

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

LOCATION: Community Cares Resource Center (live) and on Google Meet  
 (https://meet.google.com/bbz-ywph-ygf)

DAY/TIME: Wednesday, November 20<sup>th</sup>, 2024 @ 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 by Aaron Dye, Secretary
2. Approval of agenda
3. Approval of minutes from October 16<sup>th</sup>, 2024 board meeting
4. Financial Report - Treasurer LaVerne Humphrey

<b>Summary</b>	
Starting Balance	141,463.71
Actual Cash In	227,967.51
Actual Cash Out	7,707.96
Ending Balance	361,723.26

Business:

Old Business – 35 minutes

1. Update on acquisition process/pipeline from Mr. Wasserman
  - i) Assistant Prosecutor TL Warren is currently working on several foreclosures for the Land Bank. We received petition requests for 8525 SR-78, Hollister, 6 Morgan Street, Glouster, 8670 Hollister Road, Hollister, 26280 Main Street, Coolville, 15 N. Third Street, Jacksonville, and 50 Locust Street, Glouster. The petitions were filed, and we are awaiting deeds for the properties. Chairman Wasserman has a meeting scheduled with Mr. Warren for a routine check-in on foreclosure cases.

## 2. State Demo project

The 2024-25 BD&SR application was submitted on Friday, March 29<sup>th</sup>. Other Land Banks across the state have begun receiving cure lists for the applications from ODOD, so we expect to receive one soon. Since we did not surpass the \$500,000 per county set-aside, we do not foresee any issues regarding funds. Asbestos surveys and remediation have been executed for the first two demolition groups. Asbestos surveys for the third group of demolitions have been ordered.

We received notice from ODOD that an announcement would be made from the Governor's office noting the final round of awards being made for the BD&SR program and that we would be mentioned in it. We were notified that our request for the \$500,00 county set-aside has been approved, but we have not yet received a cure list or grant agreement. Aaron asked when we would receive a cure list and was informed that one should be expected shortly.

Demolitions have been grouped as follows:

Group N1: 30 Connet Road, The Plains; 21 E. 1<sup>st</sup> Street, The Plains; 26 N. Clinton Street, The Plains; 5 Oak Street, The Plains

Group N2: 319 Oak Street, Nelsonville; 20 Campbell Street, Nelsonville; 902 Chestnut Street, Nelsonville

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; 17759 SR-377, Bern Township

Group P3: 25 Town Street, Glouster; 29 Hill Street, Glouster; 34 Spring Street, Glouster; 23 Morgan Street, Glouster; 50 Front Street, Glouster

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

## 3. State Brownfield Grant Application

In collaboration with the Athens County Port Authority, we made application for two brownfield remediation projects in conjunction with the Athens County Port Authority.

Cornerstone Harvest Church in Hollister is an old school that has been used as a church for several years. The congregation has built a new building and would like the old school torn down. Application has been made for a Level I and II assessment. 4070 Washington Road, Albany was also submitted as part of the application after we were informed the Abandoned Gas Station Program had run out of funding.

The demolition of the service station at 4070 Washington Road, Albany is complete! Tetra Tech will now begin subsurface contamination remediation. We are waiting for an estimated timeline on remediation so we can prepare requests for proposals to be sent to approved applicants.

Asbestos abatement at the old Hollister school is slated to begin on Monday, November 25<sup>th</sup> and demolition will begin immediately following.

#### 5. Update on previously approved projects

- 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. We have received complaints about the state of 354 Chestnut Street, Nelsonville regarding the accumulation of debris and other trash on the parcel. Mr. Wasserman spoke with the end-user in early August, and it appears no progress was made on the cleanup since then. He sent the end-user a letter urging them to clean up the property and noted if they cannot complete the renovation, the Land Bank would be willing to take back the property, but the letter was “unclaimed.” Bill Reighard, Nelsonville Code Enforcer, noted at the October meeting that he would check in with the end-user about the issue.
- B. 57/ 61 Summit Street, Glouster: Habitat for Humanity of Southeast Ohio will be holding a ribbon-cutting for the new house at 57/61 Summit Street, Glouster on Friday, November 22<sup>nd</sup>, 2024 at 4:30 PM.

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

- 1) 4070 Washington Road (3 parcels, LB-2021-16): See update regarding 4070 Washington Road above in the Brownfield section.
- 2) Haga Ridge Road, Rome Township (2 parcels, LB-2024-01): Forfeiture has been recorded with the County Recorder as per court-order but we are waiting on a document we can convey the property from.

- 3) 6807 N. Coolville Ridge Road, Athens (1 parcel, LB-2024-08): The pay-in-advance contract was signed by Rebecca Wood on May 30<sup>th</sup>, 2024. The case has been filed and is in the notification stage of the foreclosure. Notification has likely failed, and we will be heading to “service by publication”.
  
7. Update on pending dispositions
  1. No pending dispositions.
  
8. Update on 47 Main Street, Chauncey  
Mediation between the Land Bank, Athens Preservation, and the Village of Chauncey occurred August 13<sup>th</sup>, 2024. Athens Preservation, LTD presented some information to our attorney to work toward a settlement but it was insufficient to document what they have actually spent on the property. Our attorney asked for supporting documentation and what we received was still inadequate, but we went ahead and made a settlement offer which was rejected. The opposing legal counsel has requested another mediation session, which has been scheduled for January 28<sup>th</sup>, 2025.
  
