

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

LOCATION: Community Cares Resource Center (live) and on Google Meet
 (http://meet.google.com/zsk-oegh-dkk)

DAY/TIME: Wednesday, November 19th, 2025 @ 11:00 AM

PURPOSE: Regular meeting to consider the following business:

Board Administration – 5 Minutes

1. Call to order by Chris Chmiel, Board Chair. Roll call by Aaron Dye, Secretary.
2. Approval of agenda
3. Approval of minutes from October 15th, 2025 board meeting
4. Financial Report from Treasurer LaVerne Humphrey

Summary	
Starting Balance	466,285.11
Actual Cash In	233,786.25
Actual Cash Out	227,660.36
Ending Balance	472,411.00

Business:

Old Business – 30 Minutes

1. Update on acquisition process/pipeline
 After going through two sheriff sales, we are currently waiting for the following properties to go to the forfeited lands list so we may claim them: 64 E. Palmer Street, Jacksonville; 31 Town Street, Glouster; 8810 SR-685, Glouster; 2nd parcel at 191711 Lake Drive, Trimble; 23 Fairlawn Avenue, Glouster.

2. State Demo project

The Group N3, O1, and O2 demolitions were awarded to Hutton Excavating. Demolitions are to begin this week, beginning with the O1 demolitions, followed by the O2 then N3 demolitions. The Land Bank is currently on schedule to have demolitions complete by January-February 2026.

Ohio land banks were surprised by the sudden announcement from ODOD that the FY2026 Building Demo & Site Revitalization program applications would be due by November 19th, 2025. Very little notice was given, and we expected the applications to be due in late February/March as has been the case with the previous BD&SR program. Program changes include: A one-year program instead of a two-year program; a county set-aside of \$230,000 instead of \$500,000; applications due in November instead of February/March. Due to the quick turnaround required while administering the current BD&SR program, Aaron and Mr. Chmiel approached HAPCAP to act as the grant administrator for the FY26 program. Aaron was informed last week through a conversation with ODOD that only a rough budget needs to be submitted by the November 19th deadline to ensure we are applying for our county set-aside. The final property list and all supporting documentation will not be due until May 1st, 2026. A more detailed update will be given during the meeting.

Demolitions for the FY24-25 program have been grouped as follows:

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

Group N2: 319 Oak Street, Nelsonville; 902 Chestnut Street, Nelsonville; 23 Morgan Street, Glouster

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; 20 Campbell Street, Nelsonville; ~~17759 SR-377, Bern Township~~

Group P3: 25 Town Street, Glouster; 29 Hill Street, Glouster; 34 Spring Street, Glouster; 50 Front Street, Glouster

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

Properties to be submitted to the FY26 program are currently as follows:

Owned or soon-to-be-owned by Land Bank:

6 Morgan Street, Gloucester
50 Locust Street, Gloucester
45 Atkins Street, Gloucester
8800 SR-685, Gloucester
8525 SR-78, Gloucester
18692 Greens Run Road, Gloucester
21 Braun Street, Gloucester
66 Madison Street, Gloucester
64 E Palmer Street, Jacksonville
15 N Third Street, Jacksonville
191771 Lake Drive, Trimble
0 Congress Street, Trimble (Across from Village Hall)

Submitted by Nelsonville Code Enforcement, Chauncey Code Enforcement, Waterloo Township Trustees:

29 Main Street, Chauncey
63 Converse Street, Chauncey
24 Mill Street, Chauncey
525 Patton Street, Nelsonville
839 High Street, Nelsonville
840 High Street, Nelsonville
500 Doolittle Hill Road, Nelsonville
5350 Gun Club Road, Athens

3. State Brownfield Grant Application

The downtown Gloucester buildings at 73 High Street and 83/85 High Street will be submitted in the Port Authority's Brownfield application for asbestos surveys and remediation.

