

ATHENS COUNTY LAND REUTILIZATION CORPORATION
BOARD OF DIRECTORS - REGULAR MEETING
www.AthensCountyLandBank.com

LOCATION: Athens County Records Center (live) and on Google Hangouts -
<https://meet.google.com/bbz-ywph-ygf>

DAY/TIME: Wednesday, October 19th, 2022 @ 11:00 AM

PURPOSE: Regular meeting to consider the following business:

Board Administration – 5 minutes

1. Call to order by Ric Wasserman, Chair - Roll Call by Aaron Dye, Secretary
2. Approval of agenda
3. Approval of minutes from September 21st, 2022 meeting
4. Financial Report – Treasurer La Verne Humphrey

Summary	
Starting Balance	297,975.55
Actual Cash In	12,967.93
Actual Cash Out	21,256.16
Ending Balance	289,687.32

Business:

Old Business – 20 minutes

1. Update on acquisition process/pipeline – Mr. Wasserman
 - i) Properties acquired this past month are: 7 properties have gone through public sale with no bids and all of those should be in the petition process soon. If no other entity claims them then the Land Bank can claim them.
 - ii) Sargent Road, Lodi Township (LB-2021-02): Nathan and Kayleigh Stotts. The Stotts' proposal was voted on and accepted at the February 2022 board meeting. A survey has been completed and the easement process is underway. It was voted on and accepted at the July board meeting to credit the Stotts' \$1,500.00 for the survey and easement

process. Their legal counsel has informed us that they will be ready to close within a week or so.

2. Self-Funded Demos: Hutton Excavating has completed the Group J2 demolitions which included 19498 Congress Street, Trimble, 10 S. Seventh Street, Jacksonville, and 44 Front Street, 82 Front Street, 27 Main Street, Glouster. A cistern was discovered at 27 Main Street which is an extra expense to have Hutton fill in. Habitat for Humanity of Southeast Ohio has begun work on the foundation of their upcoming new build at 10 S. Seventh. Hutton Excavating began work on the Group J1 demolitions on October 13th. Group J1 includes 184 Sheppard Street, 98 W. Franklin Street, 518 W. High Street, 923 E. High Street, and 931 E. High Street. Expenses incurred on these will be reimbursable under the BD&SR rules. Since we know we will be approved for at least \$500,000 it makes sense to get the process started. We've received an asbestos remediation estimate for the one property in this group that came back hot (8810 Center Street, Stewart).
3. State Demo project: Update from Mr. Wasserman – The applications were due on February 28th. The Land Bank applied to demolish 42 buildings and six mobile homes across the county. All counties received a grant agreement from ODOD last week for only the \$500,000 set-aside portion of the program, so we are officially guaranteed to receive the \$500,000 and are cleared to move-ahead with some demo work. This was not really news. No indication has been given as to how they will handle the remaining \$200,000 of our request or the millions of additional requests statewide. The awarding of the set-asides leaves \$106 million in the program with an estimated \$136 million in applications statewide. We received a "cure list" from ODOD for our application and all of the requested additional information and documentation was provided. We are awaiting to hear if the application has been approved or if it will require additional cure list information. Upon approval, we will have the ability to submit reimbursement requests.
4. State Brownfield Grant Application: In collaboration with the Athens County Port Authority, we made application for several brownfield remediation projects around the county that had previously been Land Bank projects. As part of this program the Jacksonville-Trimble school, vacant and dilapidated for over 40 years, has been torn down. Two other projects have had assessments completed and will be shifted to the OEPA BUSTR program for remediation. Greening has been carried out at the Jacksonville-Trimble school, marking the demolition as complete.
5. Update on previously approved projects: Mr. Wasserman
 - A. 27 Main Street, Glouster (LB-2018-72): Disposition of this property was on hold until it was demolished in the Group J2 demos. The house has been demolished and a sign will be placed back on the property. We expect it will come up for disposition before the end of the year.
 - B. Rehabs: Land Bank Rehabs underway or nearly completed in the county: 24 Cherry Street (new owner), Glouster; 141 Monroe Street, Nelsonville; 130 Jefferson Street, Nelsonville;

