say are critical and need to be removed.

Mayor Mason: Mr. Chairman?

Mr. Baker: Yes, sir.

Mayor Mason: Some of the properties that we condemn are not condemned entirely for structural reasons. Some are condemned for health and safety. A good example, without getting into detail, the address, something that Matt and I have been working with now for 2 weeks I think. It's an address where we were able upon inspection to find that there were ducks and dogs living in the basement, multiple ducks and dogs, in an unsanitary condition. So we slapped up the condemnation order. Now that is not a city demolition order, but some people interpret it as being one because a lot of times on a demo property, you'll see the same stamp, I'll call it. At that point in time, the landlord gave

inspection of the property and realized that his lease was in fact being breached because no animals were supposed to be in the house, much less unlawfully storing ducks and dogs in the basement. So it's one of these things we roll into where our goal is for the landlord to be able to clean up the property and to get it back to code regardless of who lives there. But again, a lot of times condemnations are mistaken as being entirely for structural, when a lot of times they're for health and safety.

**Matt Schley:** That's actually a very good point, Mayor. 422 Abington that we recently tore down, we took out somewhere between 30 and 40 animals from that home. And we found it just on accident. This was one of those things where it was actually one of my staff members who were out investigating something different. They happened to park their vehicle in front of the house, and they hit the button, and the whole house erupted with the sound of dogs and other animals. So we sent the dog warden, and that's when it was discovered that there were health and safety issues in that home that needed to be remedied. And sometimes they can be. Sometimes it's as simple as removing the damaged areas or what have you. In this circumstance, the damage was so great that the property, there was no other option; it needed to be torn down. And we do run into that, I would say, roughly 50% of our condemnations are because of health and safety issues. It's unfortunate because someone looks on the outside and they think this house looks perfectly fine. And then we say, well don't go inside, just don't.

We're working with the land bank on a lot of these. Like I said, there's some funding coming available to remove brownfields, as well as blighted structures. We have a great relationship with the land bank, so our goal would be to continue that relationship and get some more of these critical properties down and then back into productive use because in their current state, they're not helping the city. And they're not helping this community or for a lack of a better term, it's just causing us resources at this point.

**Mr. Baker:** Okay, very good. Anything else? Okay, anything for the good of the order? Hearing nothing else and the discussion items are completed, we will hold our next meeting the 24<sup>th</sup> of July at 5:00 p.m. in these chambers. Very good, and we don't have to adjourn, is that right?

**Mr. Vincent:** It's not really an official meeting.

**Mr. Baker:** Just informational, okay. We're done.

The meeting ended at about 5:20 p.m.

The next Community Development Committee meeting will be July 24, 2023 in the Council Chambers at Zanesville City Hall.

**Regular scheduled meetings with the next dates as follows:**

Monday, July 24, 2023  
Monday, August 28, 2023

Monday, September 25, 2023  
Monday, October 23, 2023

Monday, November 27, 2023  
Tuesday, December 26, 2023

The meeting was adjourned about 5:20 p.m.

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Submitted by Billie Corns  
Clerk of Council

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Mark Baker, Chairman of the  
Community Development Committee

Mark Baker, Chair  
Community Development Committee

**ORDINANCE NO. 2023 – 71**

**AN ORDINANCE AUTHORIZING THE  
COMMUNITY DEVELOPMENT DIRECTOR TO PREPARE AND SUBMIT AN APPLICATION TO PARTICIPATE  
IN THE NATURAL RESOURCES ASSISTANCE COUNCIL AND/OR THE OHIO PUBLIC WORKS COMMISSION  
CLEAN OHIO FUND PROGRAM FOR FUNDING**

**WHEREAS**, THE Natural Resources Assistance Council (NRAC) and the Ohio Public Works Commission (OPWC) provide financial assistance for the acquisition and development of land for conservation purposes; and

**WHEREAS**, the real property identified as Parcel No. 83-34-01-07-000 and 83-34-01-06-000, herein referred to as the "Subject Property," consists of approximately 5.31 acres (as shown in Exhibit A); and

**WHEREAS**, the City of Zanesville, by and through Administration and Council, desires to purchase the Subject Property for the purposes of environmental conservation and passive recreation usage near the Y-Bridge; and

**WHEREAS**, the City of Zanesville, Ohio, also believes that the purchase of the Subject Property will ultimately result in neighborhood revitalization, recreation, and tourism; and

**WHEREAS**, if funded, the City's share of the acquisition costs would be twenty-five percent (25%) of the appraised value of the property and the cost of development; and

**WHEREAS**, the Administration and Council believe the City can fully comply with the Application Stipulations as set forth by NRAC and OPWC.

**NOW, THEREFORE, BE OR ORDAINED BY THE COUNCIL OF THE CITY OF ZANESVILLE, AS FOLLOWS:**

**SECTION ONE:** The Community Development Director is hereby authorized to apply to NRAC and/or OPWC for funding through the Clean Ohio Fund for the acquisition and development of the Subject Property described above.

**SECTION TWO:** The Community Development Director is authorized to enter into any agreements as may be necessary and appropriate for obtaining financial assistance.

