

ATHENS COUNTY LAND REUTILIZATION CORPORATION
BOARD OF DIRECTORS - MINUTES
www.AthensCountyLandBank.com

LOCATION: Live meeting held at the Athens County Records Center with guests joining virtually on Google Meet (<https://meet.google.com/bbz-ywph-ygf>)

DAY/TIME: Called to order on Wednesday, October 18th, 2023 @ 11:00 AM

PURPOSE: Regular meeting to consider the following business:

Board Administration – 5 minutes

1. The meeting was called to order by Ric Wasserman, Chair. Roll Call by Ric Wasserman, Chair. Board members present were Ric Wasserman, Commissioner Chris Chmiel, and Andrew Chiki for Mayor Steve Patterson.
2. Motion to approve agenda by Mr. Wasserman, 2nd by Mr. Chmiel. All Yeas.
3. Motion to approve minutes from September 20th, 2023 meeting by Mr. Wasserman, 2nd by Mr. Chmiel. All Yeas.
4. Financial Report from Treasurer LaVerne Humphrey

Summary	
Starting Balance	399,488.19
Actual Cash In	29,768.47
Actual Cash Out	19,690.75
Ending Balance	409,565.91

Ms. Humphrey notes that the biggest expense was to Menards for renovation supplies. Motion to approve financial report by Mr. Wasserman, 2nd by Mr. Chiki. All Yeas.

Business:

Old Business – 20 minutes

1. Update on acquisition process/pipeline – Mr. Wasserman
 - i) Properties acquired since September board meeting:
None. Assistant Prosecutor Zach West has several cases in various states of foreclosure, all bound for Sheriff sale when the foreclosure is decreed. A couple of projects are in the latter stages and 6-8 cases are expected to be filed in the next month. In addition, the

property at 10190 Chase Road in Alexander Twp, (2023-05) will come to us after the judge approves the forfeiture.

2. State Demo project:

The Group L1, L2, and L3 demolitions were awarded as follows: L1 to Running G Farms, L2 to Archer Excavating, and L3 to Aster Oilfield Services. Structures in Group L include: 26070 Congrove Street, Coolville; 26540 Main Street, Coolville; 472 SR-124, Hockingport; 62 Firehouse Drive, Glouster; 19549 Congress Street, Trimble (Garage at Village Hall). Pre-demolition progress is running smoothly with Running G Farms expected to break ground first on September 19th.

Substitution projects were submitted to ODOD and all were approved. The substitutions include 3 Fairlawn, Glouster; 42 Front, Glouster; 63 E. Main, Glouster; 55 Madison, Glouster; 1128 High, Nelsonville; 631 Cherry, Nelsonville; 4120 Old SR-56, New Marshfield. 4120 Old SR-56, New Marshfield is the only property in the substitutions not owned by the Land Bank and was brought to us by Gregg Andrews. There will be one more group demolition before we have completed this round of the BD&SR program. Remaining structures to be demolished include the above substitutions as well as 5377 Happy Hollow, Nelsonville; 426 Pleasantview, Nelsonville; 253 Myers, Nelsonville; 60 Terrace, Nelsonville; 12 Robbins, Nelsonville; 611 Patton, Nelsonville; 269 Madison, Nelsonville.

We are compiling a preliminary list of potential properties to submit as part of our application for the next round of this program. Folks are encouraged to reach out to Mr. Wasserman or Aaron if they know of potential projects.

The Group L3 demolitions (26540 Main Street, Coolville) began on Thursday, October 12th. The Group L1 (Garage at Trimble Village Hall, 26070 Congrove, Coolville, 472 SR-124, Hockingport) and L2 demolitions (62 Firehouse Drive, Glouster) are slated to begin Monday, October 16th.

Mr. Wasserman notes that a surprise wall of asbestos was discovered at the Hockingport property that was not found during the initial inspection because it was behind another wall. Mike Tatman, our contact at Industrial Insulation Specialists was contacted immediately. He is getting the paperwork prepared so the demolition can be processed as a "hot" demo. Mr. Wasserman continues that he has a meeting tomorrow with the Superintendent of Trimble School District and the contractor who will be demolishing 62 Firehouse Drive, Glouster to see if a plan can be worked out regarding the school district's concerns about the buses that are housed next door.

Mr. Wasserman notes that Nelsonville has a new City Manager who would like to sit down with him along with the Nelsonville Code Enforcer for an update on demolition progress within the city.

Mr. Wasserman mentioned that we are preparing to make our application for the 2024 iteration of the BD&SR program, following up that it is an opportune time for us because

there are several properties in the pipeline we'd like to have acquired to submit as part of our application. He continues that we may look into municipal condemnations for some of the projects.

