

**ATHENS COUNTY LAND REUTILIZATION CORPORATION**  
**BOARD OF DIRECTORS - MINUTES**  
[www.AthensCountyLandBank.com](http://www.AthensCountyLandBank.com)

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

**DAY/TIME:** Called to order on Wednesday, September 20<sup>th</sup>, 2023 @ 11:00 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, Mayor Steve Patterson, Commissioner Chris Chmiel, Commissioner Lenny Eliason, and Steve Pierson for Township Trustee Gregg Andrews.
2. Motion to approve agenda by Mr. Chmiel, 2<sup>nd</sup> by Mr. Patterson. All Yeas.
3. Motion to approve minutes from the July 19<sup>th</sup>, 2023 board meeting by Mr. Eliason, 2<sup>nd</sup> by Mr. Chmiel. All Yeas.
4. Financial Report – Treasurer LaVerne Humphrey

<b>Summary</b>	
Starting Balance	432,324.93
Actual Cash In	2,726.00
Actual Cash Out	35,562.74
Ending Balance	399,488.19

Ms. Humphrey notes that the largest cash-out expense was for Sanborn Family Builders and the renovation at 11 Maple Street, Glouster. Mr. Wasserman notes that other cash-out included payment to Tetra Tech. He continues that the balances are the August balances. He also notes that the 2<sup>nd</sup> half special assessment DETAC funding was one source of cash-in. Motion to approve financial report by Mr. Chmiel, 2<sup>nd</sup> by Mr. Patterson. All Yeas.

**Business:**

**Old Business**

1. Update on acquisition process/pipeline – Mr. Wasserman

i) Properties acquired since June board meeting:

23 Morgan Street, Glouster and 34 Spring Street, Glouster have been acquired. Assistant Prosecutor Zach West has several cases in various states of foreclosure, all bound for Sheriff sale when the foreclosure is decreed. Mr. Wasserman notes that a couple are in the latter stages and 6-8 cases are expected to be filed in the next month.

2. State Demo project: Update from Mr. Dye

The Group L1, L2, and L3 demolitions were awarded as follows: L1 to Running G Farms, L2 to Archer Excavating, and L3 to Aster Oilfield Services. Structures in Group L include: 26070 Congrove Street, Coolville; 26540 Main Street, Coolville; 472 SR-124, Hockingport; 62 Firehouse Drive, Glouster; 19549 Congress Street, Trimble (Garage at Village Hall). Pre-demolition progress is running smoothly with Running G Farms expected to break ground first on September 19<sup>th</sup>.

Substitution projects were submitted to ODOD and all were approved. The substitutions include 3 Fairlawn, Glouster; 42 Front, Glouster; 63 E. Main, Glouster; 55 Madison, Glouster; 1128 High, Nelsonville; 631 Cherry, Nelsonville; 4120 Old SR-56, New Marshfield. 4120 Old SR-56, New Marshfield is the only property in the substitutions not owned by the Land Bank and was brought to us by Gregg Andrews. There will be one more group demolition before we have completed this round of the BD&SR program. Remaining structures to be demolished include the above substitutions as well as 5377 Happy Hollow, Nelsonville; 426 Pleasantview, Nelsonville; 253 Myers, Nelsonville; 60 Terrace, Nelsonville; 12 Robbins, Nelsonville; 611 Patton, Nelsonville; 269 Madison, Nelsonville.

Upon following up with ODOD, we were informed that the service station at 4070 Washington Road, Albany would not be an acceptable substitution since it is classified as a Brownfield property. Tetra Tech is still moving forward with remediation through the BUSTR program.

We are compiling a preliminary list of potential properties to submit as part of our application for the next round of this program. Folks are encouraged to reach out to Mr. Wasserman or Aaron if they know of potential projects.

3. 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.

We are working with Tetra Tech and the Port Authority to submit the building known as Cornerstone Harvest Church as a brownfield project. Tetra Tech will be applying for a grant via Ohio EPA for the assessment and demolition will occur with the next round of brownfield funding.

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; 354 Chestnut Street, Nelsonville. Additionally, Tony Dunfee has informed us that 141 Monroe is now under renovation on the inside and should be done by fall. The renovations at 637 High Street, Nelsonville and 130 Jefferson Street, Nelsonville have been completed with photos and commentary on each shared to the Land Bank's Facebook Page. Mike Smith has informed us that the metal roof is currently being installed on 30 Cross Street, Glouster and the renovation should be completed within two weeks.

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 1<sup>st</sup> 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. There has been a great deal of interest in this property, currently about 9 potential end-users have submitted initial-interest forms.
- 2) 33012 Perry Ridge Road, Nelsonville (LB-2023-02): Pay-in-advance with Chris Breeze. Case is nearing completion.
- 3) SR-691, York Township (LB-2023-03): Pay-in-advance with Jeff and Laura Brown. Case is in the notification stage.
- 4) Nelsonville Avenue, Stewart (LB-2021-11): Pay-in-advance with Charles Cochran. Case is in the notification stage.

