

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

LOCATION: Community Cares Resource Center (live) and on Google Meet
(https://meet.google.com/bbz-ywph-ygf)

DAY/TIME: Wednesday, January 15th, 2025 @ 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 18th, 2024 board meeting
4. Financial Report - Treasurer LaVerne Humphrey

Summary	
Starting Balance	341,661.66
Actual Cash In	133,059.74
Actual Cash Out	74,095.44
Ending Balance	400,625.96

Business:

Old Business – 35 minutes

1. Update on acquisition process/pipeline from Mr. Wasserman
 - i) We have acquired the following properties: 6 Morgan Street, Glouster; 50 Locust Street, Glouster; 8525 SR-78, Hollister; 8670 Hollister Road, Hollister; 15 N. Third Street, Jacksonville; Haga Ridge Road, Rome Township. We are awaiting paperwork on 26280 Main Street, Coolville.
 - ii) Other foreclosures are in the end-stages with either non-oral having taken place in late December.

2. State Demo project

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. Asbestos surveys and remediation have been executed for the first three demolition groups.

We were notified by ODOD that our request for the \$500,00 county set-aside has been approved, but we have not yet received a cure list or grant agreement. Aaron asked when we would receive a cure list and was informed that one should be expected shortly. It was decided at the November board meeting to move forward with the Group N1 demolition and the Chase Road, Albany cleanup with the expectation that the funds will be reimbursed once we receive the grant agreement.

The bid specification for the Group N1 demolitions is complete and should be published in the Athens Messenger later this week. The contract with Running G Farms for the cleanup of the Chase Road, Albany property is ready for the contractor to review and has been sent to their crew lead.

Demolitions have been grouped as follows:

Group N1: 21 E. 1st Street, The Plains; 26 N. Clinton Street, The Plains; 5 Oak Street, The Plains

Group N2: 319 Oak Street, Nelsonville; 20 Campbell Street, Nelsonville; 902 Chestnut Street, Nelsonville

Group N3: 4382 N. Gun Club Road, Athens; 8356 Marsh Street, New Marshfield; 4910 Vore Ridge Road, Athens; 11535 Carbondale Road, Nelsonville

Group O1: 20 Smith Street, Chauncey; 71 Main Street, Chauncey; 100 Main Street, Chauncey; 14 Mound Street, Chauncey

Group O2: 73 High Street, Glouster (back addition only)

Group O3: 24518 Rowley Lane, Coolville; 805 River Front Road, Hockingport; 21196 Chapman Road, Guysville; 20757 US 50, Guysville

Group P1: 55 Mill Street, Chauncey; 8 Ellis Avenue, Chauncey; 16 High Street, Chauncey; 16 Lexington Avenue, Chauncey

Group P2: 14560 McDaniel Road, Amesville; 17759 SR-377, Bern Township

Group P3: 25 Town Street, Glouster; 29 Hill Street, Glouster; 34 Spring Street, Glouster; 23 Morgan Street, Glouster; 50 Front Street, Glouster

Group P4: 10190/10194 Chase Road, Albany; 2388 Trout Road, Albany

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. The demolition of the service station at 4070 Washington Road, Albany is complete! Tetra Tech has notified us that a remediation contractor has been selected, and soil remediation should begin the week of January 12th. We plan on beginning the project proposal process within the next couple of weeks so approved applicants will have two months to assemble their proposals.

The demolition of the Cornerstone Harvest Church has been completed, and cleanup is underway.

5. Update on previously approved projects

A. Rehabs: Land Bank Rehabs or new construction underway or nearly completed in the county: 24 Cherry Street, Glouster; 141 Monroe Street, 75 High Street, Glouster; Nelsonville; 217 Harper Street, 354 Chestnut Street, Nelsonville.

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

- 1) 4070 Washington Road (3 parcels, LB-2021-16): See update regarding 4070 Washington Road above in the Brownfield section. Our environmental consultants, Tetra Tech, Inc. believe that we are not far from the completion of this project, perhaps before the end of 2Q 2025. As such we will begin moving forward in late January with contacting potential end-users regarding the assemblage and submission of renovation or site-use plans.
- 2) Haga Ridge Road, Rome Township (2 parcels, LB-2024-01): This property was acquired in early December 2024. A sign has been placed on the property and it is on our website. We hope to bring this property to the board for disposition at the February meeting.
- 3) Update on pending dispositions
19476 Maple Street, Trimble: The end-user has approved the contract, and we are awaiting the new deed so we can move forward with closing.

32 Front Street and 55 Madison Street, Glouster: The end-user has approved the contract, and we are awaiting the new deed so we can move forward with closing.

After the December board meeting, Mr. Wasserman and Aaron discussed that there should be a vote to waive holding the title until completion process for these dispositions.

7. Update on 47 Main Street, Chauncey

Mediation between the Land Bank, Athens Preservation, and the Village of Chauncey occurred August 13th, 2024. Athens Preservation, LTD presented some information to our attorney to work toward a settlement but it was insufficient to document what they have actually spent on the property. Our attorney asked for supporting documentation and what we received was still inadequate, but we went ahead and made a settlement offer which was rejected. The opposing legal counsel has requested another mediation session, which has been scheduled for January 28th, 2025.

