

ATHENS COUNTY LAND REUTILIZATION CORPORATION
BOARD OF DIRECTORS – MINUTES
www.AthensCountyLandBank.com

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

DAY/TIME: Called to order Wednesday, April 17th, 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, Lenny Eliason, and Gregg Andrews.
2. Motion to approve the agenda by Mr. Chmiel, 2nd by Mr. Eliason. All Yeas.
3. Motion to approve minutes from March 20th, 2024 board meeting by Mr. Eliason, 2nd by Mr. Andrews. All Yeas.
4. Financial Report from Treasurer LaVerne Humphrey

Summary	
Starting Balance	283,400.58
Actual Cash In	0.00
Actual Cash Out	79,060.86
Ending Balance	204,339.72

Ms. Humphrey notes that the biggest expenses from the month included quarterly payment to Rural Action for Aaron’s salary and benefits and a check to Sanborn Family Builders for the 11 Maple Street renovation. Other expenses included Jody’s pay and utility payments. Mr. Wasserman notes that checks in the amount of approximately \$140,000 were just signed for the Group M demolitions. He continues that the demolition expenses will be reimbursed, and the second-half DRETAC funds totaling just over \$100,000 were just received. Motion to approve financial report by Mr. Eliason, 2nd by Mr. Andrews. All Yeas.

Business:

Old Business

1. Update on acquisition process/pipeline from Mr. Wasserman
 - i) Properties acquired since September board meeting
Assistant Prosecutor TL Warren is currently working on several foreclosures for the Land Bank. Many motions have been filed and hopefully some cases will start coming to their conclusions soon. Mr. Wasserman notes he will be having a follow-up meeting with Mr. Warren to get some of the foreclosure cases to their final stages. He hopes that some of these properties will go to sheriff sale by May or June. An additional batch of title searches have been ordered.
2. State Demo project
Group M1, M2, and M3 demolitions are complete! McKee Paving & Sealing and LA Horn Excavating executed our final group demolitions for the 2022-23 Building Demolition & Site Revitalization program. Aaron has until the end of May to submit all necessary documentation to close out the grant.

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. 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: 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.

Aaron notes he was informed that some other Land Banks in the state have begun receiving cure lists for their applications and he hopes to hear back about the Athens County Land Bank's application soon. He continues that the Land Bank will have until the end of May 2025 to wrap up these demolitions. Mr. Wasserman notes that he,

Aaron, and Jody will be attending the Ohio Land Bank Conference next week and they will likely hear more about the second round of the BD&SR program during the panel with representatives from ODOD. Mr. Wasserman notes that there were some bumps in the road with a few of the Group M demolitions in Nelsonville and Aaron navigated them incredibly well.

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.

Mr. Wasserman and Aaron received notice from Tetra Tech that demolition of the old service station at 4070 Washington Road was to begin the week of April 22nd. No updates regarding the project had been received between the time the application was made to when we were informed of the demolition commencement date. The demolition has been temporarily postponed until Tetra Tech receives the grant agreement from ODOD. The grant agreement is expected within the next few weeks. The same applies to the Cornerstone Harvest Church, and Tetra Tech has informed the Land Bank that they intend to do a full bid advertisement, bid walk, etc. as was done with the old Jacksonville-Trimble school.

Mr. Wasserman notes it will likely be near the end of the year before the Washington Road property is brought to the board for disposition, as any potential sub-surface contamination will need to be remediated after the service station is demolished.

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. Mr. Wasserman notes that follow-up needs to occur on some of the renovations.

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.
Mr. Wasserman notes that an item needs to be added to the agenda under “New Projects” as another potential pay-in-advance project is in the works.

7. Brownfield Remediation Projects

1. See sections 5 & 6 for details.

8. Update on pending dispositions

1. 8001 SR-78, Hollister: The approved end user has not responded to Aaron’s attempts at contact since July 2023, when it was indicated that a surveyor was found to complete a new survey for the parcel. It was discussed at the March board meeting that if no contact had been made by April 1st, the Land Bank would relist the property. The property is back on the property website and Jody will be putting a Land Bank sign on the parcel this week.
2. 32 Locust Street, Gloucester: 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. Aaron has been advised to reach out to Gerald Bayha for a new survey.

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. 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. Nathan Simons informed the Land Bank that we are now in the stage where we wait to hear back regarding the acceptance of our application.

11. 11 Maple Street, Gloucester Renovation

Sanborn Family Builders has completed their work on the renovation of 11 Maple Street. Jody is taking care of final details such as yard clean-up and preparation, exterior basement paint, and general cleaning. Once finishing touches have been made, Aaron will take listing photos and we will list the house for sale on our property website, informing folks of the house being on the market via Facebook and our email list. The house will be listed for \$175,000. Since we will be selling the house in lieu of contracting with a realtor, the process by which the house will be sold needs to be determined by the board.