Mr. Wasserman notes that these will be the last pay-in-advance projects that will go through the direct transfer process unless we come upon a property where the amount owed is *more* than the value of the property. All foreclosure cases will be going through sheriff sale moving forward. If it sells at sheriff sale, we believe we will be able to refund the original interested party the amount that they paid in advance.

7. Brownfield Remediation Projects:

1. See sections 5 & 6 for details.

8. Update on pending dispositions:

1. Closing for 3798 Woodlane Drive, Nelsonville occurred on August 3<sup>rd</sup>, 2023.
2. Closing for 61 Summit Street, Glouster occurred on September 8<sup>th</sup>, 2023.
3. The end-user for 8001 SR-78, Glouster has found a surveyor and is in the process of having the survey completed.
4. 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. Tim Newman informed Aaron that he would check out the property and get back to us whether he could take it on and what the estimate would be. He has not yet returned Aaron's attempts at contact.
5. 42, 44, 46 Front Street, Glouster: On today's agenda.

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

1. 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 – Mr. Wasserman

At the July board meeting, the board voted to proceed with filing the lawsuit against Athens Preservation, Ltd. The suit was filed in mid-August. Several developments have happened since then.

Mr. Wasserman notes that Mr. Funk applied for a zoning permit from the Village of Chauncey. The village has denied his permit application. An executive session regarding the litigation will take place at the end of today's meeting. Chauncey Code Enforcer Drew Daniels notes that Mr. Funk's permit was denied because he did not have a floodplain permit and the application was filed in Mr. Funk's personal name, not in the business name. He also does not have a state building permit. He continues that he does not believe that Mr. Funk's current plans would comply with the village's floodplain regulations.

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 the Land Bank's behalf to the Commissioners for the Flexible Grant Program. The program begins accepting letters of interest on July 1<sup>st</sup>, 2023. The cap is \$250,000 and can be used on up to three buildings. Aaron notes that Mr. Simons conveyed to him that the state has yet to open any applications. Mr. Simons is going to message the area representative to see what the hold-up is. He did confirm that he was informed the proposal meets eligibility standards.

12. 11 Maple Street, Gloucester Renovation

Work on the house began in August. This is basically a full-gut renovation with every wall down to the studs. Sanborn Family Builders is currently working through the renovation, setting some new walls, roughing in electric and plumbing, etc.

Windows, doors, drywall, and insulation have been ordered. Jody and her crew have made a lot of progress on removing the front porch and disassembling the back deck. Residential Heating and Cooling gave us the lowest bid for the HVAC and they have been chosen to do the job. Estimated completion of the project is mid-late November. Mr. Wasserman notes that toward the end of the project, there will need to be some landscaping and grading work done in the backyard. The small barn in the back will likely have to be demolished unless other plans are made.

13. New office space for Aaron

Aaron moved into his new office at 11 E. Washington Street, Athens (Bob Toy building) in August. The office has been outfitted with the supplies and furniture needed as well as phone and internet from Spectrum Cable.

14. Structural Assessment of Downtown Gloucester Buildings

At the July board meeting, contract was approved with Barber & Hoffman for the structural assessments of 73, 83/85, and 87 High Street, Gloucester. Aaron and Jody met with Mike Mazzocco from Barber & Hoffman on September 14<sup>th</sup> for the initial inspections.

Aaron notes that Mr. Mazzocco identified areas where we will need to open up the floors, walls, and ceilings so further assessments can be made. By the end of the assessment, we should have a detailed report on what would need to be done to restore these buildings which is ideal to present to investors that may be interested in redevelopment. Aaron notes that Mr. Mazzocco did identify some problem areas on the buildings that would need immediate temporary repairs. Mr. Chmiel notes that the masonry restoration company that has been working on the courthouse has been great to work with. Mr. Wasserman concludes that these buildings cannot be viewed as just buildings—they are crucial to the revitalization of downtown Gloucester.

15. Appalachian Community Grant Application-Mr. Chmiel

One of the primary focuses of this program is on downtown revitalization. Update from Mr. Chmiel.

Mr. Chmiel notes he has been working with their planner and they are working on next-steps of collaborative projects. Mr. Wasserman asks if Mr. Chmiel would be able to submit a grant to the Athens County Foundation for a new roof on 11 Maple Street. Mr. Chmiel says he will work on it.

16. Additional Parcel at 4667 Sand Ridge, Guysville

The transfer of the small parcel contiguous to Jeremy Dixon, end-user of 4667 Sand Ridge, Guysville, is in progress. Attorney Chris Gerig informed Ric that he will be sending a deed shortly. The deed was conveyed on September 19<sup>th</sup>, 2023 and now belongs to the Land Bank. It will be transferred to Mr. Dixon shortly.

New Business – 10 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 has reached out to Nelsonville City Code to learn more about the code requirements for renovation.
  - b. 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 9<sup>th</sup>, 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. 62 Grover Street, Nelsonville (LB-2018-45): A neighboring property owner has expressed interest in acquiring this parcel as green space.

- e. 944/958 High, Nelsonville (LB-2018-42): Two new parties have expressed interest in this property. They are inquiring to Nelsonville City Code to ensure their plans for the property would be acceptable.
- f. 923/931 E High, Nelsonville (LB-2021-21/22): There is one new end-user interested in acquiring both parcels. They are currently reaching out to Nelsonville City Code to ensure their plan is acceptable.