3. State Brownfield Grant Application:

In collaboration with the Athens County Port Authority, we made application for several brownfield remediation projects around the county that had previously been Land Bank projects. As part of this program the Jacksonville-Trimble school, vacant and dilapidated for over 40 years, has been torn down. Two other projects have had assessments completed and will be shifted to the OEPA BUSTR program for remediation. Greening has been carried out at the Jacksonville-Trimble school, marking the demolition as complete. The old service station at 83 Columbus Road, Athens was demolished on February 24th, 2023. The one remaining contact the Land Bank has with the Brownfield program is the Washington Road property in Lee Township. Once the Environmental Site Assessments are complete, the Land Bank will be submitting an application to the BUSTR program for demolition and remediation. At the April 2023 board meeting, Mr. Wasserman noted that there was a state budget revision in-process for \$500 million to go toward demolition and brownfield remediation.

We are working with Tetra Tech and the Port Authority to submit the building known as Cornerstone Harvest Church as a brownfield project. Tetra Tech will be applying for a grant via Ohio EPA for the assessment and demolition will occur with the next round of brownfield funding.

5. Update on previously approved projects: Mr. Wasserman

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. Additionally, Tony Dunfee has informed us that 141 Monroe is now under renovation on the inside and should be done sometime in the fall. The renovations at 637 High Street, Nelsonville and 130 Jefferson Street, Nelsonville have been completed with photos and commentary on each shared to the Land Bank's Facebook Page. Mike Smith has informed us that the metal roof is currently being installed on 30 Cross Street, Glouster. Aaron will be viewing the finished house when he is back from vacation. Mr. Wasserman notes that he will check in with Tony Dunfee on the status of 141 Monroe Street, Nelsonville.

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

1) 4070 Washington Road (3 parcels, LB-2021-16): We have acquired this property. See below for update on environmental remediation at this property. Aaron and Ric conducted a level one inspection of the house on the property, which seems to be in very good condition. We now have several potential end users for this property.

Tetra-Tech was at the house on February 1st to install a monitoring well into the bedrock. There has been a great deal of interest in this property, currently about 14 potential end-users have submitted initial-interest forms.

Tetra-Tech submitted their Abandoned Gas Station Grant the week of October 9th. They informed us that they expect to hear back from ODOD regarding their application by the end of October.

Mr. Wasserman notes that Tetra Tech has informed us that it is likely we will get the greenlight on the BUSTR grant by December. It will likely take 6-9 months for remediation of the old service station.

- 2) 33012 Perry Ridge Road, Nelsonville (LB-2023-02): Pay-in-advance with Chris Breeze. A motion for default judgement was filed on 9/25/23. No action by the judge yet.
- 3) SR-691, York Township (LB-2023-03): Pay-in-advance with Jeff and Laura Brown. A Foreclosure and direct transfer has been decreed by the judge and the case is now in the 28 day Right of Redemption phase.
- 4) Nelsonville Avenue, Stewart (LB-2021-11): Pay-in-advance with Charles Cochran. A motion for Summary Judgement has been filed and may have been adjudicated on 9/25/23 but it has not been recorded in the official docket as of last Friday.

Mr. Wasserman notes that we are getting close to final judgment on a couple of the rural acquisition projects and disposition should occur shortly after.

7. Brownfield Remediation Projects:

1. See sections 5 & 6 for details.

8. Update on pending dispositions:

1. Closing for the Sand Ridge Road parcel with Jeremy Dixon occurred on September 29th, 2023.
2. Closing for 42, 44, and 46 Front Street, Glouster is expected to occur in early December.
3. The end-user for 8001 SR-78, Glouster has found a surveyor and is in the process of having the survey completed.
4. A new survey is needed for 32 Locust Street, Glouster. The Land Bank informed Allen and Joyce Flowers that we would be willing to split the cost of a new survey. We're currently in the process of ordering a new survey. Tim Newman informed Aaron that he would check out the property and get back to us whether he could take it on and what the estimate would be. He has not yet returned Aaron's attempts at contact.

9. ARPA request in the amount of \$200,000 for demolitions and nuisance properties in collaboration with the Health Department

1. A request was sent to the Commissioners and was then sent to their Auditors to verify that it is an approved expense. We have received neither an approval nor a denial of this request. At the April board meeting, Mr. Chmiel noted that it was his opinion that the Land Bank could do some of this work with its own funding. Mr. Eliason informed us that a letter would be sent once an official determination is made.

Mr. Wasserman asks if the Commissioners could get us a letter on the determination status of our application. Mr. Chmiel responds that they can.

10. Update on 47 Main Street, Chauncey – Mr. Wasserman

At the July board meeting, the board voted to proceed with filing the lawsuit against Athens Preservation, Ltd.

The suit was filed in mid-August. Several developments have happened since then.

Mr. Wasserman notes that our legal counsel has spoken with Mr. Funk's legal counsel and he has supposedly gotten everything together for the Village of Chauncey, with the exception of the Floodplain Permit and is expecting to communicate with the village. Mr. Wasserman believes he has filed a boilerplate response to the suit.

Chauncey Code Enforcer Drew Daniels notes that he had spoken with an architect, and in Athens Preservation's most recent zoning certificate application was missing their state building permit and floodplain permit application. He noted that Athens Preservation's earlier plans would not work due to floodplain requirements.

