

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, December 15th, 2021 at 11:07 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, Steve Patterson, and Gregg Andrews.
2. Approval of agenda with the addition of one new project (4011 Circle Drive) under New Projects. Motion by Mr. Chmiel, 2nd by Mr. Eliason. All Yeas.
3. Approval of minutes from October 20th, 2021 Board Meeting. Motion by Mr. Chmiel, 2nd by Mr. Patterson. All Yeas.
4. Financial Report 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. Mr. Wasserman notes that there will soon be several invoices related to "Demo Group I" that will reduce the ending balance by about \$50,000. All Yeas.

Business

Old Business

1. 47 Main Street, 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 from Mr. Wasserman
 - a. 923 and 931 High Street, Nelsonville (LB-2021-21 and LB-2021-22) were acquired in November 2021.
 - b. 75 High Street, Glouster (LB-2021-14) was acquired since the last meeting.
 - c. Final hearings for seven properties were held on November 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, 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; 15990 Millfield Road, Millfield. *We've asked HAPCAP to hold off on awarding bids for this round considering the information received this week with regard to the new state funding.* Mr. Wasserman notes that guidelines regarding the state funding were released last week. \$150 million has been made available for demolition and remediation work, \$350 million has been made available for brownfield work. He notes that brownfield applications are due by January 31st, 2022, and applications for the demolition funding are due by mid-February 2022 and that we need to own all properties that we plan on utilizing this money toward. We would like to make sure that the Trimble school project is able to be part of it. Every county Land Bank will receive an set-aside of \$500,000 for demolitions match-free. If we go through that funding, there is another pool of funding that we could request with a 20% match. The brownfield funding is \$1,000,000 match-free per county and another pool of funding with a 20% match should we need it.

4. Update on previously approved projects from Mr. Wasserman
 - a. 27 Main Street, Glouster (LB-2018-72): The board decided to offer the next door neighbors the opportunity to purchase this property for \$15,000 which would cover the Land Bank's cost to demolish the structure as well as property value. Interested end-user and next-door neighbor. The neighbor, Rickey Moody, who

attended the meeting, said he is preparing a new offer to bring to the board in January once he receives a demolition estimate from a contractor.

- b. 15990 Millfield Road, Millfield (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, Gloucester, & 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 shortly..
 - d. 9 Clinton Street, The Plains (LB-2018-35): The case has been dismissed, the property sold 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.
5. Rural Acquisition Program Projects (Pay-in-advance):
- i. (LB-2020-14), Letha Matheny (20BR0016): This transaction closed in November.
 - ii. Sargent Road, Lodi Township (2021-02): Nathan and Kayleigh Stotts. This property has been acquired. See above.
 - iii. 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.
 - iv. 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.
6. Brownfield Remediation Projects:
- a. 10 High Street, Gloucester: More soil samples were taken to finish-out this project. No results available yet. Tetra-Tech has determined they need to drill small wells next to the parcel on another parcel in the Village right-of-way. A letter has been sent to the Village asking for approval.
 - b. 16 Main Street, Chauncey (LB-2020-15): Soil samples continue to be taken on this project. No results available yet.
 - c. 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.
 - 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. Could be shifted to new brownfield money.

- e. 4070 Washington Rd, Albany (LB-2021-16): Foreclosure has just been filed so an application can be made to Ohio EPA. We will likely apply for an assessment for this project through the new brownfield money.

7. 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 initial 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 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 because they were concerned that someone rehabbing it might not follow through and it would be left in an unfinished state for an extended period of time.

We have included with the board packet a proposal for the Land Bank to renovate this house utilizing Sanborn Family Builders as the General Contractor. After consulting many real estate and building professionals we believe it is possible and will be profitable for the Land Bank. Motion to approve Land Bank proposal to renovate home at 17922 N Akron Ave, Buchtel by Mr. Wasserman, 2nd by Mr. Chmiel.

Mr. Wasserman discussed the larger points of the rehab and the three market analysis that was done by local real estate agents who work in the York Township area. Mr. Chmiel notes that he would prefer a metal roof and Mr. Wasserman says he is unsure if the Sanborn Brothers do metal roofs. Mr. Chmiel notes that Buchtel will have a new Bailey's trailhead and the Nelsonville Music Festival will be moving to Buchtel and that he thinks this is a great endeavor for the Land Bank to take on. Mr. Chmiel notes that he would like to see more flexibility for renovations in the funding the Land Bank is receiving from the state. Mr. Patterson notes that we should investigate energy efficient appliances and windows and that we should drop the garbage disposal. Sanborn Brothers believes they could begin in March. Mr. Eliason notes that weatherization should

be included. Mr. Chmiel notes that we performed a lot of waste diversion at the house as well and removed piles of scrap metal, hard to recycle plastics, electronics, and more. The Chairman called for a vote on the proposal and it was approved unanimously.

