

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

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

DAY/TIME: Called to order on Wednesday, October 19th, 2022 @ 11:01 AM

PURPOSE: Regular meeting to consider the following business:

Board Administration

1. The meeting was called to order by Ric Wasserman, Chair. Roll Call by Aaron Dye, Secretary. Board members present were Ric Wasserman, Andrew Chiki for Mayor Steve Patterson, Commissioner Chris Chmiel, and Township Trustee Gregg Andrews, with Commissioner Lenny Eliason joining late.
2. Motion to approve agenda by Mr. Chmiel, 2nd by Mr. Chiki. All Yeas.
3. Motion to approve minutes from September 21st, 2022 board meeting by Mr. Chmiel, 2nd by Mr. Chiki. All Yeas.
4. Financial Report from Treasurer La Verne Humphrey:

Summary	
Starting Balance	297,975.55
Actual Cash In	12,967.93
Actual Cash Out	21,256.16
Ending Balance	289,687.32

Motion to approve financial report by Mr. Chmiel, 2nd by Mr. Chiki.
Mr. Wasserman notes that we will be recouping some costs from the current group demolitions and the renovation of the house at 17922 N. Akron Avenue, Buchtel. He notes we have some high-dollar sales coming through soon as well. Due to slow processing at the Ohio Department of Development, the Land Bank will likely have to front the cost of the first three rounds of demolitions (Group J1, J2, and J3) until we are able to submit reimbursement requests.
All Yeas.

Business:

Old Business

1. Update on acquisition process/pipeline from Mr. Wasserman
 - i) Properties acquired this past month: 7 properties have gone through public sale with no bids and all of those should be in the petition process soon. If no other entity claims them then the Land Bank can claim them.
 - ii) Sargent Road, Lodi Township (LB-2021-02): Nathan and Kayleigh Stotts. The Stotts' proposal was voted on and accepted at the February 2022 board meeting. A survey has been completed and the easement process is underway. It was voted on and accepted at the July board meeting to credit the Stotts' \$1,500.00 for the survey and easement process. Their legal counsel has informed us that they will be ready to close within a week or so.
2. Self-Funded Demos: Hutton Excavating has completed the Group J2 demolitions which included 19498 Congress Street, Trimble, 10 S. Seventh Street, Jacksonville, and 44 Front Street, 82 Front Street, 27 Main Street, Glouster. A cistern was discovered at 27 Main Street which is an extra expense to have Hutton fill in.

Habitat for Humanity of Southeast Ohio has begun work on the foundation of their upcoming new build at 10 S. Seventh. Hutton Excavating began work on the Group J1 demolitions on October 13th.

Group J1 includes 184 Sheppard Street, 98 W. Franklin Street, 518 W. High Street, 923 E. High Street, and 931 E. High Street, Nelsonville. Expenses incurred on these will be reimbursable under the BD&SR rules.

We've received an asbestos remediation estimate for the one property in this group that came back hot (8810 Center Street, Stewart).

3. State Demo project: Update from Mr. Wasserman – The applications were due on February 28th. The Land Bank applied to demolish 42 buildings and six mobile homes across the county. All counties received a grant agreement from ODOD for only the \$500,000 set-aside portion of the program, so we are officially guaranteed to receive the \$500,000 and are cleared to move-ahead with some demo work. This was not really news.

With the "cure" process ongoing it seems we are moving closet to knowing the status of the other \$214,000 of our request

Upon approval, we will have the ability to submit reimbursement requests. There is a movement to lobby the legislature to add new money to the budget to finish up every single demolition that was applied for in this round as well as some additional money for

the following round. Mr. Wasserman notes that he and Aaron will be attending an Ohio Land Bank Association meeting next week where ODOD representatives will be present. Attendees will be able to ask representatives questions regarding the current process.

4. 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.

5. Update on previously approved projects: Mr. Wasserman

- A. 27 Main Street, Glouster (LB-2018-72): Disposition of this property was on hold until it was demolished in the Group J2 demos. The house has been demolished and a sign will be placed back on the property. We expect it will come up for disposition before the end of the year.
- B. Rehabs: Land Bank Rehabs underway or nearly completed in the county: 24 Cherry Street (new owner), Glouster; 141 Monroe Street, Nelsonville; 130 Jefferson Street, Nelsonville; 354 Chestnut Street, Nelsonville; 637 High Street, Nelsonville; 495 Patton Street, Nelsonville. North Fairlawn Property Group, who purchased 130 Jefferson, Nelsonville, are currently working on renovating this structure and have recently put in a new roof. They purchased 24 Cherry Street, Glouster from the previous end-user and will begin renovations there after the 130 Jefferson renovation is complete. Aaron notes that he has heard from Marcie Denney regarding the renovation at 637 High Street, Nelsonville and will be visiting the property soon.

Mr. Chmiel asks if there is an update with 47 Main Street in Chauncey. Mr. Wasserman says that he has heard back from our attorney, and it seems that Mr. Funk and the Village will have to come to an agreement on next steps.