4. Update on previously approved projects

- A. 66 Madison Street, Gloucester: Aaron met with the property owner on November 14th with Cherie Gall to finalize the donation. Jody will be performing a Level One Inspection shortly.
- B. 0 Congress Street, Trimble: Cherie Gall is currently preparing the legal documents for this donation.
- C. 233/235 Kontner Street, Nelsonville: Tree removal is underway.

- D. 20 Campbell Street, Nelsonville: Tree trimming occurred last week. The house will be added to the Group P2 demolitions.
- E. Rehabs: Land Bank Rehabs or new construction underway or nearly completed in the county: 24 Cherry Street, 141 Monroe Street, Nelsonville; 75 High Street, Glouster; 217 Harper Street, Nelsonville; 19476 Maple Street, Trimble; 4070 Washington Road, Albany.

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

- 1. Haga Ridge Road, Rome Township (2 parcels, LB-2024-01): Currently in the closing process. We are waiting on the two remaining payments from original applicant Richard Cremeans before transfer can occur.
- 2. 0 Marietta Avenue, Buchtel (3 parcels, LB-2025-06): The end-users signed the PIA contract on November 7th. Ordering a title search and tax certificate purchase are the next steps.

6. Update on pending dispositions

- 1. 184 Sheppard Street, Nelsonville: Aaron is in communication with the end-user to schedule a closing.
- 2. 23 Morgan Street, Glouster: Closing is scheduled to occur this week.
- 3. 19537 S Center Street, Trimble: It is likely that this property will be re-added to the Land Bank's website.
- 4. 354 Chestnut Street, Nelsonville: Closing occurred on October 20th, 2025.

7. Update on 47 Main Street, Chauncey litigation

The Village of Chauncey submitted a letter to the Land Bank noting that demolition and site cleanup of 47 Main Street has occurred to their satisfaction. Payment to Athens Preservation will be remitted shortly.

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

The construction work was awarded to Stockmeister Construction, and the contract has been signed by the County Commissioners.

9. WHO application with Habitat for Humanity of Southeast Ohio
The structures at 923 and 931 High and 823 Walnut, Nelsonville are all but complete. The structure at 823 Walnut Street, Nelsonville is not far behind. Habitat has noted that construction will begin shortly on the next build on Poston-Salem Road.

Aaron submitted a reimbursement request to both the WHO-Purchasing (\$220,000) and WHO-Rehab & Construction (\$60,000) facets of the program. 931 and 923 were purchased from Habitat on October 24th, 2025. Closing with the new homeowners should occur before the end of the year.

10. 10190/10194 Chase Road, Albany project
The Phase II Environmental Site Assessment is scheduled to occur on Tuesday, November 18th.

11. Clerk of Court fees

A tentative agreement was worked out which will entail the Land Bank making full payment to the Clerk on certain cases that the LB initiated with private counsel. That payment of approximately \$8,000.00 was made to the clerk to cover those costs in July. Costs have been completely dismissed on cases that were “transferred” to the Common Pleas Court from the Board of Revision against the wishes of the plaintiff. Those cases were dismissed by the BOR in early July. We are now waiting for the Prosecutor to review the analysis prepared by the Clerk’s deputy and move the whole initiative forward. The amount remaining in dispute seems to be about \$31,800.

The final settlement may have to be approved by the judges, who control court costs, if that settlement calls for waiving any portion of the court costs. Chair Wasserman recommended at the June meeting that the board engage Jeffery Harris of Bricker and Graydon to represent us in this matter as it is a very particular area of law where our ordinary counsel has no expertise. The board approved that representation, but we have held off signing an engagement letter pending the outcome of the Prosecutor’s analysis and where the whole initiative stands.

At the August meeting, the board voted to move forward with remitting payment to the Clerk of Courts in the amount determined to be the “remaining balance” contingent on the Prosecutor’s acceptance. We are awaiting notice from the Prosecutor’s office and will move forward with payment at that time.

