

**ATHENS COUNTY LAND REUTILIZATION CORPORATION**  
**BOARD OF DIRECTORS - REGULAR MEETING**  
[www.AthensCountyLandBank.com](http://www.AthensCountyLandBank.com)

LOCATION: Live Meeting held at Athens County Records Center (27 S. High Street, Glouster, OH) with guests joining virtually on Google Hangouts (<https://meet.google.com/bbz-ywph-ygf>)

DAY/TIME: Wednesday, January 19th, 2022 at 11:00 AM

PURPOSE: Regular meeting to consider the following business:

Board Administration

1. The meeting was called to order by Chairman Ric Wasserman. Roll call by Aaron Dye, Secretary. Board Members present were Ric Wasserman, Chris Chmiel, Gregg Andrews, and Andrew Chiki for Steve Patterson.
2. Approval of agenda with no changes. Motion to approve by Mr. Chmiel, second by Mr. Andrews. All Yeas.
3. Approval of minutes from December 15<sup>th</sup>, 2021 Board Meeting. Motion to approve by Mr. Chmiel, 2<sup>nd</sup> by Mr. Andrews. All Yeas.
4. Financial Report from Treasurer La Verne Humphrey.

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

Approval of Financial Report moved by Mr. Chmiel, 2<sup>nd</sup> by Mr. Chiki. All Yeas.

**Business**

Old Business

1. Update on acquisition process/pipeline from Mr. Wasserman

- i) We have received deeds and conveyance statements have been filed with the Auditor's office on seven new acquisitions. 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 preliminary disposition action in February.
  - iii) Final hearings for two properties were held on January 10<sup>th</sup>, 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 bids 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 Mr. Wasserman: Application due by February 28<sup>th</sup>. We have 18 properties owned by the ACLRC for this list and are working on 5-10 more that are owned by others. We have a set-aside of 500k – can apply for more but would need to supply a 25% match. If anyone knows of any properties in villages, townships across the county that they would like demolished – let us know. Sean Brooks from HAPCAP asks the board for permission to send out rejection letters to the received bids for Group J demos since we will likely be demolishing these properties with the BD&SR money. Mr. Wasserman gave him permission to send the rejection letters.
5. Update on previously approved projects from Mr. Wasserman
    - 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. No action taken at this time.

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, Gloucester, & 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 10<sup>th</sup>. 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 10<sup>th</sup>. 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, Gloucester – 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.

We have been working with the Port Authority and Tetra-Tech to get these applications completed. The deadline for the applications is January 31<sup>st</sup>. Aaron will be getting access agreements and affidavits signed next week. If the Department of Development has any problems with specific projects there will be a 10-day period where we will have the chance to rectify those problems. Mr. Chmiel asks if there is any required commitment from the individual who owns the Trimble School to do something with the property post-remediation and post-demolition. Mr. Wasserman notes that there is no specific commitment on what he will do with the property and that the goal of the project is to get rid of any blight.

8. Update on pending dispositions:

- A. All previously approved dispositions have been closed including 36 W. 2<sup>nd</sup>, 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

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. Local contractor Danny Yahini – who has performed other property inspections for the Land Bank – was taken through the house, and it is his opinion that due to standing water in the basement and other structural issues, it is not salvageable and must be demolished. Mr. Chmiel motions to demolish the structure, 2<sup>nd</sup> by Mr. Andrews. All Yeas.
  - 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, Gloucester: 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, Gloucester: Lots where we tore down houses. One end-user on record.
- j. 8001 SR-78, Gloucester: 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.
- l. 16 Morgan Street, Gloucester (LB-2018-68): The former site of a structure that was demolished with NIP funding during the Group F demos. Only one application has been submitted. David Becker and Deserea Ferguson are in the process of purchasing 14 Morgan and would like this empty parcel to be utilized as a side lot.

## 2. Buchtel Renovation

- i) 17922 Akron Avenue, Buchtel (LB-2020-01) – Abandoned suburban-style house. At the December board meeting, the board voted to make this property the Land Bank's first renovation project. Sanborn Family Builders has been chosen as the contractor and work is slated to begin in March. We will be meeting with Sanborn on January 19<sup>th</sup> to determine specifics regarding the renovation. Aaron is meeting with Dowler Heating and Cooling to determine the status of the structure's current HVAC system. We expect actual renovation to begin in March, 2022.

3. Approval to contract with Uhrig & Uhrig for GAAP (Hinkle) audit. Motion by Mr. Wasserman to contract with them to complete the audit, 2<sup>nd</sup> by Mr. Chmiel. All Yeas.
  
4. Nelsonville Fire Department request: We were approached by the NFD about allowing them to use two or three of our Nelsonville properties as training grounds prior to their demo. We asked that they provide a letter or some confirmation from their insurance that would not hold the Land Bank liable should accidents occur during the trainings. Waste diversion will need to be carried out at these properties.
  
5. Disposition Action: None
  
6. New Projects:

<b>Taxes Owed</b>	<b>Last Pymt</b>	<b>Parcel ID</b>	<b>Owner Name</b>	<b>Property Address</b>
\$ 301.46	2011	M040040001100	Jason Limo	3 Broad Street, Glouster
\$ 1,150.65	2012	M040040001200	Jason Limo	Broad Street, Glouster
\$12,359.26	2012	M04004001300	Jason Limo	Broad Street, Glouster
\$20,017.43	2015	M04004004100	Jason Limo	Broad Street, Glouster

Motion by Mr. Chmiel to accept these parcels as new projects, second by Mr. Chiki. All Yeas.

7. Scheduling of the Next Meeting:
  - i) Mr. Wasserman notes that Wednesday, February 16<sup>th</sup>, 2022 will be the date of the next meeting. The location will remain at the Athens County Records Center at 27 S. High, Glouster with the option for guests to attend virtually.
  
  - ii) Motion for adjournment at 11:27am by Mr. Chmiel, 2<sup>nd</sup> by Mr. Andrews. All Yeas.

Minutes submitted for approval by Aaron Dye, Secretary



2/16/2022

Secretary

Date

Approved, as amended (if any) on 2/16/2022