

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

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

DAY/TIME: Wednesday, May 17th, 2023 @ 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 April 19th, 2023 meeting
4. Financial Report – Treasurer LaVerne Humphrey

Summary	
Starting Balance	424,165.47
Actual Cash In	30,624.37
Actual Cash Out	67,746.92
Ending Balance	387,042.92

Business:

Old Business – 20 minutes

1. Update on acquisition process/pipeline – Mr. Wasserman
 - i) Properties acquired since March board meeting:
Four of the 7 cases for which title searches were ordered from Nolan and Meek have been filed. The other three had issues that require additional work by N&M. They should have revised searches soon and then those cases will be filed as well. N&M has advised us that they no longer have the capacity to do these searches for us so I have contacted Anna Mason Law, also in Nelsonville and they have agreed to do them for the same price.

25 Town Street, Gloucester did not sell at Sheriff sale in March and we have filed a petition with the court to be awarded that property as forfeited land. The Village of Gloucester has also filed a petition to acquire it. Mr. Wasserman is attempting to contact their solicitor to discuss the matter.

2. Update on Hinkle Filing and State Audit from Mr. Wasserman

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. Aaron submitted the first reimbursement request for the amount of \$129,674.25, which was approved by ODOT and was received in our account on Dec. 30th, 2022.

Structures in Group K include: 8001 SR-78, Gloucester; 2 Mound Street, Chauncey; 22 Smith Street, Chauncey; 3 Main Street, Gloucester; 61 Summit Street, Gloucester; 3 Summit Street, Gloucester; 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.

The Group K demolitions were awarded as follows: Group K1 awarded to Good Builders, Inc.; Group K2 awarded to Running G Farms, LLC; Group K3 awarded to Engle Excavating LLC; Group K4 awarded to Hutton Excavating, LLC. Group K1, K2, and K4 have been completed. Group K3 is in-progress and expected to be finished very shortly.

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. The old service station at 83 Columbus Road, Athens was demolished on February 24th, 2023. The one remaining contact the Land Bank has with the Brownfield program is the Washington Road property in Lee Township. Once the Environmental Site Assessments are complete, the Land Bank will be submitting an application to the BUSTR program for demolition and remediation. At the April 2023 board meeting, Mr. Wasserman noted that there was a state budget revision in-process for \$500 million to go toward demolition and brownfield remediation.

5. Update on previously approved projects: Mr. Wasserman

- A. 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. North Fairlawn Property Group has informed us that they have completed the second draw of the renovation and are roughly two thirds of the way through the project. Expected completion date is July 1st. They had an inspection with OUCU on Tuesday, May 16th. JD Brammer has informed us that 354 Chestnut has had its front porch repaired, the electrical upgraded from its original knob and tube wiring, water lines have been replaced, and insulation is currently being installed. Drywall and subflooring has already been added to some of the rooms.
- B. Rebecca Lyon, purchaser of 615 W. Washington, Nelsonville (former site of the Coffee Cup), has informed us that Fannin Family Farm, a local Nelsonville farm, are set to begin selling vegetable starts, flowers, and produce at the site on Mother's Day weekend.
- C. A dedication for a new Habitat for Humanity of Southeast Ohio house occurred on May 12th, 2023. The new build is located at 10 S. Seventh Street, Jacksonville, which is a former Land Bank property. Kenneth Oehlers noted that this will be the fourth new house built by Habitat on Land Bank lots.

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. As stated above, once the Environmental Site Assessment is complete, an application will be submitted to the BUSTR program for remediation and demolition.
- 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. Jody and her waste diversion crew have been working to clean out the building.
- 3) 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 has been demolished and seeding and strawing is in-progress. We expect it to come up for disposition soon.

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. The service station was demolished on February 24th, 2023.
- 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. See above for more information.

8. Update on pending dispositions:

- a. The end-user for 8001 SR-78, Glouster is attempting to find a surveyor to perform a pin survey on the property which must be done before it can be conveyed.
- b. Closing for 14 and 16 Maple Street, Glouster occurred on April 19th, 2023.
- c. Closing for 27 Main Street, Glouster occurred on May 2nd, 2023.
- d. Closing for 30 Cross Street, Glouster occurred on May 9th, 2023.
- e. Closing for 4667 Sand Ridge Road, Guysville is expected to occur by the end of May.
- f. Closing for 8810 Center Street, Stewart occurred on May 11th, 2023.
- g. A new survey is needed for 32 Locust Street, Glouster. The Land Bank informed Allen and Joyce Flowers that we would be willing to split the cost of a new survey. We're currently in the process of ordering a new survey.

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. We have received neither an approval nor a denial of this request. At the April board meeting, Mr. Chmiel noted that it was his opinion that the Land Bank could do some of this work with its own funding. Mr. Eliason informed us that a letter would be sent once an official determination is made.

10. 2023 Ohio Land Bank Conference

The Ohio Land Bank Association held its 12th Ohio Land Bank Conference in Dayton, OH on April 26-28, 2023. Mr. Wasserman, Mr. Chmiel, and Aaron attended the conference.

