

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

LOCATION: Live meeting held at Athens Records Center with guests joining on Google Meet
 (http://meet.google.com/zsk-oegh-dkk)

DAY/TIME: Wednesday, October 15th, 2025 @ 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 September 17th, 2025 board meeting
4. Financial Report from Treasurer LaVerne Humphrey

Summary	
Starting Balance	390,582.84
Actual Cash In	103,324.72
Actual Cash Out	27,622.45
Ending Balance	466,285.11

Business:

Old Business – 25 Minutes

1. Update on acquisition process/pipeline
 After going through two sheriff sales, we are currently waiting for the following properties to go to the forfeited lands list so we may claim them: 64 E. Palmer Street, Jacksonville; 31 Town Street, Glouster; 8810 SR-685, Glouster; 2nd parcel at 191711 Lake Drive, Trimble; 23 Fairlawn Avenue, Glouster, 4011 Circle Drive, New Marshfield. Two properties that were previously Land Bank projects were purchased at sheriff sale: 431 Fairview, Nelsonville and 840 High Street, Nelsonville.

2. State Demo project

The first reimbursement has been received in the amount of \$72,891.76 and includes current asbestos surveys and abatement, some acquisition costs, administration costs, and the Group N1 and N2 demolitions.

Bids have been received for the Group N3, O1, and O2 demolitions. Aaron will be sending out the Notices of Award by the end of the week. He is currently preparing the bid specifications for the Group O3, P1, and P2 demolitions. The Land Bank is currently on schedule to have demolitions complete by January-February 2026 at the latest.

The Land Bank should begin identifying next potential projects for the upcoming Building Demolition & Site Revitalization program. There is a short list of properties that did not make it into the current round of the program, but any folks that know of any potential projects to be included in the upcoming application should reach out to Aaron or Chris.

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; 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; 20 Campbell Street, 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; 50 Front Street, Glouster

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

3. State Brownfield Grant Application

We do not currently have any active brownfield projects. Aaron will be reaching out to Mollie Fitzgerald at the Athens County Port Authority to inquire if the downtown High Street buildings could be included in their upcoming application for asbestos remediation.

4. Update on previously approved projects

- A. 233/235 Kontner St., Nelsonville: Tree removal is scheduled for early November.
- B. 20 Campbell Street, Nelsonville: After being temporarily removed from the demolition list while an interested applicant explored the potential of a letter of map revision, Aaron was notified that they will not be moving forward with this process. The structure will be added to a later group demolition project.
- 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, Glouster; 217 Harper Street, Nelsonville; 19476 Maple Street, Trimble; 4070 Washington Road, Albany. Aaron notes that the Maple Street and Washington Road properties have already gone through quite a bit of renovations.

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

- 1. Haga Ridge Road, Rome Township (2 parcels, LB-2024-01): Currently in the closing process. We are waiting on the two remaining payments from original applicant Richard Cremeans before transfer can occur.
- 2. 17636 Jacksonville Road, Millfield (1 parcel, LB-2024-05): Property owner Mr. Rente has redeemed the property and has paid the Land Bank for all current costs incurred in relation to the project.
- 3. 0 Marietta Avenue, Buchtel (3 parcels, LB-2025-06): The draft contract has been supplied to the interested end-users for review.

6. Update on pending dispositions

- 1. 184 Sheppard Street, Nelsonville: Aaron is in communication with the end-user to schedule a closing.
- 2. 23 Morgan Street, Glouster: Aaron is in communication with the end-user to schedule a closing.
- 3. 19537 S Center Street, Trimble: It is likely that this property will be re-added to the Land Bank's website.

4. 8160 State Street, Stewart: Closing occurred for this property on September 26th, 2025.
5. 354 Chestnut Street, Nelsonville: The new deed has arrived, and Aaron is scheduling a closing date with Mr. Smith.

7. Update on 47 Main Street, Chauncey litigation
We are awaiting official notice from the Village of Chauncey that the site is to their satisfaction. Once received, payment will be remitted to Athens Preservation with the parcel being conveyed to the village.

8. Community Development Block Grant opportunity in collaboration with HAPCAP for downtown revitalization
Jody attended the walkthrough with BDT Architects and contractors interested in submitting bids for the project on September 9th, 2025. We are awaiting an update regarding bids.

9. WHO application with Habitat for Humanity of Southeast Ohio
The structures at 923 and 931 High and 823 Walnut, Nelsonville are all but complete. The structure at 823 Walnut Street, Nelsonville is not far behind. Habitat has noted that construction will begin shortly on the next build on Poston-Salem Road.

Aaron submitted a reimbursement request to both the WHO-Purchasing and WHO-Rehab & Construction facets of the program. The WHO-Purchasing reimbursement request in the amount of \$220,000 was immediately approved. The \$60,000 WHO-Rehab & Construction reimbursement was put on hold while Aaron requested additional information from Habitat.

10. 10190/10194 Chase Road, Albany project
ODOD is editing the grant agreement for the Abandoned Gas Station program so Mr. Chmiel may sign it as Board Chair.

