

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

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

DAY/TIME: Wednesday, March 20<sup>th</sup>, 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 February 21<sup>st</sup>, 2024 board meeting
4. Financial Report - Treasurer LaVerne Humphrey

<b>Summary</b>	
Starting Balance	301,928.49
Actual Cash In	51,247.74
Actual Cash Out	69,775.65
Ending Balance	283,400.58

Business:

Old Business – 35 minutes

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. I'll be checking in with him next week on pending cases.

## 2. State Demo project

Group M1, M2, and M3 demolitions are in process. McKee's Paving & Sealing have already made notable progress with the M2 and M3 demolitions. LA Horn Excavating out of Logan will begin Group M1 demolitions the week of March 18<sup>th</sup>. Properties in the current round of demolitions are as follows:

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

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.

All access agreements have been signed for our 2024-24 BD&SR application. The last step will be the County Commissioners approving the list of structures. It is our goal to have the application submitted by the end of this week.

## 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

- 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.

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

- 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): Tax certificates will be sold this week and the foreclosure case should be filed shortly.

## 7. Brownfield Remediation Projects

1. See sections 5 & 6 for details.

## 8. Update on pending dispositions

1. In July 2023, the end-user informed Aaron that she had found a surveyor to complete a new survey of the parcel. All attempts at contact since then have gone unanswered. If we do not hear back from her by April 1, 2024, we will re-list the property on our website.
2. A new survey is needed for 32 Locust Street, Gloucester. The Land Bank informed Allen and Joyce Flowers that we would be willing to split the cost of a new survey. Tim Dunn has visited the parcel and performed follow-up research about the property. He noted to Aaron that the survey would require extensive work and he would not be able to supply an estimate, noting potential problems such as a railroad that runs through the parcel. He did not seem willing to take on the survey, but continued that he would begin work if we so choose.

## 9. Update on 47 Main Street, Chauncey

In February, there was an adjudication from Judge McCarthy denying the opposing counsel's request to have the case dismissed. No update since last month.

## 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, Gloucester. At the February board meeting, it was voted that the Land Bank would supply the \$15,000 match required for the project.

#### 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. Mr. Chmiel secured a grant from the Athens County Foundation for a new roof and gutters.

The house is done, the new roof is on, appliances have been installed, all that is left to do is the gutters and a clean up inside and out. We hope to have it on the market in April.

#### 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.

We were recently made aware of some funding available through Buckeye Hills for structural assessments. Structural engineers have inspected 110 High Street, Glouster. We're awaiting more information from Buckeye Hills to identify the next steps.

#### 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. On February 29<sup>th</sup>, Rural Action's Zero Waste team and met Jody, her HAPCAP SEP supervisees, and Aaron at the property to haul away tires that were left on the property. The cleanup went quickly and a total of 236 tires were taken to the Athens County Sheriff's lot. Rural Action's Watersheds program has reached out to Aaron about hosting a stream clean once all waste is removed from the property.

#### 14. New Marshfield School

Update from Mr. Chmiel.

#### 15. 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 1<sup>st</sup> and we are awaiting a decision from ODOD.

#### 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): Though there was much interest in this property, flood zone restrictions have hindered any potential disposition. The structure will be submitted as part of our BD&SR application.
  - 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 13<sup>th</sup>, 2024 to check in.
  
2. Donation of 19476 Maple Street, Trimble  
Mr. Jesse Diaz contacted Mr. Wasserman about donating a house he had purchased sight-unseen in Trimble. Mr. Diaz lives in Oklahoma and will no longer be moving to Trimble.
  
3. Disposition Action:  
75 High Street, Glouster (LB-2021-14): 75 High Street, often referred to as the old First National Bank building, is one of the structures acquired by the Land Bank in downtown Glouster. It is by far the most dilapidated of the four buildings on that block. Initially slated for demolition, structural engineer Don Gillie has applied to rehabilitate the structure into mixed-use residential and commercial space. Mr. Gillie is the sole owner of Reclaimed Ruins, LLC, whose mission is to preserve and restore historic structures. He has had a survey completed to establish the Base Flood Elevation. See more in This Month’s Dispositions folder.
  
4. New Projects:

<b>Taxes Owed</b>	<b>Last Pymt</b>	<b>Parcel ID</b>	<b>Owner Name</b>	<b>Property Address</b>
\$4,244.97	2015	G010010018701	Rente IV, Frederick W	17636 Jacksonville Road, Millfield
\$2,508.30	2008	P030320006600	Clarke, John	1128 High Street, Nelsonville

5. Scheduling of next meeting: April 17<sup>th</sup>, 2024

6. Adjournment