**SECTION THREE:** If the City's application for funding is successful, this Council authorizes the expenditure based on the actual successful grant award and including the City's twenty-five percent share, but not in an amount in excess of the funds appropriated and available for this purpose as set forth in Ordinance 2023-72.

**ORDINANCE NO. 2023 – 71**

SECTION FOUR: It is found and determined that all formal actions of this Council concerning and relating to this legislation were adopted in an open meeting of this Council and that all deliberations of this Council and any of its committees that resulted in such formal action were in meetings open to the public in compliance with all legal requirements, including §121.22 of the Ohio Revised Code.

PASSED: \_\_\_\_\_, 2023

ATTEST: \_\_\_\_\_  
Billie Corns  
Clerk of Council

\_\_\_\_\_  
Daniel M. Vincent  
President of Council

APPROVED: \_\_\_\_\_, 2023

This legislation approved as to form:

\_\_\_\_\_  
Donald Mason  
Mayor

\_\_\_\_\_  
Law Director's Office

Exhibit A  
Attachment for Ordinance 2023-71



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**City of Zanesville**  
Department of Public Service  
Division of Engineering

Exhibit A

**Map Disclaimer**  
City of Zanesville does not guarantee the accuracy of this data. This map is subject to all terms and conditions of the disclaimer posted at [maps.coz.org/disclaimer](https://maps.coz.org/disclaimer).

Mark Baker, Chair  
Community Development Committee

**ORDINANCE NO. 2023 – 72**

**AN ORDINANCE AUTHORIZING THE  
COMMUNITY DEVELOPMENT DIRECTOR TO ENTER INTO AN AGREEMENT FOR THE PURCHASE OF  
REAL PROPERTY, CONTINGENT UPON THE SUCCESSFUL APPLICATION FOR CLEAN OHIO FUNDS**

**WHEREAS**, the real property identified as Parcel No. 83-34-01-06-000 AND 83-34-01-07-000, herein referred to as the "Subject Property", which consists of approximately 5.31 acres (as shown in Exhibit A); and

**WHEREAS**, the City of Zanesville, by and through Administration and Council desires to purchase the subject property for the purposes of environmental conservation and passive recreation usage near the Y-Bridge; and

**WHEREAS**, the City of Zanesville, Ohio, also believes that the purchase of the Subject Property will ultimately result in neighborhood revitalization, recreation, and tourism; and

**WHEREAS**, through Ordinance 2023-71 Zanesville City Council authorized the Community Development Director to submit an application to the Natural Resources Assistance Council (NRAC) for funding through the Clean Ohio Fund; and

**WHEREAS**, if funded, the City's share of the acquisition costs would be twenty-five percent (25%) of the appraised value of the property; and

**WHEREAS**, the Administration and Council believe the City can fully comply with the Application Stipulations as set forth by NRAC.

**NOW, THEREFORE, BE OR ORDAINED BY THE COUNCIL OF THE CITY OF ZANESVILLE, AS FOLLOWS:**

**SECTION ONE:** The Community Development Director, is hereby authorized to enter into a purchase agreement with the Mark A. Luburgh for the purchase of Muskingum County Parcel No. 83-34-01-06-000 and 83-34-01-07-000.

**SECTION TWO:** The City's contribution of the acquisition of property shall not exceed \$66,250.00 or 25% of the appraised value, whichever is more. The remainder of the acquisition costs will be paid for through OPWC and the Clean Ohio Fund.

**SECTION THREE:** Said purchase amount shall come from a Line Item deemed appropriate by the Budget and Finance Director.

**SECTION FOUR:** If the City's application for funding is successful, this Council authorizes the expenditure based on the actual successful acquisition costs, but not in an amount in excess of the funds appropriated and available for this purpose as set forth above.

**ORDINANCE NO. 2023 – 72**

SECTION FIVE: This Council authorizes the Community Development Director to enter into a purchase agreement (upon terms reasonably standard for this community), upon review and approval of the City Law Director, with Mark A. Luburgh for the purchase of the Subject Property for up to the amount set forth herein, and thereafter to execute any and all documents necessary for the transfer of the property in accordance with the purchase agreement, and Council hereby acknowledges its acceptance of the deed for the Subject Property.

SECTION SIX: If the City's application for funding through the Clean Ohio Fund is unsuccessful, the purchase agreement authorized by this ordinance shall be deemed null and void.

SECTION SEVEN: It is found and determined that all formal actions of this Council concerning and relating to this legislation were adopted in an open meeting of this Council and that all deliberations of this Council and any of its committees that resulted in such formal action were in meetings open to the public in compliance with all legal requirements, including §121.22 of the Ohio Revised Code.

PASSED: \_\_\_\_\_, 2023

ATTEST: \_\_\_\_\_  
Billie Corns  
Clerk of Council

\_\_\_\_\_  
Daniel M. Vincent  
President of Council

APPROVED: \_\_\_\_\_, 2023

This legislation approved as to form:

\_\_\_\_\_  
Donald Mason  
Mayor

\_\_\_\_\_  
Law Director's Office



Exhibit A  
Attachment for Ordinance 2023-72



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**City of Zanesville**  
Department of Public Service  
Division of Engineering

Exhibit A

**Map Disclaimer**

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