11. Clerk of Court fees
We have been working with the County Prosecutor and the Clerk of Courts regarding unpaid court costs on cases where the Land Bank acquired the property. Most recently we had been waiting for the Clerk of Courts to analyze whether publication charges, that appear on the case dockets as court costs but were already paid either by the Treasurer or the Land Bank itself, had been reimbursed by the Clerk to the Treasurer's DTAC fund. That analysis was completed by the Clerk's deputy and in only one case, where a parcel sold at sale, had there been an actual reimbursement of publication

charges. Thus, all the entries in case dockets pertaining to “Treasurer’s DTAC” are “phantom” costs that do not really exist. This reduces the amount of actual court costs by over \$30,000.

A tentative agreement was worked out which will entail the Land Bank making full payment to the Clerk on certain cases that the LB initiated with private counsel. That payment of approximately \$8000 was made to the clerk to cover those costs in July. Costs have been completely dismissed on cases that were “transferred” to the Common Pleas Court from the Board of Revision against the wishes of the plaintiff. Those cases were dismissed by the BOR in early July. We are now waiting for the Prosecutor to review the analysis prepared by the Clerk’s deputy and move the whole initiative forward. The amount remaining in dispute seems to be about \$31,800.

The final settlement may have to be approved by the judges, who actually control court costs, if that settlement calls for waiving any portion of the court costs. If such a hearing occurs, the Land Bank will need to be represented by counsel at that hearing. Chair Wasserman recommended at the June meeting that the board engage Jeffery Harris of Bricker and Graydon to represent us in this matter as it is a very particular area of law where our ordinary counsel has no expertise. The board approved that representation but we have held off signing an engagement letter pending the outcome of the Prosecutor’s analysis and where the whole initiative stands.

At the August meeting, the board voted to move forward with remitting payment to the Clerk of Courts in the amount determined to be the “remaining balance” contingent on the Prosecutor’s acceptance. We are awaiting notice from the Prosecutor’s office and will move forward with payment at that time.

It is our understanding that the Clerk of Courts would like approval from the County Commissioners before accepting the offer made by the Land Bank.

12. 15 W. Stimson project with PassionWorks and the Port Authority

Both the Port Authority and Tetra Tech have been in talks with the owners of 15 W. Stimson regarding brownfield site remediation and there may be some movement forward. Aaron and Mr. Chmiel will be attending a meeting with the Port Authority, Tetra Tech, and the property owners on October 20th.

13. Self-Funded Demolitions

See demolition update above under State Demo Program. The demolitions below will likely occur in tandem with the last of the BD&SR demos.

191771 Lake Drive, Trimble (Mobile home)
6 Morgan Street, Glouster

50 Locust Street, Glouster
45 Atkins Street, Glouster
8800 SR-685, Glouster
8525 SR-78, Hollister
15 N. Third Street, Jacksonville
18692 Greens Run, Glouster
21 Braun Street, Glouster
We hope to soon acquire: 64 E. Palmer Street, Jacksonville

14. Fall Land Bank Summit

The second annual Fall Land Bank Summit will take place on October 23rd, 2025 in Marietta, OH. Aaron, Jody, and Taylor Sappington will be attending. Mr. Wasserman will be in attendance and presenting at the summit.

15. New steward for the Land Bank credit card

Official change of name on the card and the bank account still needs to occur.

16. Google Workspace for Land Bank

A Google Workspace for the Land Bank has been set up and both Aaron and Jody have new emails:

aaron@athenscountylandbank.com

jody@athenscountylandbank.com

Aaron and Jody's previous email accounts will stay active and automatically forward any mail that goes to those addresses to their new inboxes. It will likely be a slow transition away from the landbank.athens@gmail.com account.

New Business – 25 Minutes

1. Official change of title for Aaron

Aaron's title was changed to Executive Director in October 2024. However, there was no official vote or subsequent recording of this change, and our legal counsel has noted it is important to have this, especially when it comes to changing Aaron's title on prepared legal documents.

2. Trimble Township Wastewater Treatment District

Discussion regarding open sewer accounts with TTWWTD for properties owned by the Land Bank in Trimble Township.

3. New website for the Land Bank

Currently, the Land Bank’s main website is housed on the Athens County website. The property management site is external, and a link must be clicked on the Land Bank page to get you there. Aaron reached out to Eden Marketing to discuss what a cohesive and user-friendly website might look like and to obtain an estimate for the work. Aaron used references of similar Ohio land bank website such as the Mahoning County Land Bank’s site (mahoninglandbank.com).

Eden Marketing provided an estimate of \$4,000.00 for the website build with \$2,000.00 provided up-front. It would cost \$25.00/month for Eden Marketing to host the website and there would be an optional quarterly fee of \$25.00 for updates and maintenance of the Core/Plugins/Themes. A cohesive and user-friendly website with all information (available properties, FAQs, current goings-on, additional general information about the Land Bank) would fit with the marketing and user-friendly website updates mentioned in our strategic plan.

4. Dispositions

No dispositions.

5. New Projects

Taxes Owed	Last Pymt	Parcel ID	Owner Name	Property Address

6. Scheduling of next meeting: November 19th, 2025

7. Adjournment