

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, May 15th, 2024 @ 11:00 AM

PURPOSE: Regular meeting to consider the following business:

Board Administration – 5 minutes

1. Call to order by Chris Chmiel, Vice Chair – Roll Call by Aaron Dye, Secretary
2. Approval of agenda
3. Approval of minutes from April 17th, 2024 board meeting
4. Financial Report - Treasurer LaVerne Humphrey

Summary	
Starting Balance	204,339.72
Actual Cash In	128,289.32
Actual Cash Out	148,602.63
Ending Balance	184,026.41

Business:

Old Business – 35 minutes

1. Update on acquisition process/pipeline from Mr. Wasserman
 - i) Assistant Prosecutor TL Warren is currently working on several foreclosures for the Land Bank. Several foreclosure decrees have been adjudicated in the last month and those properties will be scheduled for Sheriff sale in the next couple of months. Additionally, several new cases have been filed with more to come.
 - ii) 19476 Maple Street, Trimble (2024-04): This property was brought to us by Mr. Jesse Diaz, who inquired about donating the property to the Land Bank. All paperwork has

gone through, and the Land Bank now owns the property. Jody will be performing a level one inspection shortly.

- iii) 45 Atkins Street, Glouster (2024-07): Paperwork has been prepared to acquire this property as a deed-in-lieu of foreclosure. We are trying to find a time when the owner can come in and sign the paperwork with our attorney.

2. State Demo project

All demolitions for the 2022-23 Building Demolition & Site Revitalization program (BD&SR) are complete. Aaron is currently working on closing out the grant, which needs to be done by the end of May.

The 2024-25 BD&SR application was submitted on Friday, March 29th. Other Land Banks across the state have begun receiving cure lists for the applications from ODOD, so we expect to receive one soon. Since we did not surpass the \$500,000 per county set-aside, we do not foresee any issues regarding funds. The final list of submitted properties includes:

Properties owned by the Athens County Land Bank: 25 Town Street, Glouster; 29 Hill Street, Glouster; 34 Spring Street, Glouster; 23 Morgan Street, Glouster; 319 Oak Street, Glouster; 10190/10194 Chase Road, Albany; 73 High Street, Glouster (partial demo only); 20 Campbell Street, Nelsonville.

Properties owned by private citizens or businesses: 2388 Trout Road, Albany; 4910 Vore Ridge Road, Athens; 14560 McDaniel Road, Amesville; 30 Connett Road, The Plains; 21 E. 1st Street, The Plains; 24518 Rowley Lane, Coolville; 26 N. Clinton Street, The Plains; 50 Front Street, Glouster; 20 Smith Street, Chauncey; 55 Mill Street, Chauncey; 8 Ellis Avenue, Chauncey; 14 Mound Street, Chauncey; 71 Main Street, Chauncey; 16 High Street, Chauncey; 16 Lexington Avenue, Chauncey; 100 Main Street, Chauncey; 4382 N. Gun Club Road, Athens; 17759 SR-377, Chesterhill; 805 River Front Road, Hockingport; 21196 Chapman Road, Guysville; 11535 Carbondale Road, Nelsonville; 5 Oak Street, The Plains; 902 Chestnut Street, Nelsonville.

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. 4070

Washington Road, Albany was also submitted as part of the application after we were informed the Abandoned Gas Station Program had run out of funding.

The Port Authority has noted that they are awaiting a grant agreement from ODOD. Once the grant agreement has been received, Tetra Tech will begin moving forward with the demolition of the service station on Washington Road as well as other remediation work.

The Port Authority notified us that there was an excess of available funds, and it has been decided that the funds will be utilized to expand infrastructure at the Washington Road property. Jody met with Richard Shultz on May 1st, 2024 to begin looking into the potential of running a new water tap, installing a fire hydrant, and routing a new sewer line to the property.

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; 14 Barbour Street, Glouster; 11 Maple Street, 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): The foreclosure case has been filed.
- 3) 6807 N. Coolville Ridge Road, Athens (1 parcel, LB-2024-08): This property was accepted as a pay-in-advance project at the April board meeting. The potential end-user has decided the risk of losing the up-front money is too great, so this project is on hold for now. There is a second potential end-user who will be contacted about possibly doing the pay-in-advance.

