

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, June 14th, 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 May 17th, 2023 meeting
4. Financial Report – Treasurer LaVerne Humphrey

Summary	
Starting Balance	387,042.92
Actual Cash In	195,025.98
Actual Cash Out	41,735.48
Ending Balance	540,333.42

Business:

Old Business – 20 minutes

1. Update on acquisition process/pipeline – Mr. Wasserman
 - i) Properties acquired since March board meeting:
25 Town Street, Glouster has been acquired. The Land Bank has filed two petitions to acquire properties that did not sell at sheriff sale, including 24 Spring Street, Glouster. Assistant Prosecutor Zach West will be filing several more Land Bank cases soon.

2. 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 ODOD and was received in our account on Dec. 30th, 2022.

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. All Group K demos have been completed.

Asbestos inspections have been performed on the upcoming demolitions (Group L) and we have been notified that two of the structures came back hot. Mike Tatman of Industrial Insulation Specialists, Inc. is in the process of getting us quotes for the remediation. Structures in Group L include: 26070 Congrove Street, Coolville; 26540 Main Street, Coolville; 472 SR-124, Hockingport; 18111 SR-13, Glouster; 62 Firehouse Drive, Glouster; 19549 Congress Street, Trimble (Garage at Village Hall).

3. State Brownfield Grant Application:

All Land Bank Brownfield programs funded through the 2021-22 budget have been completed. We are awaiting the final report on the assessment for 4070 Washington Road, Albany and then a BUSTR application will be filed for remediation of that site.

The Land Bank is currently looking into potential brownfield projects across the county in preparation for the next round of brownfield funding from the ODOD. If anybody knows of any potential brownfield sites (sub-surface contamination; heavy asbestos; often old service stations, etc.), please notify the Land Bank.

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.

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) 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. On today's agenda.
- 3) 3012 Perry Ridge Road, Nelsonville (LB-2023-02): Pay-in-advance with Chris Breeze.
- 4) SR-691, York Township (LB-2023-03): Pay-in-advance with Jeff and Laura Brown.
- 5) Nelsonville Avenue, Stewart (LB-2021-11): Pay-in-advance with Charles Cochran.

7. Brownfield Remediation Projects:

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

See sections 5 & 6 for details.

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 4667 Sand Ridge Road, Guysville is occurred on May 26th, 2023.
- c. Closing for 21 W. High Street, Jacksonville occurred on June 2nd, 2023.
- d. 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 from Tim Newman.

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. Update on 47 Main Street, Chauncey:

An Executive Session was held at the May board meeting to discuss potential paths forward with 47 Main Street, Chauncey. It was then voted by the board to have the Land Bank's legal counsel send Athens Preservation, LLC a letter offering to purchase 47 Main Street, Chauncey back from him for the initial purchase price plus the value of the roof improvement. The deadline for his response is June 16th, 2023.

11. 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.

12. 11 Maple Street, Gloucester Renovation

Jody and her crew are in the process of preparing 11 Maple for its renovation by removing paneling, plaster, carpet, and other materials. Sanborn Family Builders expects to begin the renovation within the next month or so once they finish up their current project in Athens.

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. 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.
- d. 3798 Woodlane Drive, Nelsonville (LB-2018-46): A structure occupied this small structure and was demolished during the Group K2 demolitions. So far there are two applicants for the property. Both applicants have been sent the information necessary to assemble a project proposal. We expect this property to come up for disposition at the July board meeting.

2. Funding request to set up a new office space:

The Commissioners have asked us to relocate Aaron from the shared space he has been in with the County Planner in the courthouse. We will need authorization to sign a lease as well as funds for a security deposit, desk, and other furnishings and likely a computer, printer, and other office items.

3. Disposition Action:

- i) 61 Summit Street, Glouster (LB-2021-06): A burned-out church formerly occupied this parcel. The structure was demolished during the Group K demolitions. Habitat for Humanity of Southeast Ohio is the only applicant for this property. Their intention is to acquire it so they may build on it along with 57 Summit Street, a former Land Bank property that they acquired in 2019.

4. Land Bank Network (Quarterly) Meeting:

The OLBA will be holding the summer quarterly meeting in Mansfield on July 27th. We anticipate Ric and Aaron will attend. Any other board members who wish to attend are welcome. Please see Ric or Aaron for details.

5. New Projects:

None this month.

- A. Scheduling of next meeting: July 19th, 2023
- B. Adjournment