

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

LOCATION: Athens County Records Center (live) and on Google Hangouts -

<https://meet.google.com/bbz-ywph-ygf>

DAY/TIME: Wednesday, January 19th, 2022 @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
2. Approval of agenda
3. Approval of minutes of December 15th, 2021 meeting
4. Financial Report –

Summary	
Starting Balance	493,150.86
Actual Income	.00
Actual Expenses	50,848.32
Ending Balance	442,302.50

Business:

Old Business –

1. Update on acquisition process/pipeline – Ric
 - i) We have received the deeds and conveyance statements have been filed with the Auditor’s office. Aaron has conducted Level One inspections at each of them. These properties are: 3798 Woodlane Drive and 823 Walnut, and 20 Campbell, Nelsonville; 8810 Center Street and 8160 State Street, Stewart; 26 Converse, Chauncey; 67 ½ E Palmer, Jacksonville.

- ii) Sargent Road, Lodi Township (2021-02) - Nathan and Kayleigh Stotts. This property has been acquired. Aaron has been out to this property to put up a Land Bank sign but since the parcel is land-locked, there does not appear to be any available frontage to do so. It is on the Land Bank property website. We expect to bring this property up for disposition action in February.
 - iii) Final hearings for two properties were held on January 10th, 2022 at the BOR. Both are Rural Acquisition projects, 4070 Washington Road, Lee Township (abandoned house and gas station) and Ball Drive, Athens Township. These properties are now in the 28 day right-of-redemption period.
2. Self-Funded Demos —Sean Brooks from HAPCAP sent over bids for the Group “J” demos. The properties in Group “J” include 19498 Congress, Trimble; 184 Sheppard, Nelsonville; 82 Front, Glouster; 518 W High, Nelsonville; 15990 Millfield Road, Millfield. We have asked HAPCAP to hold off on awarding a bid until we compile a complete list of structures that can be demolished with the Building Demolition and Site Revitalization (BD&SR) money from the state.
3. State Demo project – Update from Ric. Application due by February 28th. We have 18 properties owned by the ACLRC for this list and are working on 5-10 more that are owned by others.
5. Update on previously approved projects - Ric
- A. 27 Main Street, Glouster (LB-2018-72): The board decided to offer the next door neighbors the opportunity to purchase the property for \$15,000. They have informed us that they will be coming to the board with a counter offer as soon as they receive an estimate from a contractor. This situation is now complicated by the fact that we can likely demo this at state expense with the BD&SR funds.
 - B. 15990 Millfield Road (LB-2019-47): This property is scheduled to be demolished with the Group “J” demos. Applicant and neighbor Craig Dransfield informed Comm. Chmiel that he would like to acquire the property with the structure still standing. Aaron has talked with Mr. Dransfield about submitting a project proposal to the board. The potential end-user was given a submission deadline of early February so that the proposal may be reviewed and discussed at the next board meeting.
 - C. Rehabs: Land Bank Rehabs underway or nearly completed in the county 24 Cherry, Glouster, & 141 Monroe, 130 Jefferson St., 354 Chestnut St, 637 High St, 495 Patton St, & 770/784 Poplar St, Nelsonville. 19606 Plum St, Trimble (Habitat) has begun demolition and a new foundation is scheduled to be constructed this week. The owner at 141

Monroe has the house gutted and says rehab will begin next month. Habitat has a dedication for the completion of the 8 S. Eighth Street house this week.

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

- 1) Sargent Road, Lodi Township (2021-02) - Nathan and Kayleigh Stotts. This property has been acquired. See above.
- 2) 4070 Washington Road (3 parcels). Case was filed by outside counsel Frank Lavelle (21BR0015). This case was heard and a foreclosure decreed at the BOR on January 10th. Now in the 28-day RoR period.
- 3) Ball Drive – Case was filed by outside counsel Frank Lavelle (21BR0014). This case was heard, and a foreclosure decreed at the BOR on January 10th. Now in the 28-day RoR period. This and the previous case have been our fastest foreclosures.

7. Brownfield Remediation Projects:

- a. 10 High Street, Glouster – Final soil samples were taken to finish-out this project. Two wells have been placed on adjacent properties to facilitate ongoing monitoring. 16 Main Street, Chauncey (LB-2020-15) - Final soil samples were taken to finish-out this project. No results available yet.
- b. 83 Columbus Road (LB-2021-18) – abandoned gas station- previous asbestos work that the city was able to find will help fast-track this project. Updates have been contracted for by our consultant. Hoping to have a grant application in-hand soon.
- c. Trimble School Project (LB-2021-19) – Project has been accepted by Ohio EPA for a Phase 1 ESA and Asbestos Survey paid for 100%. We now anticipate making application with the state under the new “brownfield” remediation fund in cooperation with the Port Authority who will be taking the lead on these projects.
- d. 4070 Washington Rd, Albany (LB-2021-16) – Foreclosure has just been filed so an application can be made to Ohio EPA. We now anticipate making application with the state under the new “brownfield” remediation fund in cooperation with the Port Authority who will be taking the lead on these projects.

8. Update on pending dispositions:

- A. All previously approved dispositions have been closed including 36 W. 2nd, The Plains; 16871 River Road, Canaan Township; 16357 S. Canaan Road, Canaan Township. We are awaiting on approval from the Village of Chauncey for the 72/74 Main, Chauncey contract and hope to close by the end of January.

New Business – 35 minutes

1. Future Dispositions – Several dispositions are in progress, and I hope to bring them to the board soon. They include:
 - a. 19616 Maple St., Trimble – Existing house to be demolished before considering disposition.
 - b. 98 Franklin Street, Nelsonville. Dilapidated house in a neighborhood. We have taken potential end-users on tours through the property and have begun receiving proposals. Danny Yahini was taken through the house, and it is his opinion that due to standing water in the basement, it is not salvageable and must be demolished.
 - c. 13 Republic Avenue, Glouster – Empty village lot. 3 end-users, two of whom want to build a garage there. Still waiting for proposals.
 - d. 27 Main Street, Glouster – Large, 2-story house. Our consultant has examined it and believes it is not economically feasible to rehab. End-user has been sent offer determined at October board meeting.
 - e. 10 S. Seventh St. Jacksonville – 2 parcels with a small structure on the back one. Comm. Chmiel is working with end user to develop a credible plan.
 - f. 72 & 74 Main Street, Chauncey – Demolished September. The board agreed to dispose this property to the Village of Chauncey at the December 2021 board meeting. We are awaiting approval of the contract from the Village.
 - g. 80/82 Front Street, Glouster – Empty lot on 80, dilapidated house on 82 that we will demo. Starting to draw interest from people wanting to put a home on one or both parcels. 82 Front scheduled to be demolished during upcoming Group J demos. Two interested end-users working on proposals.
 - h. 19466 S Center St., Trimble. Large lot (2) where we removed a mobile home. Lot has a useable pole building/garage. Demolished in Group I demos. Some interested end users have come forth with potential proposals.
 - i. 14/16 Maple St, Glouster – Lots where we tore down houses. One end-user on record.
 - j. 8001 SR-78, Glouster – Parcel with a dilapidated trailer. Previously believed to be landlocked but we recently discovered that there is an easement. One interested end-user who would like to put a cabin on the parcel. Needs survey. Aaron has reached out to the other two applicants who are interested in this property and is awaiting a response. We hope to bring this property up for disposition at the February board meeting.
 - k. 10436 Sycamore, Trimble – Structure demolished during Group I demos. Potentially interested end-users have begun to come forward.

A. Scheduling of next meeting: February 16th, 2022.

B. Adjournment