12. 15 W. Stimson project (Ambassador Laundries) with the Port Authority
Aaron worked with Mollie Fitzgerald from the Port Authority to determine if there was a way to conduct brownfield cleanup at the Ambassador Laundries site. We were informed by our Tetra Tech representative that other Land Banks have engaged this type of brownfield remediation by having the property transferred to them, then

transferred back to the owners upon completion of the remediation. Our legal counsel reviewed this proposal and after his own investigation and conversations with ODOD, it was determined that this would not be a viable path forward. The Port Authority will continue with this project, but the Land Bank will not have any involvement.

13. Self-Funded Demolitions

Self-funded demolitions have been put on hold with the announcement of the FY26 BDSR program's imminent application deadline. Properties previously determined to be demolished as self-funded demolitions will be submitted with the FY26 BDSR application. As we acquire additional properties in our pipeline, we will likely establish a new group of potential demolitions that can be self-funded.

14. Fall Land Bank Summit

Aaron and Jody attended the second annual Fall Land Bank Summit will take place on October 23rd, 2025 in Marietta, OH. Presentations were given by a few local folks, including Ric Wasserman, Mollie Fitzgerald, and Connor LaVelle. It was an excellent conference with a lot of discussion around problem-solving for nascent or rural land banks.

15. New steward for the Land Bank credit card

Mr. Sappington has been added as a signatory to the Land Bank's bank account. We are in the process of ordering a new credit card. The previous credit card was a personal liability credit card and was set up with Mr. Wasserman's SSN. Seana Amodio at Hocking Valley Bank has been working with us to present options for business credit cards.

16. Trimble Township Wastewater Treatment District

At the October board meeting, Aaron reviewed the current situation with TTWWTD. In summary, the Land Bank filed the necessary document with the TTWWTD board to abandon 13 sewer taps in May 2025. After the document was signed and recorded, the Land Bank was informed that TTWWTD would be reviving a process of theirs where we must cap the sewer taps ourselves, and we would still be receiving bills for the taps until they were capped and inspected. The process was prolonged after there were three meetings scheduled with TTWWTD where its staff did not show up with no notification to the Land Bank staff that they would not be able to make the meetings. Jody has had to dig 4+ feet at several locations to find and cap the sewer taps, with some of the taps not being present in the locations we were informed to look by TTWWTD. The Land Bank has paid upwards of \$2,000.00 since the time the abandonment agreement was signed and recorded.

The board voted to send a letter to the TTWWTD board outlining the events and noting that we would not be paying bills for taps listed in the abandonment agreement moving forward. The letter was sent on November 12th.

17. New website for the Land Bank

At the October board meeting, it was voted that the Land Bank move forward with a new website build as presented by Eden Marketing (\$4,000.00 for the website build, \$2,000.00 up-front, \$25.00/mo hosting fee, optional quarterly fee of \$25.00 for updates and maintenance) upon determining where the funds would come from in the Land Bank’s budget. After review, Aaron and Mr. Chmiel propose the funds be directed from the Sale of Properties line-item. \$60,000.00 was budgeted and the to-date income from property sales is \$94,403.00.

New Business – 15 Minutes

1. Media/Storytelling with Tri-County Career Center
In accordance with our strategic plan, Mr. Chmiel has been coordinating with Joe Higgins at Tri-County on a storytelling project for the Land Bank.

2. Badger Construction Co. Court Case
Nathan Hanning of Mollica, Gall, Sloan & Sillery Co notified Aaron and Mr. Chmiel that Judge McCarthy ruled in favor of our Motion for Judgment on the Pleadings and the case is closed.

3. 2026 Budget
Aaron and Mr. Chmiel have begun preliminary steps to prepare the 2026 budget for review at the December board meeting.

4. Dispositions
No dispositions.

5. New Projects

Taxes Owed	Last Pymt	Parcel ID	Owner Name	Property Address

No new projects.

6. Scheduling of next meeting: December 17th, 2025

7. Adjournment