

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

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

DAY/TIME: Wednesday, December 13th, 2023 @ 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 18th, 2023 meeting
4. Financial Report - Treasurer LaVerne Humphrey

Summary	
Starting Balance	343,944.50
Actual Cash In	400.00
Actual Cash Out	52,608.16
Ending Balance	291,736.34

Business:

Old Business – 35 minutes

1. Update on acquisition process/pipeline – Mr. Wasserman
 - i) Properties acquired since September board meeting:
None. Assistant Prosecutor Zach West has several cases in various states of foreclosure, all bound for Sheriff sale when the foreclosure is decreed. A couple of projects are in the latter stages. In addition, the property at 10190 Chase Road in Alexander Twp, (2023-05) is expected to come to us within the next week.

2. State Demo project:

The Group L1, L2, and L3 demolitions were awarded as follows: L1 to Running G Farms, L2 to Archer Excavating, and L3 to Aster Oilfield Services. Structures in Group L include: 26070 Congrove Street, Coolville; 26540 Main Street, Coolville; 472 SR-124, Hockingport; 62 Firehouse Drive, Glouster; 19549 Congress Street, Trimble (Garage at Village Hall). Pre-demolition progress is running smoothly with Running G Farms expected to break ground first on September 19th.

Substitution projects were submitted to ODOD and all were approved. The substitutions include 3 Fairlawn, Glouster; 42 Front, Glouster; 63 E. Main, Glouster; 55 Madison, Glouster; 1128 High, Nelsonville; 631 Cherry, Nelsonville; 4120 Old SR-56, New Marshfield. 4120 Old SR-56, New Marshfield is the only property in the substitutions not owned by the Land Bank and was brought to us by Gregg Andrews. There will be one more group demolition before we have completed this round of the BD&SR program. Remaining structures to be demolished include the above substitutions as well as 5377 Happy Hollow, Nelsonville; 426 Pleasantview, Nelsonville; 253 Myers, Nelsonville; 60 Terrace, Nelsonville; 12 Robbins, Nelsonville; 611 Patton, Nelsonville; 269 Madison, Nelsonville.

The Group L demolitions are complete! Structures in Group L included 472 SR-124, Hockingport, 26070 Congrove Street, Coolville, 26540 Main Street, Coolville, 19549 Congress Street, Trimble (Garage at Village Hall), and 62 Firehouse Drive, Glouster. Cleanup is still occurring at the Firehouse Drive property. Aaron is currently working on the next reimbursement request to submit to ODOD.

Asbestos inspections have been completed for the final group of demolitions. Three structures came back "hot," and remediation is underway.

We are compiling a preliminary list of potential properties to submit as part of our application for the next round of this program. Folks are encouraged to reach out to Mr. Wasserman or Aaron if they know of potential projects.

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.

We were informed by ODOD that the Abandoned Gas Stations grant program is out of money and they are no longer accepting applications. We had already filed an application for the cleanup of 4070 Washington Road, Albany. We were asked to instead put this remediation through the State Brownfield program. The folks at the Port Authority were

very quick to meet with us and submitted the Washington Road property as part of their Brownfield application but this will result in a significant delay of this already long-running project.

5. Update on previously approved projects: Mr. Wasserman

- 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. Wasserman notes that he will check in with Tony Dunfee on the status of 141 Monroe Street, Nelsonville. Mike Smith has completed the renovation of 30 Cross Street, Glouster. A few small repairs remain, but one of his employees has rented the house. Aaron has photos to present.

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

- 1) 4070 Washington Road (3 parcels, LB-2021-16): We have acquired this property. See above for update on environmental remediation at this property. See update regarding 4070 Washington Road above in the Brownfield section.
- 2) 33012 Perry Ridge Road, Nelsonville (LB-2023-02): Pay-in-advance with Chris Breeze. A motion for default judgement was filed on 9/25/23. No action by the judge yet.
- 3) SR-691, York Township (LB-2023-03): Pay-in-advance with Jeff and Laura Brown. On today's agenda.
- 4) Nelsonville Avenue, Stewart (LB-2021-11): Pay-in-advance with Charles Cochran. A motion for Summary Judgement has been filed and may have been adjudicated on 9/25/23 but it has not been recorded in the official docket as of last Friday.

7. Brownfield Remediation Projects:

1. See sections 5 & 6 for details.

8. Update on pending dispositions:

1. Closing for 42, 44, and 46 Front Street, Glouster occurred on December 4th, 2023.
2. The end-user for 8001 SR-78, Glouster has found a surveyor and is in the process of having the survey completed.
3. A new survey is needed for 32 Locust Street, Glouster. The Land Bank informed Allen and Joyce Flowers that we would be willing to split the cost of a new survey. We're currently in the process of ordering a new survey. Tim Newman informed Aaron that he would check out the property and get back to us whether he could take it on and what the estimate would be. He has not yet returned Aaron's attempts at contact.

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

A request was sent to the Commissioners and was then sent to their Auditors to verify that it is an approved expense. We have received neither an approval nor a denial of this request. At the April board meeting Mr. Eliason informed us that a letter would be sent once an official determination is made.