11. Community Development Block Grant opportunity in collaboration with HAPCAP for downtown revitalization

Mr. Chmiel notes that the state is likely waiting for all applications to be submitted before making a determination.

12. 11 Maple Street, Gloucester Renovation

Work on the house began in August. This is basically a full-gut renovation with every wall down to the studs. Sanborn Family Builders is currently working through the renovation, setting some new walls, roughing in electric and plumbing, etc.

Windows, doors, drywall, and insulation have been ordered and some installed. Jody and her crew have made a lot of progress on removing the front porch and disassembling the back deck. Residential Heating and Cooling gave us the lowest bid for the HVAC and they have already completed 95% of their work. They will be back to finish out after drywall and paint. Estimated completion of the project is mid-late November.

Mr. Wasserman notes that the interior drywall was recently delivered. Sanborn has noted they would like to start on the exterior soon because they're concerned about colder temps. The heating and cooling company has already been through to do their work and will be back when everything else is finished to complete the job. Mr. Wasserman continues that comparable listings in the area have been higher than expected.

Mr. Wasserman notes that he has checked out the building at 14 Barbour Street, Gloucester and notes that it does not seem to be a good candidate for our next renovation.

13. Structural Assessment of Downtown Gloucester Buildings

At the July board meeting, contract was approved with Barber & Hoffman for the structural assessments of 73, 83/85, and 87 High Street, Gloucester. Aaron and Jody met with Mike Mazzocco from Barber & Hoffman on September 14th for the initial inspections. Jody has spoken with Mike Smith regarding opening certain areas of the floors, walls, ceilings so further structural assessment may be performed. Immediate temporary repairs need to be completed on 83/85 and 87 High Street. A first invoice of \$4,800.00 has been received and paid.

The openings are to check into the quality of the steel and other structurally significant points in the floors and ceilings.

14. Appalachian Community Grant Application-Mr. Chmiel

One of the primary focuses of this program is on downtown revitalization. Update from Mr. Chmiel.

Mr. Chmiel notes that there are planners he has been working with, but the program seems to be a cluster at the moment.

15. Additional Parcel at 4667 Sand Ridge, Guysville

The parcel was disposed to Dixon Rentals on September 29th, 2023.

16. 2023 National Land Bank Network Summit

The 2023 National Land Bank Network Summit will be held in Cleveland during October 16-17. Mr. Wasserman, Mr. Chmiel, and Jody will be attending.

Mr. Wasserman notes that he attended the conference with Jody, and that it was a great experience. He continues that some of her sessions include dealing with occupied structures and renovations. Mr. Wasserman attended a great session on strategic planning and it has him thinking about an upcoming three-year plan for the Land Bank.

17. Acquisition of 10190 Chase Road, Albany

The Prosecutor's office has asked us to accept this parcel. It was surrendered by the owner to them in a criminal matter. The Prosecutor's title search showed only the taxes and assessments from the county as liens against the property. This property will be a big clean-up job. The board voted at the September meeting to accept this property as a project.

Mr. Wasserman notes that it will likely be another month or more before the judge can move forward and award the deed to the Land Bank. Cleanup can start at that point, which he notes will be a big job.

New Business – 10 minutes

1. Future Dispositions – Several potential dispositions are in progress, and we hope to bring them to the board soon. They include:
 - a. 20 Campbell Street, Nelsonville (LB-2018-43): This property was recently acquired, and we believe it to be a candidate for renovation. Waste diversion is currently being carried out at the house. It was inspected by local contractor Danny Yahini and it is his opinion that the structure can be renovated. He estimates it would cost \$25,000-35,000 in materials to successfully renovate. No project proposals were submitted on the prior October 19, 2022 deadline. Athens County Planner Laura Olbers confirmed with us that this property is in the floodplain and would need to be elevated 6 inches above the base flood elevation if renovated. Steve Pierson has informed us it would need to be raised 12 inches above the BFE. A new end-user is interested in touring the property and has reached out to Nelsonville City Code to learn more about the code requirements for renovation.
 - b. 8160 State Street, Stewart (LB-2020-10): A dilapidated house formerly occupied this structure. A qualified end-user is in the process of purchasing the property contiguous with this one, which has a usable septic system. His plan is to build on the 8160 State Street parcel and hook into the septic system on the adjacent property which he is purchasing. We expect this property to come up for disposition within the next couple of months.
 - c. 62 Grover Street, Nelsonville (LB-2018-45): A neighboring property owner has expressed interest in acquiring this parcel as green space.
 - d. 944/958 High, Nelsonville (LB-2018-42): Two new parties have expressed interest in this property. They are inquiring to Nelsonville City Code to ensure their plans for the property would be acceptable.
 - e. 923/931 E High, Nelsonville (LB-2021-21/22): There is one new end-user interested in acquiring both parcels. They are currently reaching out to Nelsonville City Code to ensure their plan is acceptable.