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

Jody has made spare keys for BDT Architects so they can access the building. We expect the process to begin moving at a faster pace now that the Engineering Service Agreement has been signed.

9. WHO application with Habitat for Humanity of Southeast Ohio

At the August board meeting, the board voted to accept the motion to pivot with a new WHO application with Habitat for Humanity of Southeast Ohio and to inform ODOD that we would not be moving forward with the previous application submitted in partnership with SAOP.

In further meeting with Habitat, it was decided that new Habitat builds would occur on 823 Walnut Street, Nelsonville; 923 E. High Street, Nelsonville, 931 E. High Street, Nelsonville; and 9 Johnson Road, The Plains (contingent on current examinations of the property). There is the potential for an additional build on a Habitat lot.

At the October board meeting, the board voted to approve a borrowing resolution that noted the Land Bank could borrow up to \$100,000 from the Athens County Foundation should we find ourselves in need of funds while waiting for reimbursements from the WHO program and BD&SR program. We are waiting for the Athens County Foundations to provide us with specifics on the agreement.

Kenneth Oehlers has informed us that an amended scope of work for the WHO program is being drafted and should be available shortly. This will serve as the modification for the grant agreement at the state level. Further updates include that Habitat is almost certain that Tri-County Career Center will be building one of the homes. WoodsWork, a unique youth group mission trip program, will likely be building the homes on the High Street lots and one other lot.

At the December meeting, it was discussed that Mr. Oehlers is working with ODOT to acquire another \$30,000 from the Rehab & Construction portion of the program.

10. 10190/10194 Chase Road, Albany project

Extensive discussion was held at the October board meeting regarding the project at 10190/10194 Chase Road, Albany. In summary, contiguous property owner and applicant for the Chase Road parcel Jim Graham has partnered with Water & Land Solutions to restore aquatic ecosystems by restoring stream channels and re-establishing wetlands along with buffers. A couple hundred feet of stream are within the bounds of the Chase Road parcel. Mr. Graham attended the meeting with Matt Ledford of Rural Action's watersheds team to provide more details about the project and to inquire about the likelihood of folding the Chase Road parcel into the project, assuming the cleanup would have been done by now. A motion was passed that we would have Tetra Tech apply for a Phase I and Phase II Environmental Site Assessment to determine if subsurface contamination exists while also exploring what surface cleanup of the property would look like. Mr. Graham was to ask his partners at Water & Land Solution if the Chase Road parcel could still be part of the project if the Land Bank remained the owners for the next 6-8 months while the ESAs are completed, following any potential required subsurface remediation.

Tetra Tech has notified us that the Targeted Brownfield Assessment grant was approved, and project managers will be at the site for an initial visit this week while working on the Washington Road, Albany project. They have noted that the majority of their work will occur once the snow has melted.

As noted in the BD&SR section of the agenda, the demolition services contract for the surface cleanup of the property has been finalized and is with Running G Farms for their approval.

11. Strategic Planning Session

Mr. Wasserman and Aaron have met with Mission Met twice since the December board meeting. During the last meeting, they reviewed Mission Met's proposal for the strategic planning process. The main deliverable will be a well-crafted rolling three-year strategic plan. The initial step will be a 1.5-hour virtual meeting with the board, staff, and others who would like to attend. During this meeting, Mission Met will clarify the

process and folks will have a chance to express what they would like to get from this process. During the third step of this process, likely in March, there will be a half-day (3 hour) planning session with the board and staff to review the drafted strategic plan and feedback will be solicited. Aaron will review the full plan during the board meeting.

We would like to get three potential dates for the initial meeting to share with Mission Met in hopes that one will work for both parties.

The fee for these services will total at \$8,500.00 due in two payments.

New Business – 15 minutes

1. Future Dispositions – Several potential dispositions are in progress, and we hope to bring them to the board soon. They include:
 - a. 4070 Washington Road, Albany: With demolition complete and site remediation imminent, we hope to begin asking for project proposals shortly and hope to bring this property up for disposition.
 - b. 518 W. High Street, Nelsonville: A new end-user has approached us regarding building a new residence on this property. He is currently in talks with the City of Nelsonville about a potential plan.
2. OLBA Membership Renewal
Our yearly membership with the Ohio Land Bank Association is due for renewal. The membership fee is \$600.00.
3. 14th Annual Ohio Land Bank Conference
The 14th Annual Ohio Land Bank Conference, presented by the OLBA, will take place April 23-25, 2025 in Columbus. This 2.5-day event brings together professionals, partners, and stakeholders dedicated to land banking and community revitalization. Early bird registration has opened and will be available until February 28th. It is likely that Mr. Wasserman, Aaron, and Jody will be attending.
4. Approval of contract with JL Uhrig & Associates for annual GAAP Hinkle filing
The work executed by JL Uhrig & Associates averages between \$1,000-1,500.
5. Dispositions
No disposition action.
6. New Projects

No new projects this month.

Taxes Owed	Last Pymt	Parcel ID	Owner Name	Property Address

7. Scheduling of next meeting: February 19th, 2025

8. Adjournment