

ATHENS COUNTY LAND REUTILIZATION CORPORATION
BOARD OF DIRECTORS – MINUTES
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 Wednesday, February 21st, 2024 @ 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, Chris Chmiel, Gregg Andrews, and Lenny Eliason.
2. Motion to approve agenda by Mr. Chmiel, 2nd by Mr. Eliason. All Yeas.
3. Motion to approve minutes from January 17th, 2024 board meeting by Mr. Chmiel, 2nd by Mr. Andrews. All Yeas.
4. Financial Report from Treasurer LaVerne Humphrey

Summary	
Starting Balance	225,672.63
Actual Cash In	162,289.04
Actual Cash Out	86,033.18
Ending Balance	301,928.49

Ms. Humphrey notes that the largest deposits were a grant reimbursement from the Ohio Department of Development and a grant from the Athens County Foundation. Cash out included credit card expenses and bills for the renovation of 11 Maple Street. Mr. Wasserman notes that the Land Bank received a donation from Linda Stover. He continues that \$13,000 was just paid to Hutton Excavating for the stabilization of the downtown Glouster buildings. He concludes that the renovation of the house at 11 Maple Street should be complete by mid-March. Motion to approve the financial report by Mr. Chmiel, 2nd by Mr. Eliason. All Yeas.

Business:

Old Business

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

i) Properties acquired since September board meeting:

Several new title searches for Land Bank projects were provided to Asst. Prosecutor Zach West and cases will be filed soon. (2023-04, 2023-01, 2022-17, 2022-15, 2021-03). T.L. Warren will be handling our foreclosure cases moving forward. He has already advanced several cases toward completion and will be filing several more shortly. Mr. Wasserman notes that the last property acquired was the property on Chase Road in Albany.

2. State Demo project:

Group M1, M2, and M3 demolitions have been awarded. The first demolition is slated to begin the week of the 19th. 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 2022-23 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.

Aaron notes the Land Bank has until the end of May to wrap up final reporting for the program. He continues that he is still gathering documentation for new properties that will be part of the upcoming BD&SR application. He notes that if the application exceeds the \$500,000 set-aside, funding becomes competitive, but the estimated budget is currently under \$300,000. Mr. Chmiel asks if Aaron has communicated with Pat McGarry from the Athens City-County Health Department. Aaron responds that the last communication was regarding the list of properties that Mr. Chmiel had sent over. Mr. Chmiel notes that they are working on the list he had sent. Aaron notes that several of the properties are in Chauncey. Guest Kathy Trace asks which structures in Gloucester will be demolished. Aaron responds with the above list (Group M1). Mr. Chmiel asks if anyone else saw the email from the Athens County Foundation noting that they wanted to visit the house at 11 Maple. He continues that he will organize a tour with them.

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.

Mr. Wasserman notes that there is a tremendous amount of interest in the Washington Road property.

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; 4667 Sand Ridge Road, Guysville; 11 Maple, Glouster. Mr. Wasserman notes that we need to check into the Monroe Street and Chestnut Street renovations.

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

Mr. Wasserman notes that all Rural Acquisition projects now must 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) Haga Ridge Road, Rome Township (2 parcels, LB-2024-01): Currently in 30-day ROR period. Mr. Wasserman notes that Frank Lavelle will work on the foreclosure once the time comes.

7. Brownfield Remediation Projects:

1. See sections 5 & 6 for details.

8. Update on pending dispositions:

1. Closing for 3012 Perry Ridge Road, York Township occurred on February 5th, 2024.
2. Closing for Nelsonville Avenue, Stewart occurred on February 5th, 2024.
3. Closing for 14 Barbour Street, Glouster occurred on February 5th, 2024.
4. The end-user for 8001 SR-78, Glouster has found a surveyor and is in the process of having the survey completed. Aaron notes that the last communication he has had with the end-user was that she had found a surveyor to execute a new survey, but that she has not responded to recent attempts at communication. Mr. Wasserman responds that if she doesn't respond soon, the property should be re-listed on the website.
5. 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. Aaron notes that the surveyor he has been in touch with has noted that the survey may be difficult.

9. Update on 47 Main Street, Chauncey

Motions were filed in Common Pleas Court on the case. Athens Preservation's counsel has moved for immediate dismissal of the case on various grounds. Our attorney filed a response to that motion and then their counsel filed a response to the response. The judge ruled against the defendant's motion so the case will continue to discovery and then a trial if no settlement is reached.

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

At the January board meeting, it was discussed that the grant would be utilized for a new roof and façade repair on 87 High Street, Glouster. The total estimate came to \$265,000. \$15,000 more than the grant. If approved, we would be responsible for the "match" of the extra \$15,000.00. Due to timing issues a letter agreeing to the match needed to be sent in late January. Chairman Ric Wasserman checked with board members individually to make sure they were comfortable with this. We should pass a motion to officially approve this today. Motion by Mr. Wasserman to commit to the \$15,000 that would be required for this grant, 2nd by Mr. Eliason. All Yeas.

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. Estimated timeline is early March for completion of the renovation.

The new roof was finished this week, the only work left is to put gutters on the house and clean up the property. Ms. Humphrey notes that a comparable house in Glouster was recently listed at \$175,000.

12. Structural Assessment of Downtown Glouster Buildings:

At the July 2023 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 shortly. Mr. Wasserman notes 80-85% of that contract has been paid.

Mr. Wasserman notes a second structural assessment is ongoing. The new assessment is for 110 High Street and is being done by architects through Buckeye Hills.