2. 2023 National Land Bank Network Summit

The 2023 National Land Bank Network Summit will be held in Cleveland during October 16-17. Mr. Wasserman and Mr. Chmiel plan on attending. We would like board approval to send Jody as well, approximate costs being \$650.00.

Motion by Mr. Wasserman to spend up to \$650 on travel and hotel for the National Land Bank Network Summit, 2<sup>nd</sup> by Mr. Chmiel. All Yeas. Mr. Wasserman notes that this conference is not normally in Ohio and there are some very good sessions on the agenda.

3. Acquisition of 10190 Chase Road, Albany

The Prosecutor's office has asked us to accept this parcel. It was surrendered by the owner to them in a criminal matter. The Prosecutor's title search showed only the taxes and assessments from the county as liens against the property. This property will be a big clean-up job. Mr. Wasserman notes that a tremendous amount of cleanup will be necessary. Mr. Chmiel asks if we would be able to use the demolition funds for some of the clean-up. Mr. Wasserman says he believe so. Aaron notes that the only caveat with mobile homes is that they cannot have wheels, and if they do, they must be unusable. Mr. Wasserman notes that the only liens on the property are for the taxes. Motion by Mr. Eliason to accept 10190 Chase Road, Albany as a project, 2<sup>nd</sup> by Mr. Chmiel. All Yeas. Mr. Chmiel notes that neighbors are interested in acquiring the property.

4. Disposition Action:

- a. 42, 44, and 46 Front Street, Glouster (LB-2019-33, LB-2019-32, LB-2019-05): Contiguous neighbor to 42 Front Street, Estel Russell, has applied for the three Front Street properties as green space. Aaron notes that the original hope for these properties was that they could be redeveloped. He continues that some builders have viewed the parcels and they do not believe they are buildable due to the slope and terrain along that section of Front Street. Aaron also shared a small shed/children's playhouse that Mr. Russell built from materials from 42 Front Street. Aaron continues that Mr. Russell offered \$225 for 42 Front Street and \$150 for 44 and 46 Front Street. While those offers are low, these are parcels we've had for some time that we are just mowing. Mr. Wasserman notes that we have typically sold NIP parcels for \$200. Mr. Wasserman moves to dispose the parcels to Mr. Russell for \$600 (\$200/parcel), 2<sup>nd</sup> by Mr. Chmiel. All Yeas. Mr.

Wasserman noted that Mr. Russell had previously donated \$20 to the Land Bank, but since he was a qualified end-user interested in purchasing property, his donation was refunded.

5. New Projects:

<b>Taxes Owed</b>	<b>Last Pymt</b>	<b>Parcel ID</b>	<b>Owner Name</b>	<b>Property Address</b>
\$11,953.26	2016	M060020001900, M060020002000	Thompson, Dean	10376 Terrace Street, Trimble

Aaron notes that the property is extremely overgrown and dilapidated with a couple of structures present on the property, including a mobile home. Motion to accept 10376 Terrace Street as a project by Mr. Chmiel, 2<sup>nd</sup> by Mr. Eliason. All Yeas.

- A. Scheduling of next meeting: October 11<sup>th</sup>, 2023. This would be the second Wednesday of the month instead of the third, as Aaron will be out of town on the third Wednesday. Mr. Wasserman notes that the 11<sup>th</sup> is not ideal, and would like to keep it on the original date of October 18<sup>th</sup>, 2023.

B. Roundtable:

Steve Pierson notes that Nelsonville has a 1-foot freeboard, not 6-inch in regard to the 20 Campbell Street information under "Future Dispositions".

Chauncey Code Enforcer Drew Daniels notes that he has been unable to contact Lane Sams regarding 20 Smith Street. Aaron notes that he will attempt to contact Mr. Sams. Mr. Daniels notes that the house at 20 Smith has been condemned. He continues that he has spoke with James Shaffer regarding 71 Main Street, and he seems very dedicated to fixing up the house. Mr. Daniels is concerned that he does not know if Mr. Shaffer is aware of everything that needs to be done for renovations. Mr. Wasserman notes that the property is in his brother's name, and it was his understanding that his brother's widow would be transferring the property to him. To demolish the structure with the next round of BD&SR funding, the owner's widow would need to sign an MOU. Mr. Wasserman notes he will take another look at the tax situation on the property.

6. Executive Session



Motion by Mr. Wasserman for the board to enter executive session with Aaron and LaVerne joining as guests, 2<sup>nd</sup> by Mr. Chmiel. All Yeas.

Motion to exit executive session by Mr. Wasserman, 2<sup>nd</sup> by Mr. Patterson. All Yeas.

C. Adjournment – Motion to adjourn by Mr. Wasserman, 2<sup>nd</sup> by Mr. Chmiel. All Yeas. Adjournment at 12:00 PM.

Minutes submitted for approval by Aaron Dye, Secretary

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Secretary

Date

Approved, as amended (if any) on \_\_\_\_\_