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

- 1) Sargent Road, Lodi Township (LB-2021-02): Nathan and Kayleigh Stotts. Currently in the disposition process. See above.
- 2) 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.
- 3) 110 High Street, Glouster (LB-2022-08): The owner of the building has come forward

and has let us know that they may be interested in donating the property to the Land Bank. Mr. Chmiel was in contact with ODOT and was informed that the connection to the bridge should not have any effect on renovating the structure. Title work for a “Deed-in-lieu” donation has been complete and the title is clean. The current owner has agreed to pay for the legal work to accomplish the donation. They would like some time to clean out the property before donation occurs. We hope to close in the next 60 days. Mr. Wasserman notes that it seems structurally sound and is not as big of a project as 83/85 High Street, Glouster would be.

- 4) 4667 Sand Ridge Road, Lodi Twp (LB-2020-07): The Land Bank purchased the tax certificates and sent them to Frank Lavelle, who has already filed the foreclosure case. “Notification by publication” is currently taking place. Once this process is complete, the attorney will move to a motion of summary judgment.
- 5) 61 Summit Street, Glouster (LB-2021-06): Burned out church along Summit in Glouster. This property is a Land Bank project. The church is slated to be demolished with BD&SR funds. It was voted at the July board meeting to accept Habitat for Humanity of Southeast Ohio’s proposal to acquire this property through the Rural Acquisition program. A foreclosure case was filed on this property on Land Bank lien certificates on September 16th, 2022.

7. Brownfield Remediation Projects:

- a. 83 Columbus Road (LB-2021-18): abandoned gas station owned by the City of Athens. This project was granted a Level 1-2 assessment in the Round 1 brownfield funding and we applied for remediation (demo) of the property in Round 2. We expect the remediation to be funded since it is within our \$1 Million county set-aside. Best estimate on timeline is a mid-late fall 2022 demo.
- b. Trimble-Jacksonville School Project (LB-2021-19): Demolition and greening has been carried out, marking this project as completed.
- c. 4070 Washington Rd, Albany (LB-2021-16): Foreclosure was completed.

Phase 1 and 2 evaluations were done with Brownfield project money and it was decided to move this project to the EPA’s BUSTR program as there is over \$10 million left in that fund and Tetra-Tech believes there is an easier path to funding there. It will not, however be quick. It will probably take 6 months to finish the work on the Phase 1 & 2 and get an approval from Ohio EPA for a remediation grant.

8. Update on pending dispositions:

- a. 60 Converse, Chauncey (LB-2018-22): Disposition was approved in February 2022, but the Land Bank has been unable to contact the end-user. The Mayor of Chauncey has contacted Mr. Wasserman to inform him that the Village of Chauncey is interested in acquiring this property to use as a parking lot. At the September board meeting, Mr.

Wasserman noted that if there was no movement from the approved end-user by the October board meeting, a motion would be made to rescind the initial offer. See more under New Business.

- b. 10436 Sycamore Street, Trimble (LB-2019-13): Closing was executed on Friday, September 23rd, 2022.

9. Buchtel Renovation

- a. 17922 Akron Avenue, Buchtel (LB-2020-01): Abandoned split-level house. This is our first in-house renovation. We are in full-blown construction-mode. A new roof was installed, new plumbing throughout, most of the wiring had to be replaced, new heating and A/C and we are re-configuring some of the walls. When finished it will have 3 bedrooms, 2.5 bathrooms, hardwood floors in parts, a full basement and a fantastic kitchen. All appliances have been installed and the renovation is complete! Sanborn Family Builders did a fantastic job with the renovation and were wonderful to work with. There are a few finishing touches that will be done on the exterior. Next step is to list the house (See new business). Mr. Wasserman notes that an open house is being held after today's meeting for board members and other folks to see the results of the renovation. The renovation cost approximately \$170,000. The Land Bank received \$15,000 from the Athens County Foundation and \$30,000 from the Treasurer's lien administration fund, so the Land Bank spent \$125,000. Mr. Wasserman notes that interest rates are on the rise, but the market is still good in Athens County.

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

- a. A request was sent to the Commissioners and was then sent to their Auditors to verify that it is an approved expense.

11. HAPCAP contract for Building Demolition & Site Revitalization demolitions

- a. See above. Group J2 demolitions have been completed and work on the Group J1 demolitions in Nelsonville has begun. After this group, only one more group consisting of 3 structures remains.

12. USDA Application for 83 High, Glouster Roof Repair

- a. Commissioner Chmiel and Aaron completed the application for the roof repair at 83/85 High Street, Glouster through USDA-Rural Development and it was submitted the week of September 5th. Mr. Chmiel has received word that the application was accepted and approved. USDA has requested additional documentation for the application which has been submitted to them. We're awaiting next steps. Mike Smith will be performing the roof repair and the project is slated to begin in mid-November.

