

ATHENS COUNTY LAND REUTILIZATION CORPORATION
BOARD OF DIRECTORS – MINUTES
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: Called to order Wednesday, October 15th, 2025 @ 11:00 AM

PURPOSE: Regular meeting to consider the following business:

Board Administration

1. The meeting was called to order at 11:00am by Chris Chmiel, Board Chair. Roll call by Aaron Dye, Secretary. Board members present were Chris Chmiel, Nathan Simons, and Taylor Sappington.
2. Motion to approve agenda with addition of 0 Congress Street, Trimble and review of strategic plan by Mr. Sappington, 2nd by Mr. Simons. All Yeas.
3. Motion to approve minutes from September 17th, 2025 board meeting by Mr. Simons, 2nd by Mr. Sappington. All Yeas.
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

Ms. Humphrey notes that the two large deposits were a reimbursement from ODOD and the 2nd half real estate settlement. Aaron notes the sale of 8160 SR-329 in Stewart was also included in the cash-in. Motion to approve by Mr. Simons, 2nd by Mr. Sappington. All Yeas.

Business:

Old Business

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.

Aaron notes that there are a couple of properties that have gone through two sheriff sales that have not yet been transferred to the forfeited lands list. Someone will need to check in with the Prosecutor's office on the status of those properties.

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

Guest Kathy Trace asks about 73 High, noting it was mentioned in a different meeting that contractors busted holes in the roof. Aaron notes that is not true, that the structural engineers did have to cut holes in certain areas of the walls, floors, and ceilings to obtain a comprehensive structural inspection.

Chauncey Code Enforcer Drew Daniels asks when the upcoming demos will begin. Aaron notes that they usually begin within a month after the award has been made, which would be mid-November.

Guest Kathy Trace asks about an individual named Josh McLaughlin who has submitted bids for Land Bank demos. Aaron responds that he has not submitted bids for the last couple of group demolitions, but in previous demolition projects where he has submitted a bid, he was not one of the lowest bidders.

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. Mr. Chmiel asks if 20 Campbell can be added to the upcoming demos. Aaron responds that the group would have to be re-bid. Mr. Sappington asks if a vote needs to occur to add 20 Campbell back to the demolition list. Aaron responds no, it was not initially voted upon to remove it, it was just temporarily tabled.

- 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.

Aaron notes that the Center Street probably will likely be added back to the website in November. Property Manager Jody Barnes asks if there is a policy regarding a timeframe for buyers to close. Aaron responds no, there isn't a set time limit. Mr. Chmiel asks if we could add language to the sales agreement or disposition policy that buyers must sign within 60 days. The board agrees with this number. Mr. Chmiel notes he will talk with David Mott about adding this to our current disposition language.

Guest Kathy Trace asks about 38 Main Street, Glouster. Mr. Chmiel responds that we are still looking for a buyer. Jody notes that she is in communication with the

neighbors about removing items they have put on the property. Ms. Trace also asks about 75 High Street, Glouster. Jody notes that the buyer is currently working on mortaring the interior.

Mr. Chmiel says that we should begin focusing more on finding someone to work with the Land Bank on storytelling. Mr. Sappington responds that the media program at Tri-County is looking for projects. Mr. Chmiel notes he will reach out the program director.

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.

Mr. Simons notes that the contract is circulating through the county and should be landing on the Commissioners' desk for signature this week. Mr. Chmiel responds that it was just signed. He also reminds attendees that this grant for a new roof and restructured façade on the commercial building at 87 High Street, Glouster.

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.

Mr. Chmiel notes that Habitat can be the lead entity for the next round of the WHO program and we will be assisting with property identification.

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.

Mr. Sappington notes he has had some conversations about this issue, and it seems we are awaiting final review from the Clerk of Courts before moving forward with payment. He continues that it does not seem that a settlement is an option unless the case goes before a judge. We will be waiting for word from the Prosecutor's office before moving forward with next steps.

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. Mr. Chmiel notes this would be very valuable for the City of Athens if the site can be cleaned up.

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

Guest Kathy Trace asks what is meant by self-funded demolitions. Aaron responds that they are demolitions paid for out of pocket by the Land Bank instead of through a program with dollars earmarked for demolitions like ODOT's Building Demo & Site Revitalization program. Mr. Chmiel asks if we should submit these to the upcoming BD&SR program. Aaron notes that there is a specific lookback period and if these demos meet that timeframe, we could potentially submit them for reimbursement.

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. Mr. Chmiel will speak with Hocking Valley Bank to get the new signatory added.

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.

Mr. Sappington notes that the Treasurer's office has an extra phone extension that can be used for Land Bank calls. Aaron would be able to access calls and voicemails through his computer. Motion by Mr. Simons to approve Mr. Sappington moving forward with setting up one of the Treasurer's extensions as the primary Land Bank phone number, 2nd by Mr. Chmiel. All Yeas.

17. Strategic Plan Update

Aaron gave a quick review of the current status of the strategic plan. The storytelling goal has already been discussed during this meeting. Aaron notes that the goal with Standard Operating Procedures is being shifted with Mr. Wasserman having left office. Instead of a plan written by Mr. Wasserman, this will likely become Mr. Sappington outlining his Land Bank responsibilities as the County Treasurer. The item on finding storage space for the Land Bank has been checked off. A new truck has also been purchased, so that item is marked as complete.

