

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

LOCATION: Live meeting held at Community Cares Resource Center with guests joining on Google Meet (<https://meet.google.com/bbz-ywph-ygf>)

DAY/TIME: Called to order Wednesday, January 15th, 2025 @ 11:02 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, Nathan Simons, and Andrew Chiki for Steve Patterson joining late.
2. Motion to approve the agenda by Mr. Chmiel, 2nd by Mr. Eliason. All Yeas.
3. Motion to approve the minutes from the December 18th, 2024 board meeting by Mr. Chmiel, 2nd by Mr. Simons. All Yeas.
4. Financial Report from 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

Ms. Humphrey reads through the financial summary. Mr. Wasserman notes that with the sale of 11 Maple Street, Glouster and the final reimbursement from the Ohio Department of Development, our bank account is looking satisfactory. He continues that we have spent some funds on the upcoming round of demolitions, but they will be reimbursed. 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) 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. Mr. Wasserman notes that there has not yet been any movement on the case for Coolville property from the village's solicitor.
 - ii) Other foreclosures are in the end-stages with non-oral hearings having taken place in late December. Mr. Wasserman notes that we are replenishing our pipeline with these cases, but the flow of new incoming projects has slowed down. He continues that we really rely on local governments to bring us projects and if there are properties of concern in your area, please bring them to the land bank's attention for review. He adds that it is a good sign that many of the problem properties have been cleaned up, but there are still certainly projects throughout the county.

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.

Aaron notes that the roof on 902 Chestnut Street, Nelsonville collapsed due to the weight of snow and ice, and the City of Nelsonville remedied the situation so that it did not fall on any neighboring houses. This is one of the structures not owned by the land

bank. Aaron continues that there could be a discussion about beginning the Group N2 demolition projects as well, which includes that property. Mr. Wasserman responds that he is not keen on spending too much funding ahead of executing the grant agreement, but if it is need-based, it could be done. He asks Aaron to call Shawn Carvin at the Ohio Land Bank Association and inquire if he has any information regarding when we may receive our cure list or grant agreement. Mr. Chmiel asks if it is a safe bet that we will receive this funding. Mr. Wasserman responds yes, he sees where Mr. Chmiel is coming from. Mr. Chmiel asks if we could move the Nelsonville group to the next in line. Aaron responds that it is next on the current list. Mr. Chmiel asks if we could go ahead and get the asbestos surveys completed for that group. Aaron responds that they have been completed, and we have the reports. He continues that the governor's office announced that Athens County was awarded the funds for which we applied, but we cannot request a reimbursement until the grant agreement has been executed. Mr. Wasserman asks if Aaron has an estimate on what the Group N1 demolitions might cost. Aaron responds that looking to past bids, the average runs \$30,000. He continues that a project in Group P3 – 23 Morgan Street, Glouster – has had a similar event occur where the weight of the snow and ice has caused a section of the roof to begin collapsing. Jody has informed him that it seems stable enough now, but time may be of the essence. Mr. Wasserman responds that it would be acceptable to move 23 Morgan Street, Glouster into the Group N2 projects due to structural issues with the house. Mr. Chmiel asks if we need a motion for this and Mr. Wasserman responds he does not believe this kind of administrative work requires a motion.

Finally, Aaron notes that Running G Farms has been selected as the contractor for the cleanup of the Chase Road property. They are currently reviewing the contract, and it should be executed shortly. Mr. Wasserman notes that a motion was passed regarding this project two months ago, so a new one is not needed.

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. Aaron notes that soil remediation work has been delayed due to the snow and ice. He continues that the project proposal process will still be engaged by the end of the month and applicants will have approximately 60 days to assemble their proposals. This is more time than applicants usually have, but because this will be a substantial project and we are looking for very detailed proposals, Aaron notes that it would be beneficial to allow more time for proposal assembly. Mr. Wasserman asks Aaron if he can work on a communication for the approved applicants and that it will go out by January 31st, 2025. Aaron responds yes, that is doable.

The demolition of the Cornerstone Harvest Church has been completed, and cleanup is underway. Mr. Wasserman asks if Aaron knows what has been done with the grading of that property. Aaron notes he has not seen it, but when he last heard from Jody, cleanup was still underway. Ms. Humphrey notes that she saw semi-loads of gravel hauled in, and there is a lot of gravel across the lot.