354 Chestnut Street, Nelsonville; 637 High Street, Nelsonville; 495 Patton Street, Nelsonville.

6. Rural Acquisition (Pay-in-advance) Program Projects:

- 1) Sargent Road, Lodi Township (LB-2021-02): Nathan and Kayleigh Stotts. Currently in the disposition process. See above.
- 2) 4070 Washington Road (3 parcels, LB-2021-16): We have acquired this property. See below for update on environmental remediation at this property. Aaron and Ric conducted a level one inspection of the house on the property, which seems to be in very good condition. We now have several potential end users for this property.
- 3) 110 High Street, Glouster (LB-2022-08): The owner of the building has come forward and has let us know that they may be interested in donating the property to the Land Bank. Mr. Chmiel was in contact with ODOT and was informed that the connection to the bridge should not have any effect on renovating the structure. Title work for a “Deed-in-lieu” donation has been complete and the title is clean. The current owner has agreed to pay for the legal work to accomplish the donation. We hope to close in the next 60 days.
- 4) 4667 Sand Ridge Road, Lodi Twp (LB-2020-07): The Land Bank purchased the tax certificates and sent them to Frank Lavelle, who has already filed the foreclosure case. “Notification by publication” is currently taking place. Once this process is complete, the attorney will move to a motion of summary judgment with the judge.
- 5) 61 Summit Street, Glouster (LB-2021-06): Burned out church along Summit in Glouster. This property is a Land Bank project. The church is slated to be demolished with BD&SR funds. It was voted at the July board meeting to accept Habitat for Humanity of Southeast Ohio’s proposal to acquire this property through the Rural Acquisition program. A foreclosure case was filed on this property on Land Bank lien certificates on September 16th, 2022.

7. Brownfield Remediation Projects:

- a. 83 Columbus Road (LB-2021-18): abandoned gas station owned by the City of Athens. This project was granted a Level 1-2 assessment in the Round 1 brownfield funding and we applied for remediation (demo) of the property in Round 2. We expect the remediation to be funded since it is within our \$1 Million county set-aside. Best estimate on timeline is a mid-late fall 2022 demo.
- b. Trimble-Jacksonville School Project (LB-2021-19): Demolition and greening has been carried out, marking this project as completed.

- c. 4070 Washington Rd, Albany (LB-2021-16): Foreclosure was completed.

Phase 1 and 2 evaluations were done with Brownfield project money and it was decided to move this project to the EPA's BUSTR program as there is over \$10 million left in that fund and Tetra-Tech believes there is an easier path to funding there. It will not, however be quick. It will probably take 6 months to finish the work on the Phase 1 & 2 and get an approval from Ohio EPA for a remediation grant.

8. Update on pending dispositions:

- a. 60 Converse, Chauncey (LB-2018-22): Disposition was approved in February 2022, but the Land Bank has been unable to contact the end-user. The Mayor of Chauncey has contacted Mr. Wasserman to inform him that the Village of Chauncey is interested in acquiring this property to use as a parking lot. At the September board meeting, Mr. Wasserman noted that if there was no movement from the approved end-user by the October board meeting, a motion would be made to rescind the initial offer. See more under New Business.
- b. 10436 Sycamore Street, Trimble (LB-2019-13): Closing was executed on Friday, September 23rd, 2022.

9. Buchtel Renovation

- a. 17922 Akron Avenue, Buchtel (LB-2020-01): Abandoned split-level house. This is our first in-house renovation. We are in full-blown construction-mode. A new roof was installed, new plumbing throughout, most of the wiring had to be replaced, new heating and A/C and we are re-configuring some of the walls. When finished it will have 3 bedrooms, 2.5 bathrooms, hardwood floors in parts, a full basement and a fantastic kitchen. All appliances have been installed and the renovation is complete! Sanborn Family Builders did a fantastic job with the renovation and were wonderful to work with. There are a few finishing touches that will be done on the exterior. Next step is to list the house (See new business).