New Business

1. Future Dispositions: Several dispositions are in progress, and we 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, Athens: This transaction closed in late November.
 - 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: This transaction closed in late November. Mr. Chmiel makes a motion that we give The Plains \$10,000 of the \$16,000 we received for the property to cover the cost of the demolition. 2nd by Mr. Eliason. All yeas.
 - 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, Gloucester: Lots where we tore down houses. End user(s) on record.
 - l. 8001 SR-78, Gloucester: 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 by Aaron and Ric, up for discussion. Motion to approve by Mr. Wasserman, second by Mr. Chmiel. Discussion: Mr. Chmiel notes that demo line should read \$500,000. Mr. Chmiel also proposes that we add more money to the “rehab” line-item estimate. He proposes “\$200,000” in that line. He notes that he has received a quote for 75 High, Gloucester (\$35,000 for new masonry work, \$26,000 for a new roof). He introduces Carmisha Smith. Ms. Smith recently moved to Athens from St. Louis, where she worked with a program like the Land Bank. They primarily focus on reutilizing properties and historic homes. Ms. Smith could potentially aid the Land Bank with historic preservation of Land Bank properties. Mr. Chmiel notes that we should put some resources toward the historical preservation side of Land Bank properties, potentially another \$100,000. Mr. Patterson notes that he is in support of the idea but would like to see a more detailed proposal or policy. Mr. Eliason notes he doesn’t think we need to add a new line item to the budget but could just adjust that line-item when there is a project under consideration.

Mr. Chmiel makes the motion to change the budget for demos to \$500,000. 2nd by Mr. Patterson. All yeas.

Mr. Chmiel makes the motion to increase the rehab budget to \$200,000. 2nd by Mr. Andrews. Mr. Patterson says his condition would be to create a policy around historical preservation. Additional discussion regarding the merits ensues. Votes: Mr. Wasserman: No. Mr. Patterson: Yes. Mr. Chmiel: Yes. Mr. Andrews: Yes. Mr. Eliason: No. The motion passes.

All in favor of budget as amended: All yeas.

3. SAOP Proposal for Contract Maintenance by Mr. Chmiel
- a. Mr. Chmiel has been looking for alternatives to continuing the waste diversion program. SAOP is working on a big CDBG proposal and will be based in Gloucester. They have recently hired a facility/maintenance worker and Mr. Chmiel was hoping that we could work with this individual on a contract basis. The quote we received was \$36/hour. Mr. Chmiel notes that it would be ideal to find someone for this position who could perform the mowing at Land Bank properties as well.
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 and acquiring them would assist in their re-entry to the National Flood Insurance Program. Motion by Mr. Wasserman to dispose of the properties to the Village of Chauncey, 2nd by Mr. Patterson. All yeas.

5. New Projects:

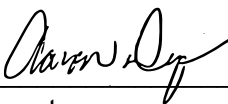
Taxes Owed	Last Pymt	Parcel ID	Owner Name	Property Address
\$3,658.64	2012	P030040000700	James Pickett	431 Fairview Street, Nelsonville
\$7,902.75	2014	N010090204900	James Sylvester	4011 Circle Drive, New Marshfield

- a. 431 Fairview Street, Nelsonville was brought to us by Nelsonville City Code Enforcement and 4011 Circle Drive was brought to us by Land Bank board member and Waterloo Township Trustee Gregg Andrews. Motion to accept both as new projects by Mr. Wasserman, 2nd by Mr. Eliason. All yeas.

6. Scheduling of the Next Meeting:

- a. Mr. Wasserman notes that January 19th, 2022 will be the date of the next meeting. The location will remain at the Athens County Records Center at 27 S. High, Glouster.
- b. Sean Brooks from HAPCAP inquired on the status of 19466 S Center Street, Trimble as he is an interested end-user. Mr. Wasserman notes that there has been interest in this property from other individuals and it will likely be brought up for discussion in early 2022.
- c. Mr. Andrews asks if there have been any applicants for 3798 Woodlane. Aaron Dye notes that there has been one applicant.
- d. Motion for adjournment at 12:18 pm by Mr. Eliason, 2nd by Mr. Patterson. All yeas.

Minutes submitted for approval by Aaron Dye, Secretary

 1/19/2022
Secretary _____ Date

Approved, as amended (if any) on 1/19/2022