11. Update on 47 Main Street, Chauncey

Village of Chauncey Mayor Amy Renner, village solicitor Jonathan Robe, and village code enforcement officer Drew Daniels were present at the April board meeting to provide updates on the situation at 47 Main Street, Chauncey regarding David Funk. The Land Bank board was informed that a condemnation order was filed against 47 Main, Mr. Funk has until June 16th to remediate the issues listed in the order. Mayor Renner noted that the Land Bank

has an existing contract with Mr. Funk of which he is in breach. Mr. Eliason asked what the language was for the previous motion regarding Mr. Funk's compliance. At the board meeting on May 18th, 2022, a motion was made by Mr. Eliason to have a letter sent to Mr. Funk noting that he has 60 days to become compliant otherwise legal action would be sought. The motion was seconded by Mr. Chmiel, all yeas. At the July 2022 board meeting, it was noted that the Land Bank's attorney, David Mott of Mollica, Gall, Sloan and Sillery had been speaking with the village solicitor about the issue and believed that those talks would result in a solution that the village and the owner could accept. At the October 2022 board meeting, Mr. Chmiel asked if there was an update on 47 Main Street. Mr. Wasserman replied that he had heard back from our attorney, and it seemed that Mr. Funk and the Village would have to come to an agreement on next steps. Since the April board meeting, Mr. Wasserman has spoken with Mr. Funk about the situation as well as the Land Bank's legal counsel regarding what next steps would look like should litigation ensue.

EXECUTIVE SESSION with Attorney David Mott to discuss possible litigation.

12. Community Development Block Grant opportunity in collaboration with HAPCAP for downtown revitalization

At the April board meeting, it was voted to authorize HAPCAP to write a letter on behalf of the Land Bank's behalf to the Commissioners for the Flexible Grant Program. The program begins accepting letters of interest on July 1st, 2023. The cap is \$250,000 and can be used on up to three buildings.

13. 11 Maple Street, Gloucester Renovation

The Land Bank board has approved moving forward with a renovation at 11 Maple street using Sanborn Family Builders as our contractor. Initial plans are being made.

14. American Legion plaques on the wall of 83/85 High Street, Gloucester.

New Business – 30 minutes

1. Future Dispositions – Several potential dispositions are in progress, and we hope to bring them to the board soon. They include:

- a. 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. A new end-user is interested in touring the property and will be in contact with Jody to set up an appointment shortly.

- b. 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. 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.
 - c. 21 W. High Street, Jacksonville (LB-2019-40): On today's agenda.
 - d. 8160 State Street, Stewart (LB-2020-10): A dilapidated house formerly occupied this structure. A qualified end-user is in the process of purchasing the property contiguous with this one, which has a usable septic system. His plan is to build on the 8160 State Street parcel and hook into the septic system on the adjacent property which he is purchasing. We expect this property to come up for disposition within the next couple of months.
2. Bid opening for sandstone at 61 Summit Street, Gloucester.
Sealed bids for the sandstone left from the old church at 61 Summit Street, Gloucester were due on Tuesday, May 16th, 2023 by 4:00 PM.
3. Discussion on adopting a deed-in-escrow policy.
4. Renewal of contract between Athens County Land Bank and Athens County Treasurer to sell lien certificates.
5. Disposition Action:
 - i) 4667 Sand Ridge Road, Guysville (LB-2020-07): A dilapidated structure currently occupies the 3 acres of land that composes 4667 Sand Ridge Road. This is a pay-in-advance/rural acquisition project with Jeremy Dixon as the original signee. The agreed-upon purchase price is \$20,000, not including the \$2,200 foreclosure cost. At the April meeting, it was voted to dispose of 4667 Sand Ridge Road, Guysville to Mr. Dixon for \$20,000. Mr. Dixon would like the property to be disposed to his LLC, Dixon Rentals. Although the existing sales contract is in Mr. Dixon's name, Cherie Gall informed us that we would just need to add a simple addendum to the contract noting that the "Buyer" is Mr. Dixon's LLC.
 - ii) 21 W. High Street, Jacksonville (LB-2019-40): A dilapidated house and three dilapidated mobile homes currently occupy this property. The Land Bank received a quote from the Trimble Township Waste Water District that it would cost approximately \$126,000 to tie the property into the existing TTWWD sewer system. Aaron and Jody met with Pat McGarry on March 30th to discuss the potential of a new septic system. Mr. McGarry noted that nearly every area he tested was not suitable for a new septic system. He relayed that there is one area next to the house that may be suitable for a 1BR build, but nothing larger. He noted that the soil there may not even be suitable as it is mostly clay. Any end-users interested in a 1BR build would need to reach out to the Athens City-County Health Department to discuss potential next steps. Aaron noted that approved

applicant Joshua McLaughlin contacted the Village of Jacksonville about hooking into the sewer system and was informed that an applicant is welcome to hire a third-party contractor to hook into the system, but an easement would be required by the property owner who lives at the bottom of the hill. Project proposals were due on May 11th, 2023 by 4:00 PM. More information in This Month's Dispositions folder.

6. New Projects:

Taxes Owed	Last Pymt	Parcel ID	Owner Name	Property Address

No new projects this month.

- A. Scheduling of next meeting: June 14th, 2023. This would be the second Wednesday rather than third.
- B. Adjournment