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.

Aaron notes that closing is expected to occur by the end of January for both dispositions.

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. Motion by Mr. Wasserman to waive the process of holding the title until the project is complete for 19476 Maple Street, Trimble and 32 Front Street/55 Madison Street, Glouster, 2nd by Mr. Eliason. All Yeas.

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. Mr. Chmiel adds that this may be weather-dependent as well. Mr. Wasserman responds that is correct, but hopefully as soon as the weather breaks, they can begin work.

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 ODOD to acquire another \$30,000 from the Rehab & Construction portion of the program. Aaron notes that some good news regarding this program is that we were informed that reimbursement requests can be submitted as soon as work begins, so we should not have to engage the line of credit from the Athens County Foundation. Mr. Wasserman proposes meeting at the Habitat offices in Millfield in March so Mr. Oehlers may present a more in-depth look into their plan for this program.

Chauncey Code Enforcer Drew Daniels notes that their home repair workshop is very cool and a quick tour after the meeting would be great. Mr. Wasserman responds that he recently went to one of the home repair workshops on electrical work which was hosted by previous end-user Jeremy Dixon.

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.

Aaron reviews the proposal submitted by Mission Met for the board and guests. He notes that the main deliverable will be a rolling 3-year strategic plan with support from Mission Met to help manage it. One of the initial steps will be a 1.5-hour meeting with the board and any folks who would like to attend which will include a deep-dive into the process as well as any discussion that attendees might want to engage. Some of the one-on-one engagement includes 10 meetings with our consultant, site visits to land bank properties, and a 3-hour retreat in March with the board and staff where the plan can be reviewed, and feedback will be solicited. The plan will be finalized after this meeting. From April to September, our consultant will meet with Aaron and Jody to ensure we are meeting our goals and that the plan is being executed.

Mr. Wasserman notes that the first item to address is approving the expenditure for the consultation. The second item would be to discuss how we would like to conduct this initial meeting, whether that is a 2-hour board meeting in February where the presentation is conducted as part of the meeting, or if a separate meeting would be held. Mr. Chmiel notes that a 2-hour board meeting would be preferable. Mr. Eliason agrees. Mr. Wasserman motions that the board accepts the proposal submitted by Mission Met and authorizes the expenditure to be paid out on their schedule, 2nd by Mr. Chmiel. All Yeas. Mr. Wasserman asks Aaron to communicate with the consultant that the established February board meeting date on the 19th is preferable, but if that doesn't work, we will discuss alternate dates.

New Business

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. Motion by Mr. Wasserman to renew our membership to the Ohio Land Bank Association, 2nd by Mr. Chiki. All Yeas.

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. Motion by Mr. Wasserman to approve the expense for registration and lodging for Mr. Wasserman, Aaron, and Jody to attend the 2025 Ohio Land Bank Conference, 2nd by Mr. Eliason. All Yeas.

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. Mr. Wasserman notes that this firm has done this work for the land bank since its inception and rates have not really increased. Motion by Mr. Wasserman to sign the contract with JL Uhrig & Associates for our annual GAAP Hinkle filing, 2nd by Mr. Chmiel. All Yeas.

5. Dispositions
No disposition action.

6. New Projects
No new projects this month.

Taxes Owed	Last Pymt	Parcel ID	Owner Name	Property Address

7. Roundtable:
Mr. Chiki notes that the City of Athens is working with the Soil and Water Conservation District on a video training for developers on soil and water protection and site preparation. He continues that he would be happy to share this training with interested folks and there is no cost. Mr. Wasserman notes that it would be appreciated if that training was circulated. On an unrelated subject, he asks Mr. Chiki about the hotel development on the corner of Union Street and Court Street in Athens. He asks if the developers were able to get out of the Title 41 process or if a site analysis was done there. He notes that there was a lengthy article about the topic in the Athens Independent from a local attorney. Mr. Chiki responds that 90% of what was stated in that opinion piece was inaccurate. Mr. Wasserman asks where one would go to obtain the accurate information. Mr. Chiki responds he could provide additional information.

