

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

LOCATION: Community Cares Resource Center (live) and on Google Meet
(https://meet.google.com/bbz-ywph-ygf)

DAY/TIME: Wednesday, October 16th, 2024 @ 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 by Aaron Dye, Secretary
2. Approval of agenda
3. Approval of minutes from September 18th, 2024 board meeting
4. Financial Report - Treasurer LaVerne Humphrey

Summary	
Starting Balance	139,657.16
Actual Cash In	39,542.42
Actual Cash Out	37,735.87
Ending Balance	141,463.71

Business:

Old Business – 35 minutes

1. Update on acquisition process/pipeline from Mr. Wasserman
 - i) Assistant Prosecutor TL Warren has filed several new foreclosures Several other properties are scheduled for Sheriff sale this month and next.
 - ii) We expect to receive petition requests for 15 N. Third Street, Jacksonville; 6 Morgan Street, Glouster; 50 Locust Street, Glouster; 8670 Hollister Road, Glouster shortly as they did not sell at sheriff sale. No official notification has been received yet. It appears that the Haga Ridge Road property (see Rural Acquisition projects below)

did not sell at sheriff sale, Frank Lavelle is preparing a petition on that so that we can acquire it.

2. State Demo project

We have received the final reimbursement from the initial Building Demolition & Site Revitalization program. The reimbursement amount was \$156,337.50. This was the last item we were waiting on to consider the initial program completed.

The 2024-25 BD&SR application was submitted on Friday, March 29th. Other Land Banks across the state have begun receiving grant agreements for the applications from ODOD, but we have yet to even receive a cure list. Mr. Wasserman spoke with Shawn Carvin, Executive Director of the Ohio Land Bank Association, who noted that the state was eager to begin announcing awards and that there are counties other than Athens County that are still awaiting their cure lists. Since we did not surpass the \$500,000 per county set-aside, we do not foresee any issues regarding funds. To ensure we can begin demolitions quickly after the grant agreement is received, we have ordered asbestos surveys for the first two demolition groups and the next two groups will be ordered shortly.

Demolitions have been grouped as follows:

Group N1: 30 Connet Road, The Plains; 21 E. 1st Street, The Plains; 26 N. Clinton Street, The Plains; 5 Oak Street, The Plains

Group N2: 319 Oak Street, Nelsonville; 20 Campbell Street, Nelsonville; 902 Chestnut Street, Nelsonville

Group N3: 4382 N. Gun Club Road, Athens; 8356 Marsh Street, New Marshfield; 4910 Vore Ridge Road, Athens; 11535 Carbondale Road, 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; 23 Morgan Street, Glouster; 50 Front Street, Glouster

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

3. State Brownfield Grant Application

In collaboration with the Athens County Port Authority, we made application for two brownfield remediation projects in conjunction with the Athens County Port Authority.

Cornerstone Harvest Church in Hollister is an old school that has been used as a church for several years. The congregation has built a new building and would like the old school torn down. Application has been made for a Level I and II assessment. 4070 Washington Road, Albany was also submitted as part of the application after we were informed the Abandoned Gas Station Program had run out of funding.

It is our understanding that the Port Authority received notice that the Washington Road project has been approved by ODOT and the Cornerstone Harvest Church project will be approved contingent on signatures from the Trimble Township Trustees.

Once the Port Authority receives a grant agreement, which should be any day, Tetra Tech will begin demolition and remediation work at 4070 Washington Road, Albany. A contractor has already been selected and they are ready to begin as soon as the agreement is signed. Once demolition begins, Aaron will be in contact with approved applicants to notify them that they can begin assembling and submitting project proposals.

5. Update on previously approved projects

A. Rehabs: Land Bank Rehabs underway or nearly completed in the county: 24 Cherry Street (new owner), Glouster; 141 Monroe Street, Nelsonville; 354 Chestnut Street, Nelsonville; 14 Barbour Street, Glouster. We alerted the Nelsonville code office about the garbage dump behind 354 Chestnut and a letter was sent to the owner regarding the property being past-due on its renovation.

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

- 1) 4070 Washington Road (3 parcels, LB-2021-16): We have acquired this property. See above for update on environmental remediation at this property. See update regarding 4070 Washington Road above in the Brownfield section.
- 2) Haga Ridge Road, Rome Township (2 parcels, LB-2024-01): The foreclosure case has been filed. This property was scheduled for a second sheriff sale on October 9th, 2024 and did not sell. As noted above, our attorney is preparing petitions to the court so that we may acquire it.

- 3) 6807 N. Coolville Ridge Road, Athens (1 parcel, LB-2024-08): The pay-in-advance contract was signed by Rebecca Wood on May 30th, 2024. The foreclosure is currently in the notification stage.

7. Update on pending dispositions
 1. No updates.

8. Update on 47 Main Street, Chauncey
Mediation between the Land Bank, Athens Preservation, and the Village of Chauncey occurred August 13th, 2024. Athens Preservation, LTD presented some information to our attorney to work toward a settlement but it was insufficient to document what they have actually spent on the property. Our attorney asked for supporting documentation and what we received was still inadequate but we went ahead and made a settlement offer which was rejected. It appears we may be headed back to mediation.

