

**ATHENS COUNTY LAND REUTILIZATION CORPORATION**  
**BOARD OF DIRECTORS - REGULAR MEETING**  
[www.AthensCountyLandBank.com](http://www.AthensCountyLandBank.com)

LOCATION: Athens County Records Center (live) and on Google Hangouts -  
<https://meet.google.com/bbz-ywph-ygf>

DAY/TIME: Wednesday October 20th, 2021 @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
2. Approval of agenda
3. Approval of minutes of September 15<sup>th</sup>, 2021 meeting
4. Financial Report –

<b>Summary</b>	
Starting Balance	528,903.36
Actual Income	33,041.91
Actual Expenses	72,803.76
Ending Balance	489,141.51

Business: 60 minutes

Old Business – 25 minutes

1. 47 Main, Chauncey – We received a copy of a letter from the Mayor of Chauncey to Mr. Funk outlining reasons why their current plan does in not, in the village’s view, sufficient. Our hope is that they will be able to work things out. No update this month.
2. Update on acquisition process/pipeline –Ric
  - i) 1 property was acquired in September, 518 W. High Street, Nelsonville. This is an extremely blighted property that we accepted as a project in September, 2018. Title problems prevented earlier acquisition.

- ii) Kirk Shaw at the prosecutor's office has filed a slew of new cases from title searches contracted through Nolan and Meek. Additionally, a final hearings for 9 (count 'em NINE) cases are scheduled for Nov 3<sup>rd</sup>, 2021 at the BOR.
  - iii) A final hearing for the Sargent Road Rural Acquisition project (LB-2021-02) was held at the BOR on October 13<sup>th</sup>. A foreclosure was decreed by a 2-1 vote with the representative from the County Auditor's office voting "NO". This is a land-locked parcel and this Rural Acquisition project may be the only opportunity to ever make this parcel productive again as the potential end-user is able to get an easement from a relative to make the parcel buildable.
3. Self-Funded Demos – All work except some final "greening" has been done on Demo group "I". Thanks to HAPCAP for administering these.
4. Update on previously approved projects, .....Ric
- A. 27 Main Street, Gloucester (LB2018-72), neighbors report that we may have a squatter. Local police were notified. Plans are being made to secure the first floor of the house
  - B. 15990 Millfield Road (LB2019-47), We are recommending that this property be added to our next Demo group. It's a small house that has been horribly abused, a repository for trash and tires and rehab in that location seems unlikely. There is a neighbor interested in the parcel
  - C. Rehabs: Land Bank Rehabs underway or nearly completed in the county 24 Cherry, Gloucester, & 141 Monroe, 130 Jefferson St., 354 Chestnut St, 637 High St, 495 Patton St, & 770/784 Poplar St, Nelsonville; and 8 S. 8<sup>th</sup> St, Jacksonville (Habitat). Projects slated but not yet underway: 19606 Plum St., Trimble (Habitat). The owner at 141 monroe has the house gutted and says rehab will begin next month. Habitat has a dedication for the completion of the 8 S. Eighth Street house this week. Aaron will be following up this month with owners of other rehab/demo projects to determine status.
  - D. 9 Clinton St., The Plains (2018-35), Attorney for the estate Garry Hunter has a sales agreement in place with a private citizen. If he can get the title to the property cleaned up the sale could close in August. The tax foreclosure would be dismissed upon payment of the more than \$16,000 in taxes owed. No change on this situation this month.
4. Rural Acquisition Program Projects: (Pay-in-advance)
- 1) (2020-14), Letha Matheny (20BR0016) Proposal for disposition on the agenda today.
  - 2) Sargent Road, Lodi Township (2021-02) - Nathan and Kayleigh Stotts. Foreclosure was decreed at the BOR on 10/13/21 (see above). Owner's option to redeem lasts until the 28-day ROR period expires in November.

3) 4070 Washington Road (3 parcels). Case was filed by outside counsel Frank Lavelle last week (21BR0015).

4) Ball Drive – Case was filed by outside counsel Frank Lavelle last week (21BR0014).

5. Brownfield Remediation Projects:

1) 10 High Street, Glouster – Final soil samples were taken to finish-out this project. No results available yet.

2) 16 Main Street, Chauncey - Final soil samples were taken to finish-out this project. No results available yet.

3) 83 Columbus Road (LB2021-18) – abandoned gas station- previous asbestos work that the city was able to find will help fast-track this project. Updates have been contracted for by our consultant. Hoping to have a grant application in-hand soon.

4) Trimble School Project (2021-19) – Project has been accepted by Ohio EPA for a Phase 1 ESA and Asbestos Survey paid for 100%. After the results of those analysis' we will find out if they will remediate and demo.

5) 4070 Washington Rd, Albany (2021-16) – Foreclosure has just been filed so an application can be made to Ohio EPA.

6. Update on pending dispositions:

A. 31 Front Street, Glouster to Integrated Services to become a community park/garden. They are building a 2-family house across the street. Survey was completed, a new deed has been drawn and Integrated Services is in the process of signing off and remitting payment.

