

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

LOCATION: Live Meeting held at Athens County Records Center (27 S. High Street, Glouster, OH) with guests joining virtually on Google Hangouts (meet.google.com/bbz-ywph-ygf)

DAY/TIME: Wednesday, October 20th, 2021 at 11:03 am

PURPOSE: Regular meeting to consider the following business:

Board Administration

1. The meeting was called to order by Chairman Ric Wasserman. Roll call by Aaron Dye, Secretary. Board Members present were Ric Wasserman, Chris Chmiel, Lenny Eliason, Andrew Chiki for Mayor Steve Patterson, Steve Pierson for Gregg Andrews.
2. Approval of agenda with the addition of two new projects under New Projects and the removal of last month's projects under New Projects. Motion by Mr. Chmiel, 2nd by Mr. Eliason. All Yeas.
3. Approval of minutes from September 15th, 2021 Board Meeting. Motion by Mr. Chmiel, 2nd by Mr. Eliason. All Yeas.
4. Financial Report. Summary of August ending balance from Treasurer La Verne Humphrey.

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

Approval of Financial Report moved by Mr. Chmiel, 2nd by Mr. Eliason. All Yeas.

Business

Old Business

1. 47 Main Street, Chauncey: We received a copy of a letter from the Mayor of Chauncey to Mr. Funk outlining reasons why their current plan is 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 from Mr. Wasserman
 - a. 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.
 - b. 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 hearing for 9 (count 'em NINE) cases are scheduled for November 3rd, 2021 at the BOR.
 - c. A final hearing for the Sargent Road Rural Acquisition project (LB-2021-02) was held at the BOR on October 13th. 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: Sean Brooks of HAPCAP notes that Group I demos (72 and 74 Main Street, Chauncey; 10436 Sycamore and 19466 Center Street, Trimble; 32 Locust Street, Glouster) have been completed. One of the properties in Trimble needed asbestos removal. Group J demos are currently being processed. Mr. Chmiel asks if we should wait until we receive the \$100,000 that all Land Banks in Ohio will be receiving to perform these demos. Mr. Wasserman notes that there are only 2 or 3 projects in the Group J demos and that the Land Bank will have plenty of properties to spend that money on soon.

4. Update on previously approved projects from Mr. Wasserman
 - a. 27 Main Street, Glouster (LB-2018-72): Neighbors report that there may have been a squatter in the house and local police were notified. Disposition for this property is on today's agenda.
 - b. 15990 Millfield Road, Millfield (LB-2019-47): 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. Rehab seems unlikely. There is a neighbor interested in the parcel.

- c. Rehabs: Land Bank rehabs underway or nearly completed in the county: 24 Cherry Street, Gloucester; 141 Monroe Street, 130 Jefferson Street, 354 Chestnut Street, 637 High Street, 495 Patton Street, and 770/784 Poplar Street, Nelsonville; 8 S. 8th Street, Jacksonville (Habitat for Humanity). Projects slated but not yet underway: 19606 Plum Street, Trimble (Habitat for Humanity). The owner at 141 Monroe Street has the house gutted and says rehab will begin next month. Habitat for Humanity has a dedication for the completion of the 8 S. 8th Street, Jacksonville house this week. Aaron will be following up this month with owners of other rehab/demo projects to determine status.
- d. 9 Clinton Street, The Plains (LB-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 in the situation this month.
- e. Rural Acquisition Program Projects (Pay-in-advance):
 - i. The case filed late last year 16357 S. Canaan Road, (LB-2020-14), Letha Matheny (20BR0016). This property is on the agenda for disposition today.
 - ii. Sargent Road, Lodi Township, Guy Bell (LB-2021-02): Nathan and Kayleigh Stotts, potential end-users. 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.
 - iii. 4070 Washington Road, Albany, Paul R. Green, Trustee, (3 parcels): Case was filed by outside counsel Frank Lavelle (21BR0015).
 - iv. Ball Drive, May Kay Miller Ball, Athens: Case was filed by outside counsel Frank Lavelle (21BR0014).

5. Brownfield Remediation Projects:

- a. 10 High Street, Gloucester: Final soil samples were taken to finish-out this project. No results available yet.
- b. 16 Main Street, Chauncey: There will be ongoing monitoring for this project for as long as two years. Initial results showed no ground contamination. Parcels have now been transferred to the Village of Chauncey.
- c. 83 Columbus Road, Athens (LB-2021-18): 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.
- d. Trimble School Project (LB-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 analyses, we will find out if they will remediate and demo.

- e. 4070 Washington Road, Albany (LB-2021-16): Foreclosure has just been filed so an application can be made to the Ohio EPA.

6. Update on Pending Dispositions

- a. 31 Front Street, Glouster to Integrated Services to become a community park/garden. They have built a 2-family house across the street on another Land Bank parcel. 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. Proposed resolution read by Mr. Wasserman. Resolution moved by Mr. Chmiel, 2nd by Mr. Chiki. Mr. Chiki asks if he made any money from the sale, Mr. Wasserman notes that it was a very small profit in an amount around \$1,000. Mr. Wasserman also notes that there is a deed restriction still on the property. Mr. Eliason recommends putting a lien on the property in the future in the amount of the proposed rehab as a safety net in case this occurs again. Mr. Wasserman says he will talk to our attorneys about this proposal. All Yeas.
- 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

- 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 regarding his purchase and subsequent sale of 611 Patton Street, Nelsonville. Motion to approve by Mr. Chmiel, 2nd by Mr. Chiki. All Yeas.
- 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. Motion to approve by Mr. Eliason, 2nd by Chmiel. All Yeas. Mr. Eliason moves to approve \$800 stipend for Mr. Dye's work from October 4th to the signing of his contract. 2nd by Mr. Chmiel. All Yeas.