Mr. Wasserman notes that Jody will be painting the exterior basement block shortly. Aaron has ordered new signs and will be taking listing photos once final touches to the house have been made.

12. Structural Assessment of Downtown Gloucester 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, Gloucester. 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, Gloucester. We're awaiting more information from Buckeye Hills to identify the next steps.

Aaron notes that he will be reaching out to Barber & Hoffman to check in on the status of the final report, as it was supposed to have been submitted by now, but the Structural Engineer noted some delay with the final product. He continues that the Land Bank needs it by mid-May to close out their grant reporting with JobsOhio.

Mr. Wasserman asks for a status update on the report for 110 High and Aaron notes that he believes they are in the process of finalizing the report.

Guest Alice Richards asks if there is currently any interest in the buildings. Mr. Wasserman notes that there is not yet any real interest except for 75 High, which was voted to be disposed at the March board meeting. She asks what is meant by "partial demolition" on 73 High Street noted in the section on the State Demo project. Aaron responds that the structural engineers noted the back addition of the building was not structurally sound, and because BD&SR guidelines state that partial demolition is acceptable, the back addition will be removed with that funding.

13. New Marshfield School

At the March board meeting, the board determined to make an option at \$500/month to purchase the property on August 31st, 2024 for \$40,000. Mr. Wasserman notes the

option was declined by the seller and a counteroffer was not made. Mr. Chmiel motions to enter executive session to discuss the purchase of property. Mr. Wasserman asks why the board would enter executive session to discuss that matter. Mr. Chmiel responds that it is one of the matters where an executive session may be held per the Ohio Revised Code and he believes it to be sensitive information that calls for an executive session. Mr. Eliason seconds the motion. Roll call by Aaron Dye. Mr. Wasserman: No. Mr. Chmiel: Yes. Mr. Andrews: Yes. Mr. Eliason: Yes. Executive session entered at 11:20 AM. Mr. Wasserman, Chair, declares the executive session over at 11:27 AM. No action taken on the matter after the executive session was over.

14. 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. Mr. Wasserman notes he is looking forward to hearing more about other applications made by Land Banks at next week's Land Bank Conference.

15. 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. It was decided at the March board meeting to accept the property as a Land Bank project. Mr. Diaz has been sent the documents necessary to complete the donation. Mr. Wasserman notes that Mr. Diaz is getting the deed signed and notarized and the Land Bank should have it in a couple of days. He notes that the house has an active security system and believes it to be a good candidate for a renovation.

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. The contiguous property owner has inquired about acquiring the property as additional greenspace.
 - 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. 3 Fairlawn Avenue, Glouster: Group M1 demolition project. Neighbors Heath and Saprina Moore have applied to acquire the property as additional greenspace. On today's agenda.

- d. 1128 High Street, Nelsonville: A previous Land Bank end-user and contiguous property owner has expressed interest in acquiring this parcel. We expect it to be on the May agenda.
- e. 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. We expect it to be on the May agenda.

2. Disposition Action:

3 Fairlawn Avenue, Glouster (LB-2022-02): The house that previously occupied this parcel was owned by TaxEase. A large tree had fallen on the already-dilapidated house. Neighbors and contiguous property owners Heath and Saprina Moore have been very interested in acquiring the parcel to maintain as additional greenspace. More in This Month's Dispositions folder.

Mr. Wasserman notes that the neighbor, Heath Moore (present at the meeting), initially contacted the Land Bank about this property. He convinced TaxEase to run a foreclosure on the property and it was then donated to the Land Bank. Aaron notes that Heath & Saprina Moore are the only applicants and would like to purchase the property to maintain as greenspace. He continues that the current land value is \$4,000. Mr. Wasserman notes that he believes \$2,000 to be reasonable. Mr. Moore responds that some properties on Front Street recently sold for much less than that. He makes a counteroffer of \$1,500. Motion to dispose of 3 Fairlawn Avenue, Glouster for \$1,500 by Mr. Chmiel, 2nd by Mr. Andrews. Mr. Andrews asks if there would be any restrictions on the property regarding building down the line. Mr. Wasserman notes that the only restriction is that if the property is sold within 3 years, most of the profit would go to the Land Bank since it was purchased below market value, but there is no building restriction.