New Business – 25 minutes

1. Future Dispositions – Several potential dispositions are in progress, and we hope to bring them to the board soon. They include:
 - a. 27 Main Street, Glouster (LB-2018-72): The structure was demolished during the recent Group J2 demolitions. A new sign will be placed on the property. We expect it to come up for disposition before the end of the year.
 - b. 8001 SR-78, Glouster (LB-2019-10): Parcel with a dilapidated trailer. One interested end-user who would like to put a cabin on the parcel. Needs survey. An application was submitted to have this structure demolished with state BD&SR funds.
 - c. 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. Project proposal requests were sent out to qualified end-users with a deadline of Thursday, October 13th. No project proposals were submitted. Mr. Wasserman notes he has heard from an individual who has a USDA loan that can be used for a house renovation. We will be waiting new interested end-users. Mr. Chmiel asks if we could conduct another open house.
 - d. 38 Main Street, Glouster (LB-2018-73): Large blue boarded up Victorian house in Glouster. A new end-user has come forth with an interest in renovating the house. He is currently composing a prospectus.
 - e. 14 and 16 Maple Street, Glouster (LB-2019-25 and LB-2019-26): Empty parcels. Structures previously demolished by Land Bank. A new approved end-user and neighbor has applied for these properties. Mr. Wasserman asks that we set a deadline for a week before next month's board meeting.
 - f. 823 Walnut Street, Nelsonville (LB-2020-13): Currently on our list to be demolished in the next round of BD&SR funding demolitions. An end-user came forth with an interest in potentially renovating the structure. Jody met with local contractor Danny Yahini who determined that the house would not be a feasible renovation candidate.

2. Proposal from Real Estate Agent CR Pratt of the Athens Real Estate Company for the listing of 17922 N. Akron Avenue, Buchtel
 - i) Mr. Wasserman recommends that we sign a 6-month listing contract with CR Pratt of Athens Real Estate Company. He notes that Mr. Pratt is one of the top realtors that

operates outside of the City of Athens. Motion to authorize signing a 6-month listing contract with CR Pratt by Mr. Wasserman, 2nd by Mr. Eliason. All Yeas.

3. New committee for the creation of an employment policy.
 - i) Mr. Wasserman would like a small committee composed of Mr. Eliason and Aaron to create a framework of basic employment policies for the Land Bank. Mr. Eliason and Aaron agree to meet and create the policy. Mr. Andrews asks if there's a job description for the Property Manager's position. Mr. Wasserman notes that there is.
4. Discussion on the status of 60 Converse Street, Chauncey
 - i) Scott Bruch, the end-user who was approved to purchase 60 Converse Street, Chauncey in February 2022, has not responded to contact attempts made by the Land Bank over the past several months. The Mayor of Chauncey has noted that the Village of Chauncey is interested in acquiring this property for new village parking.

Motion by Mr. Wasserman to rescind the disposition offer to Scott Bruch, 2nd by Mr. Chmiel. All Yeas. Mr. Eliason notes to send a registered letter and to send another by regular mail to ensure that we have a record of the letter being sent.

5. Disposition Action:
 - i) 19596 Maple Street, Trimble (LB-2019-16): Vacant lot in Trimble. Only one end-user has applied for this property. Neighbor Trey Ward has applied to utilize it as additional green space. The Auditor's current land value for the property is \$4,480. Motion by Mr. Chmiel to dispose of the property for \$1,000.00 to Mr. Ward, 2nd by Mr. Eliason. All Yeas.
6. New Projects: No new projects this month.

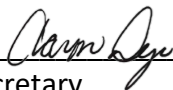
Taxes Owed	Last Pymt	Parcel ID	Owner Name	Property Address

Mr. Wasserman notes that villages and cities have not been bringing potential projects as frequently as in the past. Aaron will be talking with Mayors and City Managers in the coming months to seek out new projects.

7. Mr. Chmiel asks if Mr. Wasserman can ask if there is any conversation about funding to renovate properties instead of only demolishing them while at the Ohio Land Bank Association networking meeting. Mr. Wasserman notes that the BD&SR funding program is specifically for demolishing and preparing sites for potential new structures.

8. Guest Bill Benson notes that he is thrilled to see the progress that the Athens County Land Bank has made over the years. Mr. Benson was one of the early advocates of establishing a Land Bank in the county.
9. Guest Steve Pierson asks if the BD&SR application to the ODOD includes every application that was originally submitted. Mr. Wasserman responds that it includes everything we still have access agreements for, as some property owners rescinded their access agreements after the application was submitted. Mr. Pierson asks if 3 Elm Street in The Plains is still on the list and Mr. Wasserman confirms that it is and is high priority.
10. Scheduling of next meeting: November 16th, 2022.
11. Adjournment: Motion to adjourn by Mr. Chmiel, 2nd by Mr. Eliason. All Yeas. Adjournment at 11:55 am.

Minutes submitted for approval by Aaron Dye, Secretary

 12/21/2022
Secretary Date

Approved, as amended (if any) on 12/21/2022