On community engagement, two presentations have been held. One should be scheduled for the fall quarter. For staff education regarding CICs, land trusts and affordable housing, Aaron notes that local organizations have been meeting somewhat regularly at the Athens County Foundation on the topic of land trusts and they're hoping to get someone from Franklin County's CIC to speak at a meeting soon. On the item regarding providing additional property information to interested buyers, that is occurring regularly and Aaron is working on a way to have this information listed with each property listing.

On demolition projects, an update was given above. For marketing campaigns, this was briefly discussed earlier when it was decided that Mr. Chmiel would be speaking with Tri-County regarding storytelling for the Land Bank. Partner communication goes hand-in-hand with the item previously mentioned on additional property information being

provided to interested buyers. Aaron notes that identifying future projects will be a fall/winter process.

New Business

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.

Mr. Sappington motions that in October 2024, Aaron Dye was promoted to Executive Director of the Athens County Land Bank, 2nd by Mr. Simons. All Yeas.

2. Trimble Township Wastewater Treatment District

Aaron recounts that the Land Bank has historically kept sewer taps active at acquired properties in Trimble Township. It was discussed earlier this year that we would begin abandoning taps as they come in as the Land Bank spends thousands of dollars a year on sewer bills. Buyers can re-activate the tap for a \$500.00 fee. He continues that when abandonment has occurred in the past, bills are no longer received for the taps included in the agreement. The Land Bank was informed with this round that it would be their responsibility to cap the taps. This included digging up taps that were capped during previous demolitions, when the Land Bank could have just had the caps inspected at the time of demolition instead of digging them up again had we known about this process. This means that Jody has been digging 4+ feet in some areas to find these taps. TTWWTD also noted that we would need to continue paying bills for these taps until inspection occurs. This has not been the process previously. Aaron notes that this has been difficult as well because there have been three meetings scheduled with TTWWTD where they did not show up with no notification to Land Bank staff that they would not be able to make the meetings. At one property, they gave Jody three potential locations for the tap, and it was not present at any of them. They met with Jody yesterday and dug 7 holes only to find the tap was not located in any of the marked spots.

Aaron notes that we need to figure out a better way to cap the taps, whether that is working with a local contractor or someone else, and we need to come to a decision on what to do regarding payment. LaVerne recounts her issues with TTWWTD payment and Jody informs the board about recent meetings with TTWWTD staff at various tap locations.

Mr. Sappington notes he would not ask this if they had not shown up for three meetings but asks what TTWWTD's recourse would be if we did not pay as he wonders if they can assess those bills. Mr. Simons notes he was thinking the same thing. Assessments that are added to property taxes can be extinguished by the Land Bank. Mr. Chmiel motions to send a letter to TTWWTD outlining the situation and noting that we would not be paying bills for the abandoned taps moving forward, 2nd by Mr. Sappington. Mr. Sappington asks if we get a date to attend one of their board meetings to share that with the Land Bank board. Mr. Simons asks what the abandonment timeline looks like. Aaron responds that the abandonment agreement was signed and recorded, and we were informed about the reinstatement of the tap inspection process afterward. All Yeas.

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.

Mr. Chmiel notes this is something he believes is important for the Land Bank, but he wants to know where this would come from in our budget. Aaron responds that he and Chris would likely have to take a look at it to make that determination. Mr. Sappington and Mr. Simons note their support for a new website and that it fits in with what we are currently doing in different areas of operations to streamline our processes. Motion by Mr. Sappington to authorize moving forward with a new website build and determining where the funds will come from in the Land Bank's budget, 2nd by Mr. Simons. All Yeas.

4. Dispositions

No dispositions.

5. New Projects

Taxes Owed	Last Pymt	Parcel ID	Owner Name	Property Address
N/A	N/A	M060030000500	Rainey, Jonathan et al	0 Congress Street, Trimble

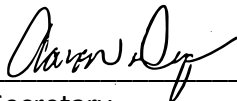
Aaron notes that this property is directly across from Trimble Village Hall. It has been discussed before and made a Land Bank project, but due to a complicated title, it has been halted several times. Aaron continues that one of the owners has agreed to obtain the signatures of the other individuals with property ownership as well as paying the legal fees required for a donation. He notes that since this was already made a project, it doesn't need to be voted on, but he wanted to make the board aware.

- 6. Scheduling of next meeting: November 19th, 2025
Mr. Chmiel notes the next meeting will be in Nelsonville.

- 7. Roundtable discussion
Guest Steve Pierson notes that 5 Oak Street, which was demolished by the Land Bank, has sold. The person that has purchased it is a developer who has previously worked in The Plains and will be building there. 26 N Clinton was also demolished by the Land Bank and there are two single-family homes under construction there. 21 E 1st Street was demolished by the Land Bank as well, but this one has not sold and the owner has not been maintaining the property. Mr. Pierson asks if the Land Bank would like to get involved in 95 E 1st Street, which is tax delinquent. Mr. Chmiel responds the Land Bank would like to be involved.

- 8. Adjournment: Motion to adjourn by Mr. Sappington, 2nd by Mr. Simons. All Yeas. Adjournment at 12:37 PM.
- 9.

Minutes submitted for approval by Aaron Dye, Secretary



 Secretary 11/19/2025
Date

Approved, as amended (if any) on 11/19/2025

