

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

LOCATION: Community Cares Resource Center (live) and on Google Meet
 (http://meet.google.com/zsk-oegh-dkk)

DAY/TIME: Wednesday, January 21st, 2026 @ 11:00 AM

PURPOSE: Regular meeting to consider the following business:

Board Administration – 5 Minutes

1. Call to order by Chris Chmiel, Board Chair. Roll call by Aaron Dye, Secretary.
2. Approval of agenda
3. Approval of minutes from December 17, 2025 board meeting
4. Financial Report from Treasurer LaVerne Humphrey

Summary	
Starting Balance	530,052.71
Actual Cash In	240,000.00
Actual Cash Out	399,223.41
Ending Balance	370,223.41

Business:

Old Business – 40 Minutes

1. Update on acquisition process/pipeline
 Since the December meeting, we have acquired: 0 Congress Street, Trimble (via donation), 31 Town Street, Glouster, 8800 SR-685, Glouster, and the second parcel at 191771 Lake Drive, Trimble. We are waiting to receive the Order of Forfeiture for 23 Fairlawn Avenue, Glouster.

2. State Demo project

The Group O3 and P1 demolitions were awarded to Running G Farms. Aaron will be signing the contract with them shortly. The final two group demolitions (P2 and P3) will be put up for proposal requests soon after now that the final asbestos surveys have been received. The Land Bank is currently on schedule to have demolitions complete by the end of March.

HAPCAP successfully submitted the initial application for the FY26 BD&SR program in mid-November. A cure list was received at the end of November and Aaron has been working with HAPCAP to ensure all correct documentation is compiled before the final submission. ODOD informed Aaron that the final due date would be in May, but we plan to submit our application much sooner. We can potentially modify our list of projects until the submission occurs. There is some discussion to be had regarding 110 High Street, Glouster as a potential addition.

Demolitions for the FY24-25 program are currently 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; 902 Chestnut Street, Nelsonville; 23 Morgan Street, Glouster

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

Group O1: 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: 20 Smith Street, Chauncey; 55 Mill Street, Chauncey; 8 Ellis Avenue, Chauncey; 16 High Street, Chauncey; 16 Lexington Avenue, Chauncey

Group P2: 14560 McDaniel Road, Amesville; 2388 Trout Road, Albany

Group P3: 25 Town Street, Glouster; 29 Hill Street, Glouster; 34 Spring Street, Glouster; 50 Front Street, Glouster; 20 Campbell Street, Nelsonville

Properties to be submitted to the FY26 program are currently as follows:

Owned by Land Bank:

6 Morgan Street, Glouster

50 Locust Street, Glouster

45 Atkins Street, Glouster

8800 SR-685, Glouster

8525 SR-78, Gloucester
18692 Greens Run Road, Gloucester
21 Braun Street, Gloucester
66 Madison Street, Gloucester
64 E Palmer Street, Jacksonville
15 N Third Street, Jacksonville
191771 Lake Drive, Trimble
0 Congress Street, Trimble (Across from Village Hall)

Submitted by Nelsonville Code Enforcement, Chauncey Code Enforcement, Waterloo Township Trustees:

29 Main Street, Chauncey
63 Converse Street, Chauncey
24 Mill Street, Chauncey
525 Patton Street, Nelsonville
839 High Street, Nelsonville
840 High Street, Nelsonville
500 Doolittle Hill Road, Nelsonville
5350 Gun Club Road, Athens

3. State Brownfield Grant Application

The downtown Gloucester buildings at 73 High Street and 83/85 High Street were submitted in the Port Authority's Brownfield application for asbestos surveys. We expect to hear an update once ODOD notifies the Port Authority of their application status.

4. Update on previously approved projects

- A. 0 Congress Street, Trimble: The donation occurred on January 9th, 2026. The structure is to be demolished as part of the FY26 BD&SR program.
- B. 233/235 Kontner Street, Nelsonville: The remaining tree stump has been removed from the property. We have received two estimates for necessary roof repairs and expect to receive two more before making a final decision.
- C. Rehabs: Land Bank Rehabs or new construction underway or nearly completed in the county: 24 Cherry Street, 141 Monroe Street, Nelsonville; 75 High Street, Gloucester; 217 Harper Street, Nelsonville; 19476 Maple Street, Trimble; 4070 Washington Road, Albany; 354 Chestnut Street, Nelsonville.