9. Community Development Block Grant opportunity in collaboration with HAPCAP for downtown revitalization  
The request for qualifications responses were due by Wednesday, November 13<sup>th</sup>. Responses were received from BDT Architects & Designers and RVC Architects. Jeff Jenkins will be present at the Athens County Commissioners meeting on Tuesday, November 26<sup>th</sup> to make his recommendation and receive approval.
  
10. 11 Maple Street, Glouster Renovation  
We have accepted two offers on the property: A primary offer, which we expect will close and a “backup” offer in case the first one falls through. An appraisal and inspection were done by the buyer, and both indicated no problems.
  
11. WHO application with Habitat for Humanity of Southeast Ohio  
At the August board meeting, the board voted to accept the motion to pivot with a new WHO application with Habitat for Humanity of Southeast Ohio and to inform ODOD that we would not be moving forward with the previous application submitted in partnership with SAOP.

In further meeting with Habitat, it was decided that new Habitat builds would occur on 823 Walnut Street, Nelsonville; 923 E. High Street, Nelsonville, 931 E. High Street,

Nelsonville; and 9 Johnson Road, The Plains (contingent on current examinations of the property). There is the potential for an additional build on a Habitat lot.

At the October board meeting, the board voted to approve a borrowing resolution that noted the Land Bank could borrow up to \$100,000 from the Athens County Foundation should we find ourselves in need of funds while waiting for reimbursements from the WHO program and BD&SR program. We are waiting for the Athens County Foundations to provide us with specifics on the agreement.

Kenneth Oehlers has informed us that an amended scope of work for the WHO program is being drafted and should be available shortly. This will serve as the modification for the grant agreement at the state level. Further updates include that Habitat is almost certain that Tri-County Career Center will be building one of the homes. WoodsWork, a unique youth group mission trip program, will likely be building the homes on the High Street lots and one other lot.

#### 12. 10190/10194 Chase Road, Albany project

Extensive discussion was held at the October board meeting regarding the project at 10190/10194 Chase Road, Albany. In summary, contiguous property owner and applicant for the Chase Road parcel Jim Graham has partnered with Water & Land Solutions to restore aquatic ecosystems by restoring stream channels and re-establishing wetlands along with buffers. A couple hundred feet of stream are within the bounds of the Chase Road parcel. Mr. Graham attended the meeting with Matt Ledford of Rural Action's watersheds team to provide more details about the project and to inquire about the likelihood of folding the Chase Road parcel into the project, assuming the cleanup would have been done by now. A motion was passed that we would have Tetra Tech apply for a Phase I and Phase II Environmental Site Assessment to determine if subsurface contamination exists while also exploring what surface cleanup of the property would look like. Mr. Graham was to ask his partners at Water & Land Solution if the Chase Road parcel could still be part of the project if the Land Bank remained the owners for the next 6-8 months while the ESAs are completed, following any potential required subsurface remediation.

Tetra Tech has filed the grant application for targeted brownfield assessment at the Chase Road property. A contractor we have worked with previously on demolitions provided an estimate for cleanup of the surface debris.

#### New Business – 15 minutes

1. Future Dispositions – Several potential dispositions are in progress, and we hope to bring them to the board soon. They include:

- a. 4070 Washington Road, Albany: With demolition complete and site remediation imminent, we hope to begin asking for project proposals shortly and hope to bring this property up for disposition.
- b. 55 Madison Street, Gloucester: Survivor Advocacy Outreach Program has applied to acquire this property to build a duplex upon as part of their greater project through the Appalachian Community Grant Program. We expect to bring it up for disposition at the December board meeting.
- c. 32 Front Street, Gloucester: Survivor Advocacy Outreach Program has applied to acquire this property to build on as part of their greater project through the Appalachian Community Grant Program. We expect to bring it up for disposition at the December board meeting.
- d. 518 W. High Street, Nelsonville: A new end-user has approached us regarding building a new residence on this property. He is currently in talks with the City of Nelsonville about a potential plan.
- e. 19476 Maple Street, Trimble: Past end-user for Land Bank properties who has completed renovations in Gloucester and Athens, Rickey Moody, has inquired about renovating the house that was donated to us on Maple Street in Trimble. We expect this property to come up for disposition at the December board meeting.

## 2. Strategic Planning Session

Mr. Wasserman has requested board members convene at some point in January or February 2025 for a 2-3 hour strategic planning session. He asks that board members look at their calendars for possible dates. Aaron can create a Doodle poll for tracking responses.

## 3. 2023 Annual Report

Aaron has completed the 2023 annual report. He will be circulating it to the board for any edits and final approval.

## 4. 2025 Budget

Ric and Aaron will begin work on the 2025 budget in hopes of presenting it to the board at the December meeting. Anyone wishing to have input into that document should contact Ric soon.

5. New Projects: No new projects this month.

<b>Taxes Owed</b>	<b>Last Pymt</b>	<b>Parcel ID</b>	<b>Owner Name</b>	<b>Property Address</b>

6. Scheduling of next meeting: December 18<sup>th</sup>, 2024

7. Adjournment