

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

LOCATION: Live meeting held at Athens County Records Center with guests joining virtually on Google Hangouts (<https://meet.google.com/bbz-ywph-ygf>)

DAY/TIME: Called to order on Wednesday, February 15th, 2023 @ 11:02 AM

PURPOSE: Regular meeting to consider the following business:

Board Administration

1. The meeting was called to order by Ric Wasserman, Chair. Roll Call by Aaron Dye, Secretary. Board members present were Ric Wasserman, Commissioner Lenny Eliason, Commissioner Chris Chmiel, and Township Trustee Gregg Andrews.
2. Motion to approve agenda with the amendment that 3012 Perry Ridge Road, Nelsonville be added to "New Projects" by Mr. Eliason, 2nd by Mr. Chmiel. All Yeas.
3. Motion to approve minutes from January 18th, 2023 board meeting by Mr. Eliason, 2nd by Mr. Andrews. All Yeas. Mr. Chmiel abstained.
4. Financial Report from Treasurer La Verne Humphrey

Summary	
Starting Balance	347,156.40
Actual Cash In	173,573.00
Actual Cash Out	66,833.49
Ending Balance	453,895.91

Ms. Humphrey notes that there were two large deposits in January, one being from the sale of the house at 17922 N. Akron Avenue and another from the sale of 26 Converse Street, Chauncey. Mr. Wasserman notes that the Land Bank is looking into another potential renovation at 11 Maple Street, Glouster. Motion to approve financial report by Mr. Chmiel, 2nd by Mr. Andrews. All Yeas.

Business:

Old Business

1. Update on acquisition process/pipeline – Mr. Wasserman
 - i) Properties acquired since December board meeting: 4667 Sand Ridge Road, Guysville and 61 Summit Street, Glouster.
 - ii) We have moved into a new cycle of foreclosures with 7 title searches having been ordered from Nolan and Meek in consultation with Asst. Prosecutor Zach West. Mr. West will be preparing these cases soon. Mr. Wasserman notes that the properties are angling toward sheriff's sale. He mentioned that there are numerous litigations ongoing about various aspects of tax foreclosures, one out of Michigan which will be going to the Supreme Court. The best path forward at the moment is to go through sheriff's sale, as many of these properties will not sell and the Land Bank may then claim them. Mr. Wasserman also noted that neither the Building Demolition and Site Revitalization Program nor the State Brownfield Program were included in the state's budget. There is a chance that they may be added before it is brought up for approval by the House and Senate, but it was not included in the Governor's initial budget.
2. Self-Funded Demos: Bid specifications for the Group K demolitions have been published. The deadline for proposals is February 15th, 2023. Expenses for these demolitions will be reimbursable under the Building Demolition and Site Revitalization Program rules. See below.
3. State Demo project: Update from Mr. Wasserman – The applications were due on February 28th, 2022. The Land Bank applied to demolish 42 buildings and six mobile homes across the county. We have finally been notified of our approval for the entire \$734,000 of our grant request! This means that all of the projects on our demo list will be funded though some of them are now moot due to sales or owner-demos. Manager Aaron Dye submitted the first reimbursement request for the amount of \$129,674.25, which was approved by ODOD and was received in our account on Dec. 30th, 2022.

Bid specifications have been published for the "Group K demos" on the Athens County Land Bank website and are due by Wednesday, February 15th, 2023. Structures in Group K include: 8001 SR-78, Glouster; 2 Mound Street, Chauncey; 22 Smith Street, Chauncey; 3 Main Street, Glouster; 61 Summit Street, Glouster; 3 Summit Street, Glouster; 234 W. Washington, Nelsonville; 3798 Woodlane Drive, Nelsonville; 823 Walnut Street, Nelsonville; 4071 Old SR-56, New Marshfield; 3 Elm Street, The Plains; 38 Brown Avenue, Athens.