10. Update on 47 Main Street, Chauncey – Mr. Wasserman:

At the July board meeting, the board voted to proceed with filing the lawsuit against Athens Preservation, Ltd. The suit was filed in mid-August. Significant staff time was spent during November to prepare documents for discovery including any emails, minutes, agendas, resolutions, etc. that mention either 47 Main or Athens Preservation, LLC. Opposing counsel is now reviewing the discovery documents.

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

Nathan Simons informed us that applications are due by January 22nd, 2024. He has informed us that he needs a scope of work so that an architect can provide an estimate for the project.

12. 11 Maple Street, Gloucester Renovation:

Work on the house began in August. This is basically a full-gut renovation with every wall down to the studs. Sanborn Family Builders is currently working through the renovation, the project is nearing completion. Drywall is up, hardwood floor has been finished. LVT flooring will go down later this week. Painting, cabinet installation and other finishings will be done in the next two weeks. Project completion now looks to be in mid-January. There is some local interest in purchasing the house already.

On December 12th, Mr. Chmiel was notified that we were awarded the grant submission he made to the Athens County Foundation. The grant amount is \$14,000 and will cover the costs of the new roof and gutters.

13. Structural Assessment of Downtown Gloucester Buildings:

At the July board meeting, contract was approved with Barber & Hoffman for the structural assessments of 73, 83/85, and 87 High Street, Gloucester. Aaron and Jody met with Mike Mazzocco from Barber & Hoffman on September 14th for the initial inspections. Jody has performed certain work to create openings in certain areas of the floors, walls, ceilings so further structural assessment may be made. Immediate temporary repairs need to be completed on 83/85 and 87 High Street. Chris Hutton is working on an estimate for these temporary repairs. Two invoices for the engineers have now been paid.

Jody has completed making the openings in the buildings as requested by Barber & Hoffman. They will be visiting Gloucester again shortly to complete the next round of inspections.

Hutton Excavating has visited the buildings so they can put together an estimate on temporary parapet repairs per Barber & Hoffman's recommendations.

Mr. Chmiel will be holding a walkthrough of 75 High on Friday, December 15th with an interested end-user.

14. Temporary roof repairs have been accomplished at two Gloucester commercial properties, 60 Main Street (Ditty box) and 110 High Street. Cost was \$960.00 for both buildings. This was necessary to prevent rainwater from entering the buildings.

15. Appalachian Community Grant Application-Mr. Chmiel:
One of the primary focuses of this program is on downtown revitalization. Update from Mr. Chmiel.

Mr. Chmiel notes that there are planners he has been working with, but the program seems to be a challenge at the moment.

16. Acquisition of 10190 Chase Road, Albany:

The Prosecutor's office has asked us to accept this parcel. It was surrendered by the owner to them in a criminal matter. The Prosecutor's title search showed only the taxes and assessments from the county as liens against the property. This property will be a big clean-up job. We expect to receive the deed before the end of the year.

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. 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. No project proposals were submitted on the prior October 19, 2022 deadline. Athens County Planner Laura Olbers confirmed with us that this property is in the floodplain and would need to be elevated 6 inches above the base flood elevation if renovated. Steve Pierson has informed us it would need to be raised 12 inches above the BFE. A new end-user is interested in touring the property and has reached out to Nelsonville City Code to learn more about the code requirements for renovation.
 - b. 8160 State Street, Stewart (LB-2020-10): A dilapidated house formerly occupied this structure. A qualified end-user is in the process of purchasing the property contiguous with this one, which has a usable septic system. His plan is to build on the 8160 State Street parcel and hook into the septic system on the adjacent property which he is

purchasing. We expect this property to come up for disposition within the next couple of months.

- c. 62 Grover Street, Nelsonville (LB-2018-45): A neighboring property owner has expressed interest in acquiring this parcel as green space.
- d. 923/931 E High, Nelsonville (LB-2021-21/22): There is one new end-user interested in acquiring both parcels. They are currently reaching out to Nelsonville City Code to ensure their plan is acceptable.

2. OLBA Dues:

It was mentioned at the last Ohio Land Bank Association network meeting on Friday, December 8th, that invoices would be sent out shortly for 2024 dues to the OLBA. We are requesting \$1,100 for membership dues (\$600) as well as an additional \$500 for our sponsorship of the Ohio Land Bank Conference.

3. New Marshfield School:

Mr. Chmiel would like to hold a discussion regarding the old New Marshfield school at 8000 New Marshfield Road.

4. 2024 Budget:

Mr. Wasserman and Aaron have completed an unapproved 2024 budget for the board's consideration.

5. 2021/2022 Annual Report:

Aaron has completed the final draft of the 2021/2022 annual report. Board members were sent the draft for approval.

6. Disposition Action:

SR-691, York Township (LB-2023-03): Pay-in-advance project with Jeff & Laura Brown. There have been no other applicants. The agreed upon sales price for this property is \$3,060 with \$2,200 having been paid in advance.

7. New Projects:

Taxes Owed	Last Pymt	Parcel ID	Owner Name	Property Address

No new projects.

- A. Scheduling of next meeting: January 17th, 2024.
- B. Adjournment