B. Free United Pentecostal Church, Buchtel (5298 Stephenson Street, Buchtel). A former church that has stood on that spot for 118 years. Final disposition was granted to Mr. & Mrs. John Hurd in May. The survey is now done and this transaction closed in late September.

C. The end-user who took possession of 611 Patton Street, agreeing to rehab the property (Uriah Creamer) has sold it from an ad on Facebook to a purchaser in Columbus. Our attorney David Mott sent letters to both Mr. Creamer and the new owner making clear that our contract had been breached and that the deed restriction requiring the rehab of the property is still in effect. The new owner did call after receiving the letter and I put her in touch with the Nelsonville code office which has immediate issues that need to be cleared up. The new owner did assure me that they intend to rehab the property.

D. Nearly all previously approved dispositions have been closed including 10 S. Sixth, Jacksonville, 201 Edwards, Nelsonville, 111 Monroe, Chauncey and 8841 Penn St, Glouster (Hollister).

## New Business –35 minutes

1. New Truck – Our truck overheated and then quit entirely on its maiden voyage. It was towed to Huddle Auto Repair and has been there ever since. It is expected to make a full recovery.
2. Resolution to disqualify Uriah Creamer from end-user status for a period of at least five (5) years for breach of contract with regard to his purchase and subsequent sale of 611 Patton Street, Nelsonville.
3. Resolution to approve a contract with Rural Action for the purpose of hiring Aaron K. Dye as “Land Bank Manager” for a period of 13 months.
4. Future Dispositions – Several dispositions are in progress and I hope to bring them to the board soon. They include:
  - a. 19616 Maple St., Trimble – Existing house to be demolished before considering disposition.
  - b. 98 Franklin Street, Nelsonville. Dilapidated house in a neighborhood. Rough but rehab-able. A walk-through is being scheduled. Several end-users have now come forward. We will be soliciting rehab plans.
  - c. 16871 River Road, Cannan Twp. One end-user left standing. A renovation plan has been submitted. Deadline for proposals is Oct 13<sup>th</sup>.
  - d. 13 Republic Street, Glouster – Empty village lot. 3 end-users, two of whom want to build a garage there. Still waiting for proposals.
  - e. 36 S. Second Street, The Plains – 2 empty lots. Several potential end-users.
  - f. 27 Main Street, Glouster – Large, 2-story house. Our consultant has examined it and believes it is not economically feasible to rehab. One end-user currently on-file.
  - g. 10 S. Seventh St. Jacksonville – 2 parcels with a small structure on the back one. Comm. Chmiel is working with end user to develop a credible plan.
  - h. 72 & 74 Main Street, Chauncey – demo’d in September.
  - i. 80/82 Front Street – Empty lot on 80, dilapidated house on 82 that we will demo. Starting to draw interest from people wanting to put a home on one or both parcels.
  - j. 19466 Center St., Trimble. Large lot (2) where we removed a mobile home. Lot has a useable pole building/garage.
  - k. 14/16 Maple St, Glouster – Lots where we tore down houses. End user(s) on record.
5. Disposition Action:

- A) 17922 Akron Avenue, Buchtel (2020-01) – Abandoned suburban-style house. 1 neighbor, the church, wishes to demo the structure and use the ground as additional green-space. The other neighbor wishes to rehab the house for an adult child to inhabit. Comm. Chmiel contacted a contractor to evaluate the house and estimate rehab costs. That report indicated that about \$50,000 will be required to rehab the house properly. The end user who wants to rehab contends he can do it for less. The other end user simply wants to tear it down. We had an open-house for board members last week and three board members attended. We received a letter from the village asking that we not give it to an end-user to renovate but instead allow it to become green-space.
  
- B) 16871 River Road, Canaan Twp. (2019-08) – Dilapidated MH and garage on 1 acre. Only one complete proposal received after months of working with potential end-users.
  
- C) 16357 S. Canaan Road, Canaan Twp. (2020-14) – Dilapidated house foreclosed on through a Rural Acquisition project. Despite other interest only one complete proposal was received. End-User had previously agreed to a price of \$11,500.00, \$2,000 of which was paid-in-advance.
  
- D) 36 W. 2<sup>nd</sup> Street, The Plains (2019-38) – Two empty lots zoned in such a way that only one structure can be built on the two lots.
  
- E) 27 Main Street, Glouster – Extremely dilapidated house next to a Land Bank rehab done by end users Ricky Moody and Jose Verbo-Cortez who are the only current end users for 27. They would like the lot after the Land Bank demos the house.

6. Annual Report – The annual report is done and being mailed out this week. Copies will also be made available at locations around the community. Please let Ric know if you have a location you think we should put them in.

7. New Projects:

<b>Taxes Owed</b>	<b>Last Pymt</b>	<b>Parcel ID</b>	<b>Owner Name</b>	<b>Property Address</b>
\$3,678	2021	P030280000400	Jessie Dechant	923 High Street, Nelsonville
\$1,150	2021	P030280000300	Jessie Dechant	931 High Street, Nelsonville


A. Scheduling of next meeting: October 20<sup>th</sup>, 2021.

B. Adjournment