Aaron notes that the bids will be opened following the board meeting and subsequently reviewed with final decisions being made on Friday, February 17th. He adds that 3 Main Street, Glouster is included in these demolitions and, due to the precarious location of the building, it is expected to be an expensive demolition. Mike Tatman of Industrial Insulation Specialists, Inc. performed the asbestos inspections on all of the structures to be demolished and all surveys came back clean. He informed Aaron that it would be beneficial to have an asbestos remediator on site during the demolition of 3 Main Street in case any asbestos containing materials are uncovered during the demolition. Mr. Wasserman

mentions that there has not been a demolition this risky since the first demolition the Land Bank executed on High Street in Glouster. He continues that there was a fire causing the roof to collapse, and that the building is extremely close to the buildings on either side of it. Mr. Chmiel asks what the situation is for the property next door (5 Main Street). Mr. Wasserman notes that he is unsure if it's vacant or not. Guest Alice Richards mentions that she believes it was used for storage. Treasurer LaVerne Humphrey says that she often sees lights on at the property at night.

Aaron also announced that the Ohio Department of Development has granted an extension for the completion of projects submitted to the Building Demolition and Site Revitalization Program. The original deadline was in late May of 2023 but has been extended to May 2024.

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): The house at 27 Main was demolished in the Group J2 demolitions. On today's agenda for disposition.

- 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.

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

- 1) 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. Tetra-Tech was at the house on February 1st to install a monitoring well into the bedrock. Mr. Wasserman notes that the environmental site assessment must be completed before Tetra-Tech can apply for the BUSTR grant to perform remediation and demolish the old service station. He continues that there will be a lot of competition for this property. The minimum bid will be \$19,500 since that was the originally agreed upon price in the pay-in-advance contract.

- 2) 110 High Street, Glouster (LB-2022-08): This property was transferred to the Land Bank on November 29, 2022. The previous owner has removed items from the structure. It is next on our list to be boarded up.
- 3) 4667 Sand Ridge Road, Lodi Twp (LB-2020-07): We have received the new deed for this property. It is our plan to bring it to the board for disposition at the March board meeting.
- 4) 61 Summit Street, Glouster (LB-2021-06): Burned out church along Summit in Glouster. This property is already a Land Bank project. The church is slated to be demolished with BD&SR funds later this summer. 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. We have received the new deed for this property. The church is scheduled to be demolished in the upcoming Group K demos, following which the property will be brought to the board for disposition. Mr. Chmiel asks if the Land Bank plans on saving the sandstone. Mr. Wasserman asks where the sandstone would be housed. Mr. Chmiel replies that he will figure out a place.

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.
- b. 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. Closing for 60 Converse Street, Chauncey is estimated to occur by the end of February.

9. 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.

Mr. Chmiel notes that he does not think the Land Bank will receive funds from their ARPA request. He continues that he thinks the Land Bank already has the funds to complete

projects such as this. Mr. Wasserman replies that it would take half of the Land Bank's budget. Mr. Chmiel follows up that not all of that funding would need to be allocated for this type of project. Mr. Chmiel cites a potential condemned property in Chauncey that the Land Bank could work on cleaning up in collaboration with the Health Department. Mr. Wasserman responds that the outcome might be that the property will never be purchased due to the unpaid assessments. Mr. Chmiel notes that he will come to the March board meeting with a proposal. Mr. Wasserman asks why this ARPA request is not a high enough priority when there is \$12 million in ARPA funds. Mr. Eliason responds that there are \$18 million in ARPA requests and that the highest priorities are water, sewer, and HVAC. Mr. Chmiel notes that the way the Land Bank presented the request wouldn't work with ARPA. Mr. Wasserman disagrees, noting that one of the guidelines of ARPA states that funds could be utilized for community revitalization including demolition. Mr. Eliason notes that the Land Bank's request would be a revolving loan fund, not a demolition project. Mr. Wasserman responds that he didn't think it would be a revolving loan fund, but that it would be funding that both the Land Bank and Health Department would be able to use. Mr. Chmiel notes if the Land Bank cannot get ARPA funding for this project, utilizing some Land Bank funding could be the best path forward. Mr. Wasserman replies that it would be preferable to find a grant for this project.