9. Community Development Block Grant opportunity in collaboration with HAPCAP for downtown revitalization
Jeff Jenkins has noted that the request for qualifications process has begun with responses due by November 13th, 2024.

10. 11 Maple Street, Glouster Renovation
The house has been on the market since May 20th, 2024. The Athens Real Estate Company was engaged to list the property in early August. At the September meeting, it was noted that 2 showings had occurred with no interest. After meeting with CR Pratt, it was determined that the price would be lowered. The current asking price is \$149,000. Mr. Wasserman spoke to Mr. Pratt about adding some curb appeal such as flowers or chairs, but Mr. Pratt was not amenable to this idea.

11. WHO application with Habitat for Humanity of Southeast Ohio
At the August board meeting, the board voted to accept the motion to pivot with a new WHO application with Habitat for Humanity of Southeast Ohio and to inform ODOD that we would not be moving forward with the previous application submitted in partnership with SAOP.

Kenneth Oehlers, Executive Director of Habitat for Humanity of Southeast Ohio, determined a strategy where Habitat could complete 4 or 5 new builds on many of the same lots that were submitted in the original WHO application with Survivor Advocacy Outreach Program. Buyers within the required LMI range would already be identified and Habitat engages several of the guidelines that are mentioned in the grant agreement, such as financial literacy, purchase restrictions, and the like. The Land Bank would make a small profit from this partnership.

The Athens County Foundation was approached regarding a potential zero-interest line of credit that would act as a safety net for the Land Bank should the ODOD reimbursement process not be a quick one. The foundation board approved the request and they are trying to determine the exact mechanics of a loan or repayable grant instrument. We will need board approval to borrow money from the Athens County Foundation.

12. Fall Land Bank Summit

Mr. Wasserman and Aaron attended the Fall Land Bank Summit in Mount Vernon, Ohio on October 3rd. Mr. Wasserman presented with the Knox County Prosecutor on the tax foreclosure process and Aaron moderated a panel on marketing strategies for small Land Banks with folks from Trumbull and Summit County. Mr. Wasserman & Mr. Dye also went on a bus tour of three of Knox county's projects which was very educational.

13. Board Vacancy

At the September meeting, it was announced that Gregg Andrews had resigned from the board and Mr. Wasserman, Mr. Chmiel, and Aaron would present potential new candidates at the October board meeting. After much discussion, it was decided that Nathan Simons would be an excellent individual to have on the Land Bank board. Mr. Simons is the Mayor of the Village of Glouster and has worked extensively with the Land Bank through his work at HAPCAP.

New Business – 15 minutes

1. Future Dispositions – Several potential dispositions are in progress, and we hope to bring them to the board soon. They include:
 - a. 4070 Washington Road, Albany: With demolition and site remediation imminent, we hope to begin asking for project proposals shortly and hope to bring this property up for disposition.
 - b. 55 Madison Street, Glouster: Survivor Advocacy Outreach Program has applied to acquire this property to build a duplex upon as part of their greater project through the Appalachian Community Grant Program. We expect to bring it up for disposition at the November board meeting.
 - c. 32 Front Street, Glouster: Survivor Advocacy Outreach Program has applied to acquire this property to build on as part of their greater project through the Appalachian Community Grant Program. We expect to bring it up for disposition at the November board meeting.

2. Approval for Property Manager hourly wage pay increase
 Jody Barnes, the Property Manager for the Athens County Land Bank, recently celebrated her 2nd anniversary with the Land Bank. Ms. Barnes has been an exceptional employee and plays a crucial role as a boots-on-the-ground familiar face in many of the areas that the Land Bank operates. We would like board approval for an hourly wage increase from \$21/hour to \$23/hour.

3. 10190/10194 Chase Road, Albany project
 The end-user interested in the Chase Road, Albany property has informed Mr. Chmiel that he would like to include the parcel as part of a wider project for the contiguous land (which he owns) that seeks restore aquatic ecosystems by restoring stream channels and re-establishing wetlands along with buffers. He has a plan with a private development company to correct water flow on the property and create what are known as “mitigation credits” which can then be sold or used by entities to “offset unavoidable impacts (including discharge of dredged and/or fill material) to aquatic resources...”

During discussions with the end user, James Graham, it came to light that he believes it is possible that the previous owners discharged various contaminants, possibly including mercury or other heavy metals into the soil. The work being contemplated by Mr. Graham’s contractor would NOT address this type of contamination. It may be a better course of action to apply for a Targeted Brownfield Assessment on the property to determine if an environmental remediation is necessary before proceeding with disposition.

4. New projects

Taxes Owed	Last Pymt	Parcel ID	Owner Name	Property Address
13,148.39	8/20/24	P0300900004500	Andrew J. Studniarz	233-35 Kontner St, Nelsonville

This project would be acquired via deed-in-lieu of foreclosure.

5. Scheduling of next meeting: November 20th, 2024.

6. Adjournment