4. Future Dispositions: Several dispositions are in progress, and we hope to bring them to the board soon. They include:
 - a. 19616 Maple Street, Trimble: An existing house to be demolished before considering disposition.
 - b. 98 Franklin Street, Nelsonville: A dilapidated house in Nelsonville. Rough but rehab-able. A walk-through is being scheduled. Several end-users have now come forward with interest. We will be soliciting rehab plans shortly.
 - c. 16871 River Road, Athens: One end-user left standing. A renovation plan has been submitted. On today's agenda for disposition.
 - d. 13 Republic Avenue, Glouster: An empty village lot. 3 end-users are interested, two of whom want to build a garage there. We are still awaiting proposal submissions.
 - e. 36 W. Second Street, The Plains: Two empty lots. Several potential end-users. On today's agenda for disposition.
 - 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. On today's agenda for disposition.
 - g. 10 S. Seventh Street, 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 and 74 Main Street, Chauncey: Demolished in September. The Village would like to obtain them.
 - i. 80 and 82 Front Street, Glouster: Empty lot on 80 Front Street, dilapidated house on 82 Front Street that we will demo. Starting to draw interest from people who would like to put a home on one or both parcels.
 - j. 19466 Center Street, Trimble: Large lot (2) where we removed a mobile home. The lot has a usable pole building/garage.
 - k. 14 and 16 Maple Street, Glouster: Lots where we demolished structures.
5. Disposition Action:
 - a. 17922 N. Akron Avenue, Buchtel: Abandoned suburban-style house. 1 neighbor, the church, wishes to demo the structure and use the ground as additional greenspace. 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. Mr. Wasserman put together an estimate of tax revenue if the structure was renovated versus being greenspace. Mr. Chmiel suggests that it should be both renovated and sold by

the Land Bank. Mr. Wasserman suggests taking the next month to find a contractor, get an estimate, and put together a proposed budget. Commissioner Eliason moves that we have a contractor acquired and a plan put together within the next 60 days, otherwise the property is disposed to Buchtel UMC. 2nd by Mr. Chmiel. All Yeas.

- b. 16871 River Road, Canaan Twp. (LB-2019-08): Dilapidated mobile home and garage on 1 acre. Only one complete proposal received after months of working with potential end-users. Motion to accept proposal submitted by Russell Halbirt by Mr. Wasserman, 2nd by Mr. Chmiel. All Yeas.
 - c. 16357 S. Canaan Road, Canaan Twp. (LB-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. Motion to dispose of property to Richard Duff and Linda Cochran by Mr. Wasserman, 2nd by Mr. Chiki. All Yeas.
 - d. 36 W. 2nd Street, The Plains (LB-2019-38): Two empty lots zoned in such a way that only one structure can be built on the two lots. Two proposals received. Danny Riley would like to build a home that would be a rental, Bryan Lutz would like to build an owner-occupied home with a bigger investment that he would sell eventually. Motion to accept proposal submitted by Bryan Lutz, asking for \$16,000 for the parcels with the condition that he receive the proper permits by the November board meeting by Mr. Eliason, 2nd by Mr. Chmiel. All Yeas.
 - 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 Main. They would like the lot after the Land Bank demos the house. Mr. Eliason suggests a \$15,000 asking price since we would be demolishing the structure. Mr. Chmiel notes that he thinks we're moving too quickly and could potentially get more interested end-users. Mr. Wasserman notes that we will table this as he contacts the end-users with the asking price of \$15,000 to cover the cost of the demo and the Auditor's property value unless they wish to demolish the structure themselves.
6. Annual Report: The annual report is done and has been mailed out through Rural Action's mailing list. 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:

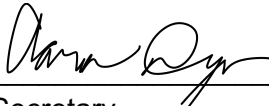
Taxes Owed	Last Pymt	Parcel ID	Owner Name	Property Address
\$3,678	2021	P030280000400	Jessie Dechant	923 High Street, Nelsonville
\$1,150	2021	P030280000300	Jessie Dechant	931 High Street, Nelsonville

- a. We were approached by an attorney from Columbus who is working on a bankruptcy case for an individual in Nelsonville. The individual owns two houses in the city. Part of the bankruptcy would essentially be giving up these houses. This would become a deed in lieu of foreclosure acquisition. We're being offered these houses at no cost. Not terribly tax delinquent, small payments have been made as recent as last April. One house we can take easily because the lien from Ford Credit was discharged from bankruptcy. Unless Ford Credit decides to release the lien on the other house, it will not be as easily acquired. Moved by Mr. Eliason to approve new projects, 2nd by Mr. Chiki. All Yeas.

8. Scheduling of the Next Meeting:

- a. Mr. Wasserman notes that November 17th, 2021 will be the date of the next meeting. The location will remain at the Athens County Records Center at 27 S. High, Glouster.
- b. Motion for adjournment at 12:06 pm by Mr. Eliason, 2nd by Mr. Chiki. All Yeas.

Minutes submitted for approval by Aaron Dye, Secretary

	12/15/2021
Secretary	Date

Approved, as amended (if any) on 12/15/2021