10. Discussion and possible sponsorship of an event with Heritage Ohio in Spring 2023 – Update from Commissioner Chmiel

- a. Mr. Chmiel summarizes the Land Bank's Heritage Ohio membership, including their assistance with reports on the recently acquired High Street properties and other structural inspections. He notes that Heritage Ohio asked if the Land Bank would be supportive of a workshop being hosted in Athens County at the Southeast Ohio History Center on February 23rd, 2023. The workshop covers historic preservation tax credits, why communities should preserve historic buildings, and community reinvestment areas. Mr. Chmiel moves that the Land Bank sponsor the workshop for \$500.00, 2nd by Mr. Wasserman. All Yeas.

11. Update on maintenance repairs for the Ditty Box (60 Main Street, Glouster)

- a. Smitty's Interior & Exterior tarped problem areas of the roof and removed the overhanging porch on the east side of the building while stabilizing the metal staircase.

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, Glouster (LB-2018-72): The structure was demolished during the recent Group J2 demolitions. On today's agenda.
 - b. 8001 SR-78, Glouster (LB-2019-10): Parcel with a dilapidated trailer. A few end-users have applied for this property. Needs survey. An application was submitted to have this structure demolished with state BD&SR funds. On today's agenda.

- 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. No project proposals were submitted on the prior October 19, 2022 deadline. Athens County Planner Laura Olbers confirmed with us that this property is in the floodplain and would need to be elevated 6 inches above the base flood elevation if renovated.
- d. 38 Main Street, Glouster (LB-2018-73): Large blue boarded up Victorian house in Glouster. A new end-user has come forth with an interest in renovating the house. He is currently composing a prospectus. Our Property Manager, Jody Barnes conducted a tour for a new interested end-user on December 15, 2022. A request for project proposals was sent out with a deadline of Thursday, February 9th, 2023 for submissions. No end users submitted proposals.
- e. 14 and 16 Maple Street, Glouster (LB-2019-25 and LB-2019-26): Empty parcels. Structures previously demolished by Land Bank. Aaron notes that the only interested end-user has contacted him and it will be brought up for disposition at the March board meeting.
- f. 98 W. Franklin Street, Nelsonville (LB-2018-03): A new end-user has applied for this property. A dilapidated house used to occupy this property, but was demolished in the Group J demos in Fall 2022. On today's agenda.
- g. 30 Cross Street, Glouster (LB-2019-42): A recently acquired property with a house that we believe to be a good candidate for renovation. Several potential end-users have applied for this property and have been taken on walk-throughs of the house.
- h. 8810 Center Street, Stewart (LB-2020-09): A house was demolished on this property during the Group J demos. We expect this property to come up for disposition in March.
- i. 21 W. High Street, Jacksonville (LB-2019-40): The house at this property will have to be demolished once we complete the BD&SR project demolitions. There have been several folks reaching out about this property. Mr. Chmiel notes that he will speak with the clerk at the Village of Jacksonville regarding potential sewer updates with the property.

2. Renewal of membership with Heritage Ohio

- i) The due date for membership renewal is March 31st, 2023. The annual membership fee is \$275.00. Aaron notes that Heritage Ohio has been a great partner and recommends the Land Bank continue its membership with the organization. Motion by Mr. Chmiel to renew the Land Bank's membership with Heritage Ohio for \$275.00, 2nd by Mr. Eliason. All Yeas.

3. Disposition Action:

- i) 98 W. Franklin Street, Nelsonville (LB-2018-03): The structure at this property was demolished during the Group J demolitions. It's a small parcel of 5,412 square feet. Maria and Neil Sommers have applied to acquire the property as greenspace for a rental they own next door. The renters have children and Mr. and Mrs. Sommers would like to make this greenspace available for the kids to play. Mr. Wasserman notes that the Sommers' are current on their property taxes. Mr. Eliason moves that the Land Bank dispose of the property to Maria and Neil Sommers for \$2,000, 2nd by Mr. Chmiel. All Yeas.