5. Rural Acquisition (Pay-in-advance) Program Projects
 1. Haga Ridge Road, Rome Township (2 parcels, LB-2024-01): The final payment is to be received on Friday, January 23rd, 2026. Conveyance will occur at this time as well.
 2. 0 Marietta Avenue, Buchtel (3 parcels, LB-2025-06): The end-users signed the PIA contract on November 7th. The tax certificate will be purchased from the Treasurer shortly.

6. Update on pending dispositions
 1. 184 Sheppard Street, Nelsonville: Aaron is in communication with the end-user to schedule a closing.

7. Community Development Block Grant opportunity in collaboration with HAPCAP for downtown revitalization
The construction work was awarded to Stockmeister Construction. There is a notable lead time on shipment for the facade bricks. No further update at this time.

8. WHO application with Habitat for Humanity of Southeast Ohio
The dedication and closing for the two High Street properties occurred on Monday, December 22nd, 2025. The next two projects on the list are 823 Walnut Street, Nelsonville and the project on Poston Salem Road. Disposition for 9 Johnson Road, The Plains is on today's agenda.

9. 10190/10194 Chase Road, Albany project
We received the results for the Phase II Environmental Site Assessment. We have the green light to finish the initial surface cleanup of the property, which will likely be completed by Running G Farms as they were initially contracted to perform this work. Once cleanup is complete, the parcel can be brought up for disposition.

10. Clerk of Court fees
We have not yet heard from the Prosecutor's office regarding the final dollar amount due to the Clerk of Courts. Once we have this amount, we will move forward with payment.

11. Trimble Township Wastewater Treatment District

A thank-you letter was sent to the TTWTD board in late December for their resolution to our sewer tap issue. Jody is to meet with one of their workers later this month to ensure all remaining sewer taps are capped.

12. New website for the Land Bank

Aaron has reviewed the draft website with Eden Marketing and progress is moving swiftly. We expect it to be ready for launch in February.

13. Media/Storytelling with Tri-County Career Center

In accordance with our strategic plan, Mr. Chmiel has been coordinating with Joe Higgins at Tri-County on a storytelling project for the Land Bank.

Additionally, Mr. Chmiel and Aaron met with Paige Walters and Susan Hilvert on January 15th to discuss what assistance with social media and visual storytelling might look like with their assistance. Both currently work with the Athens Farmers Market.

14. 2026 Budget

The preliminary 2026 budget was approved at the December board meeting. Mr. Chmiel, LaVerne, and Aaron have spent a great deal of time working through the finance reports and previous budgets to present a comprehensive budget for final approval at today's meeting.

15. New Land Bank Card and Certificate of Deposit

Mr. Sappington completed the CD with Hocking Valley Bank with \$100,000 being deposited for 6 months at an interest rate of 3.85%. We would like board approval to move forward with an "auto-renewal" of the CD should it be fiscally responsible to do so at its initial end-date.

Additionally, after months of working to procure a new credit card from HVB in the Land Bank's name, Mr. Sappington received another denial notice due to the Land Bank's "type of agency." We may need to explore credit card options from other institutions.

16. Contract with JL Uhrig for Hinkle Filing

The contract has been executed, and Aaron has been assembling the requested documentation and information to complete the annual Hinkle Report filing.

New Business – 25 Minutes

1. Quarterly Strategic Plan update

Aaron and Jody met with Erin Sykes of Mission Met for their final strategic plan check-in on January 12th. Aaron will present the quarterly progress for the strategic plan and speak briefly about next steps.

2. Dispositions

9 Johnson Road, The Plains: This will be the final build for the WHO program in partnership with Habitat for Humanity SEO.

3. New Projects

Taxes Owed	Last Pymt	Parcel ID	Owner Name	Property Address

No new projects.

4. Scheduling of next meeting: February 18th, 2026

5. Adjournment