

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, January 17th, 2024 @ 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 December 13th, 2023 board meeting
4. Financial Report - Treasurer LaVerne Humphrey

Summary	
Starting Balance	291,736.34
Actual Cash In	400.00
Actual Cash Out	66,463.71
Ending Balance	225,672.63

Business:

Old Business – 35 minutes

1. Update on acquisition process/pipeline from Mr. Wasserman
 - i) Properties acquired since September board meeting:
 at 10190 Chase Road in Alexander Twp, (2023-05). Assistant Prosecutor Zach West has many several cases in various states of foreclosure, all bound for Sheriff sale when the foreclosure is decreed. Several new title searches for Land Bank projects have no been provided to Zach and cases will be filed soon. (2023-04, 2023-01, 2022-17, 2022-15, 2021-03).

2. State Demo project:

Group M1, M2, and M3 demolitions are currently out for bid. The structures in the groups are as follows.

M1: 3 Fairlawn, Gloucester; 63 E. Main, Gloucester; 42 Front, Gloucester; 55 Madison, Gloucester.

M2: 426 Pleasantview, Nelsonville; 631 Cherry, Nelsonville; 5377 Happy Hollow, Nelsonville; 269 Madison, Nelsonville; 1128 High, Nelsonville.

M3: 4120 Old SR-56, New Marshfield; 611 Patton, Nelsonville; 12 Robbins, Nelsonville; 60 Terrace, Nelsonville; 253 Myers, Nelsonville.

This is the last round of demolitions for the 2021-22 Building Demolition & Site Revitalization program.

We are working on gathering the necessary documentation for our 2024-25 BD&SR application. If there are any additional structures folks would like to have us look into for consideration before submission, please let Ric or Aaron know as soon as possible.

3. State Brownfield Grant Application:

In collaboration with the Athens County Port Authority, we made application for two brownfield remediation projects in conjunction with the Athens County Port Authority.

Cornerstone Harvest Church in Hollister is an old school that has been used as a church for several years. The congregation has built a new building and would like the old school torn down. Application has been made for a Level I and II assessment.

We were informed by ODOD that the Abandoned Gas Stations grant program is out of money and they are no longer accepting applications. We had already filed an application for the cleanup of 4070 Washington Road, Albany. We were asked to instead put this remediation through the State Brownfield program. The folks at the Port Authority were very quick to meet with us and submitted the Washington Road property as part of their Brownfield application but this will result in a significant delay of this already long-running project.

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), Gloucester; 141 Monroe Street, Nelsonville; 354 Chestnut Street, Nelsonville; 4667 Sand Ridge Road, Guysville; 11 Maple, Gloucester.

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

Mr. Wasserman notes that all Rural Acquisition projects now have to go through sheriff's sale unless the taxes owed is greater than the value of the property. Our RA contract was updated to reflect the changes to the process.

- 1) 4070 Washington Road (3 parcels, LB-2021-16): We have acquired this property. See above for update on environmental remediation at this property. See update regarding 4070 Washington Road above in the Brownfield section.
- 2) 3012 Perry Ridge Road, Nelsonville (LB-2023-02): Pay-in-advance with Chris Breeze. On today's agenda for disposition.
- 3) Nelsonville Avenue, Stewart (LB-2021-11): Pay-in-advance with Charles Cochran. On today's agenda.

7. Brownfield Remediation Projects:

1. See sections 5 & 6 for details.

8. Update on pending dispositions:

1. Closing for SR-691, York Township occurred on January 8th, 2024.
2. The end-user for 8001 SR-78, Glouster has found a surveyor and is in the process of having the survey completed.
3. 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. Update on 47 Main Street, Chauncey – Mr. Wasserman: Executive session at the end of the meeting.

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

Nathan Simons and Don Dispenza toured the High Street, Glouster buildings in mid-December for more information regarding the scope of work.

11. 11 Maple Street, Glouster 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.

On December 12th, Mr. Chmiel was notified that we were awarded the grant submission he made to the Athens County Foundation. The grant amount is \$14,000 and will cover the costs of the new roof and gutters.