7. Brownfield Remediation Projects

1. See sections 5 & 6 for details.

8. Update on pending dispositions

1. 32 Locust Street, Glouster: Disposition was approved to neighbors Joyce and Allen Flowers pending a new survey, of which the end-users agreed to fund half. The Land Bank has been unable to find a surveyor for the parcel.
2. 75 High Street, Glouster: The Land Bank's legal counsel reported that they would not advise proceeding with the previous decision of deed-in-escrow for the disposition of this property. Mr. Wasserman discussed protective measures with other Land Banks at the recent Ohio Land Bank conference. Mollica, Gall, Sloan & Sillery have noted that they will research methods utilized by other Ohio land banks. We are seeking board approval to switch the protective methodology to the recommendation to-be-determined by the Land Bank's legal counsel.

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 March.

10. Update from Jeff Jenkins on the Community Development Block Grant opportunity in collaboration with HAPCAP for downtown revitalization

Nathan Simons informed the Land Bank on May 6th that the state approved the Flexible Grant Program application for structural work on 87 High Street, Glouster. They expect the grant agreement sometime this month.

11. 11 Maple Street, Glouster Renovation

Sanborn Family Builders has completed their work on the renovation of 11 Maple Street. Jody is currently executing finishing touches. Exceptionally wet weather hindered painting the basement block, but Jody completed all painting earlier this week. The house will be listed this week and, after looking at real estate comps in the area, Ric and Aaron decided to make the initial sale price \$170,000. Two open houses will be scheduled shortly.

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. We received the final report late last week. It is recommended that any interested parties reach out to Aaron to view the report.

Through funding made available by Buckeye Hills, we had 110 High Street, Glouster inspected as well. We have not yet heard back on when their findings will be made available to us.

13. 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.

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. 63 E. Main Street, Glouster: The dilapidated house at this address was demolished during our Group M1 demolitions. On today's agenda.
 - b. 55 Madison Street, Glouster: The house at this address was also demolished during our Group M1 demolitions. A couple of Glouster residents have reached out with interest in acquiring the property.
 - c. 1128 High Street, Nelsonville: A previous Land Bank end-user and contiguous property owner has expressed interest in acquiring this parcel. On today's agenda.
 - d. 631 Cherry Street, Nelsonville: Contiguous property owner and previous Land Bank end-user Marcie Denney, who has completed two renovations of Land Bank structures, is interested in acquiring this property as additional greenspace. On today's agenda.

2. Update on Ohio Land Bank Association Conference from Aaron
Mr. Wasserman, Aaron, and Jody attended the OLBA conference which took place April 24-26, 2024 in Akron.

3. Disposition Action:
 - i. 631 Cherry Street, Nelsonville (LB-2019-35): The dilapidated house at 631 Cherry Street, Nelsonville was demolished during our recent Group M demolitions. Neighbor and contiguous property owner Marcie Denney has applied to acquire this property as green space. Ms. Denney has renovated two Land Bank houses in Nelsonville, one for herself and one for her children. 631 Cherry sits between the two houses. More in This Month's Dispositions folder.

- ii. 1128 High Street, Nelsonville (LB-2020-24): The dilapidated house at 1128 High Street, Nelsonville was demolished during our recent Group M demolitions. Contiguous property owner Maria Buckalew-Sommers has applied to acquire the property as green space. More in This Month's Dispositions folder.
- iii. 63 E. Main Street, Glouster (LB-2019-28): The dilapidated house at 63 E. Main Street, Glouster was demolished during our recent Group M demolitions. Neighbor and contiguous property owner Stacy Christy has applied to acquire the property as additional green space for her family. More in This Month's Dispositions folder.

4. New Projects:

Taxes Owed	Last Pymt	Parcel ID	Owner Name	Property Address

No new projects this month.

- 5. Scheduling of next meeting: June 26, 2024. Our regular meeting falls on Juneteenth, a national and local holiday.

6. Adjournment