- ii) 8001 SR-78, Glouster (LB-2019-10): A dilapidated mobile home currently occupies this property. It will need a new survey. There are two potential end-users who submitted proposals, Derek Boyer and Brett Knowlton. Mr. Boyer's plan is to provide a "low-cost, short-term camping option". This includes a 45'x15' gravel slab for a truck and open trailer or a small RV and a 50'x25' recreational grassy area for tents, canopies, or hammocks. Mr. Knowlton would like to keep the trailer on the property and renovate it with the plan to eventually build onto it. Aaron reads both proposals submitted by the applicants. Mr. Wasserman notes that the Land Bank has been sitting with this property since 2018, and that the property appears to be landlocked, but there is an easement. He follows up that if Mr. Boyer's proposal is accepted, the mobile home will be demolished with BD&SR funds. Mr. Chmiel notes that he is unsure if septic will be possible at this property. He also notes that this property may be in the floodway. He suggests speaking with Laura Olbers, County Planner. Mr. Eliason responds that a mobile camper can be easily pulled out, but renovating a trailer structure could pose problems. He notes that if more than 50% of the mobile home's value is put into the renovation, the owner would have to come to compliance. He says that realistically renovating the mobile home is not an option, and believes Mr. Boyer's proposal is more viable. Mr. Chmiel moves that the property be disposed to Derek Boyer contingent upon consultation with the County Planner for \$2,000.00 and that he pay for the survey, 2nd by Mr. Eliason. All Yeas.

- iii) 27 Main Street, Glouster (LB-2018-72): The house at 27 Main was demolished in the Group J demolitions. During its time being owned by the Land Bank, only one applicant has submitted an application for the property. Rickey Moody, who renovated the house at 29 Main Street (LB-2019-23), would like to acquire the property as additional greenspace. He has noted that the house at 29 Main Street may be sold this year and is requesting that the Ownership clause (Item 9 in our usual sales contract) be removed so that the parcel currently known as 27 Main may be included in the sale. For reference, the Ownership clause states that if a property is sold prior to owning it for three years, the buyer must sell the property for no more than it was purchased. If sold prior to owning the property for three years for more than it was purchased, the buyer must pay the difference to the Land Bank. Aaron notes that Mr. Moody submitted a purchase offer of \$2,500.00 with his proposal. Mr. Wasserman notes that he had a past business relationship with Mr. Moody and will abstain from discussion and voting. Mr. Chmiel moves that the Land Bank accept Mr. Moody's proposal and purchase offer of \$2,500.00

including waiving the three-year ownership clause, 2nd by Mr. Andrews. All Yeas. Mr. Wasserman abstained.

4. New Projects:

Taxes Owed	Last Pymt	Parcel ID	Owner Name	Property Address
\$1,206.20	2020	M040040005900, M040040005800	Andrews, Kathleen R and Ronald J	23 Fairlawn Avenue, Glouster
\$1,086.50	2017	P010010010500	Wellman, Sharon	3012 Perry Ridge Road, Nelsonville

23 Fairlawn Avenue, Glouster: Aaron notes that this property was brought to the Land Bank’s attention by neighbors of the property on Fairlawn. Mr. Wasserman follows up that he will be attempting to get in touch with the owners since their last property tax payment was only two years ago. He notes that the delinquency is small enough that they may decide to pay the back taxes. Guest Alice Richards notes that Mr. Andrews passed away. Mr. Chmiel moves to accept 23 Fairlawn as a new project, 2nd by Lenny. All Yeas.

3012 Perry Ridge Road, Nelsonville: Mr. Wasserman notes that Chris Breeze has family land on Perry Ridge Road in York Township. The parcel known as 3012 Perry Ridge Road is contiguous with the family land that he will be acquiring. 3012 Perry Ridge is tax delinquent and the owner is deceased. This would be a new pay-in-advance project. Mr. Breeze is willing to pay the \$2,200 for foreclosure and is willing to pay \$4,250 for the property once it comes out of foreclosure. Mr. Chmiel asks where Mr. Breeze’s family property is located. Mr. Wasserman responds that he believes it is the Gillette property which is contiguous with the Sharon Wellman parcel. Mr. Chmiel moves to accept 3012 Perry Ridge Road as a pay-in-advance project, 2nd by Mr. Eliason. All Yeas.

- A. Scheduling of next meeting: March 15th, 2023.
- B. Adjournment: Motion to adjourn by Mr. Eliason, 2nd by Mr. Chmiel. All Yeas. Adjournment at 11:52 AM.

Minutes submitted for approval by Aaron Dye, Secretary

Secretary

Date

Approved, as amended (if any) on _____