

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

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

DAY/TIME: Wednesday, December 15th, 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 October 20th, 2021 meeting
4. Financial Report –

Summary	
Starting Balance	471,703.10
Actual Income	31675.00
Actual Expenses	10227.24
Ending Balance	493,150.86

Business:

Old Business –

1. 47 Main, Chauncey – The village has issued a flood plain permit to the owner. Work is expected to be completed by May 2022. The situation appears to be resolved.
2. Update on acquisition process/pipeline – Ric
 - i) 923 and 931 High Street, Nelsonville (LB-2021-21 and LB-2021-22) were acquired in November 2021.
 - ii) 75 High Street, Glouster (LB-2021-14) was acquired since the last meeting.

iii) Final hearings for seven properties were held on Nov 3rd, 2021 at the BOR. These properties are now in the 28 day right-of-redemption period. We should be getting deeds to them soon. These properties are: 3798 Woodlane Drive and 823 Walnut, and 20 Campbell, Nelsonville; 8810 Center Street and 8160 State Street, Stewart; 26 Converse, Chauncey; 67 ½ E Palmer, Jacksonville.

3. Self-Funded Demos – We’ve received a bill of \$5,500 for administrative costs for the Group “I” demos. Regarding Group “J” demos, we expect them to be completed by the end of January. Sean Brooks from HAPCAP sent over bids for the Group “J” demos. The properties in Group “J” include 19498 Congress, Trimble; 184 Sheppard, Nelsonville; 82 Front, Glouster; 518 W High, Nelsonville.

4. Update on previously approved projects - Ric

A. 27 Main Street, Glouster (LB-2018-72): The board decided to offer the next door neighbors the opportunity to purchase the property for \$15,000.

B. 15990 Millfield Road (LB-2019-47): This property is scheduled to be demolished with the Group “J” demos.

C. Rehabs: Land Bank Rehabs underway or nearly completed in the county 24 Cherry, Glouster, & 141 Monroe, 130 Jefferson St., 354 Chestnut St, 637 High St, 495 Patton St, & 770/784 Poplar St, Nelsonville. 19606 Plum St, Trimble (Habitat) has begun demolition and a new foundation is scheduled to be constructed this week. 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 (LB-2018-35), The case has been dismissed and the taxes have been paid by the estate of the deceased owner. The property has been purchased by a private individual who intends to build a new house there.

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

1) (LB-2020-14), Letha Matheny (20BR0016): This transaction closed in November.

2) Sargent Road, Lodi Township (2021-02) - Nathan and Kayleigh Stotts. This property has been acquired. See above.

3) 4070 Washington Road (3 parcels). Case was filed by outside counsel Frank Lavelle (21BR0015). This case is now ready for final hearing. Hearing date needs to be scheduled at BOR.

- 4) Ball Drive – Case was filed by outside counsel Frank Lavelle (21BR0014). This case is now ready for final hearing. Hearing date needs to be scheduled at BOR. This and the previous case have been our fastest foreclosures. The case filing was on September 28th and the motion for final hearing was within three months.

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 (LB-2020-15) - Final soil samples were taken to finish-out this project. No results available yet.
- 3) 83 Columbus Road (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.
- 4) 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 analysis' we will find out if they will remediate and demo.
- 5) 4070 Washington Rd, Albany (LB-2021-16) – Foreclosure has just been filed so an application can be made to Ohio EPA. Our consultant believes it may be to our advantage to ask the Township Trustees to file this grant application as they are reluctant to fund too many applications to one entity.

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. This transaction closed in October.
- B. All previously approved dispositions have been closed including 36 W. 2nd, The Plains; 16871 River Road, Canaan Township; 16357 S. Canaan Road, Canaan Township.
- C. 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.

New Business – 35 minutes

1. 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. We have taken potential end-users on tours through the property and have begun receiving proposals. Danny Yahini was taken through the house and it is his opinion that due to standing water in the basement, it is not salvageable and must be demolished.
 - c. 16871 River Road, Cannan Twp. This transaction closed in late November.
 - d. 13 Republic Avenue, Glouster – Empty village lot. 3 end-users, two of whom want to build a garage there. Still waiting for proposals.
 - e. 36 W. Second Street, The Plains – This transaction closed in late November.
 - f. 27 Main Street, Glouster – Large, 2-story house. Our consultant has examined it and believes it is not economically feasible to rehab. End-user has been sent offer determined at October board meeting.
 - 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 – Demolished September. On today's agenda.
 - i. 80/82 Front Street, Glouster – 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. 82 Front scheduled to be demolished during upcoming Group J demos. Two interested end-users working on proposals.
 - j. 19466 S Center St., Trimble. Large lot (2) where we removed a mobile home. Lot has a useable pole building/garage. Demolished in Group I demos. Some interested end users have come forth with potential proposals.
 - k. 14/16 Maple St, Glouster – Lots where we tore down houses. End user(s) on record.
 - l. 8001 SR-78, Glouster – Parcel with a dilapidated trailer. Previously believed to be landlocked but we recently discovered that there is an easement. One interested end-user who would like to put a cabin on the parcel. Needs survey.
 - m. 10436 Sycamore, Trimble – Structure demolished during Group I demos. Potentially interested end-users have begun to come forward.

2. 2022 Budget – Proposed budget created, up for discussion.

3. SAOP Proposal for Contract Maintenance – Comm. Chmiel

4. Disposition Action:

A) 72 and 74 Main Street, Chauncey (LB-2018-29, LB-2019-36) – Two structures sat on these parcels that were taken down during Group H demos. Village of Chauncey would like to acquire these parcels as they are in the flood plain.

5. New Projects:

Taxes Owed	Last Pymt	Parcel ID	Owner Name	Property Address
\$3,658.64	2012	P030040000700	James Pickett	431 Fairview Street, Nelsonville
\$7,902.75	2014	N010090204900	James Sylvester	4011 Circle Drive, New Marshfield

A. Scheduling of next meeting: January 19th, 2022.

B. Adjournment