10. ARPA request in the amount of \$200,000 for demolitions and nuisance properties in collaboration with the Health Department

- a. A request was sent to the Commissioners, and was then sent to their Auditors to verify that it is an approved expense. Update from Commissioner Chmiel.

11. HAPCAP contract for Building Demolition & Site Revitalization demolitions

- a. See above. Group J2 demolitions have been completed and work on the Group J1 demolitions in Nelsonville has begun. After this group, only one more group consisting of 3 structures remains.

12. USDA Application for 83 High, Gloucester Roof Repair

- a. Commissioner Chmiel and Aaron completed the application for the roof repair at 83/85 High Street, Gloucester through USDA-Rural Development and it was submitted the week of September 5th. Mr. Chmiel has received word that the application was accepted and approved. USDA has requested additional documentation for the application which has been submitted to them. We're awaiting next steps.

New Business – 25 minutes

1. Future Dispositions – Several potential dispositions are in progress, and we hope to bring them to the board soon. They include:
 - a. 27 Main Street, Gloucester (LB-2018-72): The structure was demolished during the recent Group J2 demolitions. A new sign will be placed on the property. We expect it to come up for disposition before the end of the year.
 - b. 8001 SR-78, Gloucester (LB-2019-10): Parcel with a dilapidated trailer. One interested end-user who would like to put a cabin on the parcel. Needs survey. An application was submitted to have this structure demolished with state BD&SR funds.
 - c. 20 Campbell Street, Nelsonville (LB-2018-43): This property was recently acquired, and we believe it to be a candidate for renovation. Waste diversion is currently being carried out at the house. It was inspected by local contractor Danny Yahini and it is his opinion that the structure can be renovated. He estimates it would cost \$25,000-35,000 in materials to successfully renovate. Project proposal requests were sent out to qualified end-users with a deadline of Thursday, October 13th. No project proposals were submitted.
 - d. 38 Main Street, Gloucester (LB-2018-73): Large blue boarded up Victorian house in Gloucester. A new end-user has come forth with an interest in renovating the house. He is currently composing a prospectus.
 - e. 14 and 16 Maple Street, Gloucester (LB-2019-25 and LB-2019-26): Empty parcels. Structures previously demolished by Land Bank. A new approved end-user and neighbor has applied for these properties.
 - f. 823 Walnut Street, Nelsonville (LB-2020-13): Currently on our list to be demolished in the next round of BD&SR funding demolitions. An end-user came forth with an interest in potentially renovating the structure. Jody met with local contractor Danny Yahini who determined that the house would not be a feasible renovation candidate.
2. Proposal from Real Estate Agent CR Pratt of the Athens Real Estate Company for the listing of 17922 N. Akron Avenue, Buchtel
3. New committee for the creation of an employment policy.

4. Discussion on the status of 60 Converse Street, Chauncey
 - i) Scott Bruch, the end-user who was approved to purchase 60 Converse Street, Chauncey in February 2022, has not responded to contact attempts made by the Land Bank over the past several months. The Mayor of Chauncey has noted that the Village of Chauncey is interested in acquiring this property for new village parking.
5. Disposition Action:
 - i) 19596 Maple Street, Trimble (LB-2019-16): Vacant lot in Trimble. Only one end-user has applied for this property. Neighbor Trey Ward has applied to utilize it as additional green space. The Auditor's current land value for the property is \$4,480.
6. New Projects: No new projects this month.

Taxes Owed	Last Pymt	Parcel ID	Owner Name	Property Address

A. Scheduling of next meeting: November 16th, 2022.

B. Adjournment