75 High Street, Glouster (LB-2021-14): Mr. Gillie has informed the Land Bank that he would like the official disposition of 75 High to be to Bygone Building Conservation, LLC. At the March board meeting, disposition was made to Don Gillie/Reclaimed Ruins, LLC, a subsidiary of Bygone Building Conservation. We are seeking board approval for this change. Aaron notes that Bygone Building Conservation is the name listed on his Purchaser Qualification Form. Motion by Mr. Eliason to change the disposition name for 75 High Street, Glouster to Bygone Building Conservation, 2nd by Mr. Chmiel. All Yeas.

3. New Projects:

Taxes Owed	Last Pymt	Parcel ID	Owner Name	Property Address
\$20,733.23	2012	M040090008200	Prater, Jeremi	45 Atkins Street, Glouster
\$6,198.54		E020020000700	Evans, Larry Gene et al	6807 N. Coolville Ridge Road, Athens

45 Atkins Street, Glouster: Mr. Wasserman notes that a taxpayer brought this property to his attention. The owner lives on Madison Street and is willing to donate it over to the Land Bank if the deed is clean. The structure would need to be demolished. Motion by Mr. Wasserman to adopt this property as a project and expend the necessary funds to enact the deed-in-lieu process if the title is clean, 2nd by Mr. Chmiel. All Yeas.

6807 N. Coolville Ridge Road, Athens: Mr. Wasserman notes that Mr. Evans was not able to be located. There is a neighboring property owner who is willing to pay in advance for the foreclosure. Mr. Wasserman notes that the current pay-in-advance process is that the foreclosure is started, Frank Lavelle brings the case, and the property goes to sheriff sale at the end of the foreclosure unless the value of the property is less than the amount of taxes owed. Anyone can bid on the property. If the approved applicant, Rebecca Wood, bids on the property at sheriff sale and wins, she is refunded her \$2,000 paid-in-advance. If another buyer wins the property, Ms. Wood is refunded her \$2,000. In the case that nobody buys it at sheriff sale, the Land Bank would acquire the property and it would be made available as any other property. Motion by Mr. Wasserman to accept this property as a pay-in-advance project as well as to purchase lien certificates from the County Treasurer, 2nd by Mr. Chmiel. All Yeas.

Roundtable discussion:

Dawn Worley-Sims of Habitat for Humanity SEO was present at the meeting. Ms. Worley-Sims notes that Habitat will be partnering with Tri-County Career Center to build a new house in Nelsonville come Fall 2024 and they are looking for properties in the city. Mr. Wasserman asks Aaron if the Land Bank currently owns any properties in Nelsonville that were not part of the WHO application. Aaron responds that he would need to look through the current inventory. Mr. Wasserman notes that since the Land Bank has demolished some condemned properties in Nelsonville, there may be some owners willing to sell. Mr. Wasserman notes that he attended the recent Habitat house dedication in Chauncey.

Steve Pierson, Athens Township Trustee, notes that he has some questions about some properties in The Plains that were included in the new BD&SR application. He asks if 26 N. Clinton will be a non-tax delinquent teardown. Aaron responds that Mr. Riley contacted him with a request to submit the property as part of the application. Mr. Pierson notes that HAPCAP went to the Board of Zoning Appeals three years ago regarding 30 Connett and made an effort

that the building could be preserved in their conditional use permit. He notes that the conditional use permit has expired, but that does not affect this. He continues that he was recently contacted by Ken Oehlrs about a vacant lot next to the car dealership on SR-682 where Habitat may put a new house.

Kathy Trace asks about a house on Summit Street that she previously discussed with Mr. Wasserman. Mr. Wasserman notes that he had a conversation with the owner 7-8 months ago where the owner seemed interested in working with the Land Bank, but the phone has since been disconnected. Ms. Trace notes the property is extremely dilapidated. Mr. Wasserman notes that it may have to be foreclosed upon.

John Sizemore is interested in the commercial properties in Glouster and asks what is required from someone who is interested in purchasing. Mr. Wasserman responds that there are two forms that would need to be filled out and then a building tour could be arranged at any time with Jody Barnes, Property Manager. Aaron notes that the structural engineering reports will be made available to anybody interested as well. Mr. Sizemore asks about the Ditty Box and if the structure next to it is included with the property. Mr. Wasserman notes that it is part of the Ditty Box structure. He continues that it is a solid brick building and the Land Bank recently had some work done to help stabilize the roof. Mr. Sizemore asks about a purchase price. Mr. Wasserman responds that a deal could be made as the main goal is to have the building redeveloped.

4. Scheduling of next meeting: May 15th, 2024

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

Minutes submitted for approval by Aaron Dye, Secretary

Secretary	Date
-----------	------

Approved, as amended (if any) on _____