

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

LOCATION: Athens County Administration building, Commissioner’s meeting room (live) and on Google Meet (<http://meet.google.com/zsk-oegh-dkk>)

DAY/TIME: Wednesday, December 17th, 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 **with amendment of bank account/credit card discussion**
3. Approval of minutes from November 19th, 2025 board meeting
4. Financial Report from Treasurer LaVerne Humphrey

Summary	
Starting Balance	472,563.00
Actual Cash In	67,563.00
Actual Cash Out	9,921.29
Ending Balance	530,052.71

Business:

Old Business – 30 Minutes

1. Update on acquisition process/pipeline
We have filed petitions with the Auditor’s office to have the following properties transferred to us from the forfeited lands list: 64 E. Palmer Street, Jacksonville; 31 Town Street, Glouster; 8810 SR-685, Glouster; 2nd parcel at 191771 Lake Drive, Trimble. We are waiting to receive the Order of Forfeiture for 23 Fairlawn Avenue, Glouster.

2. State Demo project

The Group N3, O1, and O2 demolitions have been completed by Hutton Excavating. Proposal specifications for the O3 and P1 demolitions are due on Thursday, December 18th. The final two group demolitions (P2 and P3) will begin the proposals process once we receive the asbestos surveys. The Land Bank is currently on schedule to have demolitions complete by January-February 2026.

Ohio land banks were surprised by the announcement from ODOD that the FY2026 Building Demo & Site Revitalization program applications would be due by November 19th, 2025. Other guidelines for this program include that it is a one-year program instead of a two-year program, and the county set-aside is \$230,000 instead of \$500,000. With one month to assemble and submit an application, Mr. Chmiel and Aaron reached out to HAPCAP for grant administration assistance. ODOD later informed counties that the only item due on the November 19th submission date would be a simple budget outline. All other items related to property identification will not be due until May 1st, 2026.

Demolitions for the FY24-25 program are currently 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: 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: 20 Smith Street, Chauncey; 55 Mill Street, Chauncey; 8 Ellis Avenue, Chauncey; 16 High Street, Chauncey; 16 Lexington Avenue, Chauncey

Group P2: 14560 McDaniel Road, Amesville; 2388 Trout Road, Albany

Group P3: 25 Town Street, Glouster; 29 Hill Street, Glouster; 34 Spring Street, Glouster; 50 Front Street, Glouster; 20 Campbell Street, Nelsonville

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

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

6 Morgan Street, Glouster

50 Locust Street, Glouster

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 were submitted in the Port Authority's Brownfield application for asbestos surveys.

4. Update on previously approved projects

- A. 0 Congress Street, Trimble: We should be moving forward with closing on this donation by the end of the year.
- B. 233/235 Kontner Street, Nelsonville: Tree trimming has occurred and the large trunk that had the canopy removed this summer has been felled. We are looking for someone who wants the wood and/or can haul it away.
- C. Rehabs: Land Bank Rehabs or new construction underway or nearly completed in the county: 24 Cherry Street, 141 Monroe Street, Nelsonville; 75 High Street, Gloucester; 217 Harper Street, Nelsonville; 19476 Maple Street, Trimble; 4070 Washington Road, Albany; 354 Chestnut Street, Nelsonville.

5. Rural Acquisition (Pay-in-advance) Program Projects
 1. Haga Ridge Road, Rome Township (2 parcels, LB-2024-01): Currently in the closing process. The new deed has been prepared. The end-user has one final payment to make before the end of the year. Conveyance of the parcel will occur at that time.
 2. 0 Marietta Avenue, Buchtel (3 parcels, LB-2025-06): The end-users signed the PIA contract on November 7th. Mr. Sappington and Aaron have been reviewing the current steps to take in the rural acquisition process, the first of which includes purchasing a tax certificate from the County Treasurer. After speaking with other County Treasurers and the Athens County Prosecutor's office, it seems like we have a good path forward and the tax certificate purchase will occur shortly.

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 occurred on November 19th, 2025.
 3. 19537 S Center Street, Trimble: After a lot of back-and-forth with the end-user that the current disposition requirement regarding not transferring a property until a point of satisfaction is reached in their development project, they have not engaged in contact.

7. 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. There is a notable lead time on shipment for the facade bricks.

8. WHO application with Habitat for Humanity of Southeast Ohio
Final closing for 923 and 931 High Street, Nelsonville is scheduled for this coming Monday. The dedication for these new homes will occur later that same day on Monday, December 22nd at 2:00 PM.

9. 10190/10194 Chase Road, Albany project
The Phase II Environmental Site Assessment occurred on Tuesday, November 18th. Tetra Tech has confirmed that the results have come in and they're finishing the final report.

10. 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.

11. 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.

Aaron spoke with TTWWTD’s legal representation on Friday, December 12th. They informed him that the TTWWTD board discussed the issue and they would extinguish

any current amount owed on the taps listed in the abandonment, and would work with us after the first of the year to cap any remaining taps.

12. New website for the Land Bank

Eden Marketing has scheduled a meeting with Aaron on Thursday, December 18th to review the first draft of the new website.

13. 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.

14. 2026 Budget

Aaron and Mr. Chmiel have prepared a preliminary budget for final approval in January.

New Business – 15 Minutes

1. Letter of Support for Habitat of Humanity of Southeast Ohio

Executive Director Ken Oehlers asked at the November board meeting that approval for the Land Bank to submit a Letter of Support for their upcoming Welcome Home Ohio Application.

2. Contract with JL Uhrig for Hinkle Filing

Our contract with JL Uhrig, who we usually work with for our annual required Hinkle Filing, has expired. They have sent over a new contract which notes the work will not exceed \$1,900.00. We would like board approval before moving forward with signature.

3. Dispositions

No dispositions.

4. New Projects

Taxes Owed	Last Pymt	Parcel ID	Owner Name	Property Address

No new projects.

5. Scheduling of next meeting: January 18th, 2025

6. Adjournment