13. 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. Jody has currently stacked an estimated 250 tires from this property. Rural Action's Zero Waste team will be at the property on Thursday, February 29th to assist with moving the tires to an appropriate business in Albany. There is a rain-date in place for March 4th in the event of inclement weather.

Aaron notes that the cleanup will still be extensive. He continues that Rural Action's Watersheds team has been in contact with him to organize a stream cleanup.

14. New Marshfield School:

Mr. Chmiel notes that the Commissioners were part of a presentation by Dress Right Dress, a non-profit that works with veterans. They are looking to set up a place in Athens County. They have looked at the New Marshfield school but did not realize how much work renovating the structure would require. He notes that he has heard of other potential funding if New Marshfield goes for the bio-sand reactor.

15. 2021/2022 Annual Report:

Final draft was approved at the December board meeting. Minuteman Press has printed the reports and Aaron is in the process of mailing them out. Aaron notes that the post office has the reports and once Rural Action renews their bulk mail permit, they'll be mailed out. Guest Kathy Trace asks if the annual report is available on the website. Aaron responds that it is not at this time but it will be uploaded shortly.

16. Hutton Excavating – Emergency repairs on 87 High Street, Glouster

Hutton Excavating has successfully completed securing the façade of 87 High Street, Glouster. We expect the temporary repair will hold until disposition of the property can result in a permanent repair. Mr. Wasserman notes that while they were at 87 High, they removed some siding that had begun falling off 110 High Street and checked out 73 High Street to give us an estimate for partial demolition that we can use for our BD&SR application. Aaron continues that they went above and beyond even further by working with Jody to use their large sump pump to remove standing water from the basement of 75 High Street.

17. Partnership with SAOP for Welcome Home Ohio (WHO) grant application

A discussion was held at the January board meeting regarding partnering with Survivor Advocacy Outreach Program (SAOP) for an application to ODOD's Welcome Home Ohio program. The application was submitted Thursday, February 1st and we are awaiting a decision from ODOD. Aaron notes he received an email yesterday from ODOD noting that they were hoping more applications would be submitted as they still had funding available. Mr. Wasserman adds that there is legislation in process to reduce the strict requirements that come with the program.

Mr. Wasserman notes that he and Aaron had a meeting with Bryan Lutz, a developer who has built two structures on a Land Bank property in The Plains. He has ideas regarding an affordable housing project on Land Bank lots in Glouster.

Mr. Wasserman notes that the Land Bank's annual audit is ongoing and is running smoothly. He continues that the Land Bank's GAP audit will need to be filed in May, but JL Uhrig & Assoc. will likely have it filed before then.

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. Aaron reached out to them on February 13th, 2024 to check in.

2. Renewal of Heritage Ohio Membership
Our annual membership with Heritage Ohio is due to be renewed. The membership fee is \$325.00. Mr. Wasserman notes that this will be the third year that the Land Bank will be a member. Mr. Chmiel adds that he believes there has been a return on investment with our membership. They recently hosted a webinar on buildings in Athens County, specifically Chauncey, focusing on working with historic buildings. Aaron notes that they also held a workshop in Athens on working with the historic tax credits. Mr. Chmiel continues that the Village of Glouster is in the process of creating a historic district and believes it is something we should continue to support. Motion by Mr. Chmiel to renew the Land Bank’s membership with Heritage Ohio, 2nd by Mr. Andrews. All Yeas.

3. Donation from Linda Stover
Our Land Bank has received a donation in the amount of \$1,437.69 from Linda Stover, CFP, CRPC, MBA of Ameriprise Financial Services. This is the 3rd year Ms. Stover has donated to the Athens County Land Bank.

4. Disposition Action:
No disposition action.

5. New Projects:

Taxes Owed	Last Pymt	Parcel ID	Owner Name	Property Address
\$19,808.94	2008	M040040009100	Tackett, Vickie Lynn	17 North Street, Glouster

Mr. Wasserman notes that this property was brought to our attention by Bryan Lutz. Jody has checked out the property and has verified that it is vacant. Motion to accept 17 North Street as a project by Mr. Wasserman, 2nd by Mr. Eliason. All Yeas.

Guest Kathy Trace asks Mr. Wasserman if a letter has been written about a house on Summit Street. Mr. Wasserman notes that he has found a phone number for the owner, but nobody answers his calls. He continues that a letter was sent but nobody responded, but that the property can be foreclosed upon. Ms. Humphrey notes that it appears Habitat for Humanity has begun working on their Summit Street build.

6. Executive session with David Mott

Motion to go into executive session with David Mott with Aaron Dye present by Mr. Wasserman, 2nd by Mr. Chmiel. All Yeas. Roll call by Aaron Dye: Ric Wasserman, Chris Chmiel, Gregg Andrews, and Lenny Eliason were present. Executive session began at 11:38 AM.

Mr. Wasserman declares the executive session over at 11:57 AM.

Motion by Mr. Chmiel to authorize Mr. Wasserman to work on a settlement up to the amount of out-of-pocket expenses if necessary, 2nd by Mr. Andrews. All Yeas.

7. Scheduling of next meeting: March 20th, 2024

8. Adjournment.

Motion to adjourn by Mr. Eliason, 2nd by Mr. Wasserman. All Yeas. Adjournment at 11:58 AM.

Minutes submitted for approval by Aaron Dye, Secretary

Secretary _____ Date _____

Approved, as amended (if any) on _____