This project is taking a bit longer than expected and is running a little over-budget. Siding is partially done, inside is drywalled but not finished, flooring is partially down. Sanborn now expects to be finished in early February.

12. Structural Assessment of Downtown Glouster Buildings:

At the July board meeting, contract was approved with Barber & Hoffman for the structural assessments of 73, 83/85, and 87 High Street, Glouster.

Barber & Hoffman have gathered the information necessary to complete their report. We hope to have it by the end of January.

13. Appalachian Community Grant Application - Mr. Chmiel:

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

14. Acquisition of 10190 Chase Road, Albany:

Jody has completed an initial site visit and notes the cleanup will be extensive. The two mobile homes will be submitted as part of our BD&SR application for demolition. It may be necessary to create a scope of work for cleanup and trash removal.

15. New Marshfield School:

Update from Mr. Chmiel on the public meeting in New Marshfield regarding sewer expansion and the possible use of this property for a bio-sand reactor.

16. 2021/2022 Annual Report:

Final draft was approved at the December board meeting. Aaron is currently working with Rural Action to utilize their bulk mailing permit and mailing list for distribution.

New Business – 35 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): End-users continue to reach out about this property, and we have directed them to Nelsonville’s new City Manager and Code Enforcer for information regarding the raising of the structure above base flood elevation. If no progress is made, it may be submitted as part of our BD&SR application for demolition.
 - b. 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.
 - c. 62 Grover Street, Nelsonville (LB-2018-45): A neighboring property owner has expressed interest in acquiring this parcel as green space.
 - d. 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. Approval of contract with JL Uhrig & Associates for annual GAAP Hinkle Filing.

3. Hutton Excavating - emergency repairs
During their initial inspection of the High Street, Glouster buildings, Barber & Hoffman noted immediate temporary repairs that would need to be made on the façade parapets of 87 High and above the entryway on 83/85 High. Hutton Excavating has given us a quote of \$12,000 for these necessary repairs.

4. Partnership with SAOP for Welcome Home Ohio (WHO) grant application
Ric, Chris, and Aaron met with Jen Siefert of SAOP for a discussion on how to best utilize the WHO funding made available by ODOD. The application is due February 9th, 2024. It was agreed to propose an application of 10 properties to the board. The WHO program would provide \$30,000 for either acquisition of a parcel with or without a building or renovation of an existing building and a tax credit worth up to \$90,000 for use by a for-profit partner. Precise addresses have not yet been chosen.

The grant money is time-limited, first come, first served and Land Banks are the only eligible applicants.

5. Disposition Action:

- a. 3012 Perry Ridge Road, York Township (LB-2023-02): Pay-in-advance with Chris Breeze. No other applications were made for this property. See Dispositions folder.
- b. Nelsonville Avenue, Stewart (LB-2021-11): Pay-in-advance with Charles Cochran. No other applications were made for this property. See Dispositions folder.
- c. 14 Barbour Street, Glouster (LB-2019-34): Solid brick structure in good shape, but the layout is odd. We have not had much interest in this property and have considered demolition. Mike Smith, who recently finished a renovation at 30 Cross Street, Glouster, would like to renovate the structure into a rental for one of his employees. See Dispositions folder.

6. New Projects:

Taxes Owed	Last Pymt	Parcel ID	Owner Name	Property Address
\$8,060.50	1/21/2021	M040140000800	Jenkins, William	31 Town Street, Glouster
\$4,516.67	2/19/2009	K010010024100	Dycus, Jewell V.	Haga Ridge Road, Rome Twp
\$926.75	2/19/2009	K010010024200	Dycus, Jewell V.	Haga Ridge Road, Rome Twp

Haga Ridge Road, Rome Twp will be a Rural Acquisition project with Richard Cremeans.

7. Executive Session

The board will vote to go into an executive session regarding legal updates on the ongoing lawsuit between the Land Bank and Athens Preservation, Ltd.

8. Scheduling of next meeting: February 21st, 2024

9. Adjournment.