

**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, December 18<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 November 20<sup>th</sup>, 2024 board meeting
4. Financial Report - Treasurer LaVerne Humphrey

<b>Summary</b>	
Starting Balance	361,723.26
Actual Cash In	0.00
Actual Cash Out	20,061.60
Ending Balance	341,661.66

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 have received the documents necessary to acquire the following properties: 6 Morgan Street, Glouster; 15 N. Third Street, Jacksonville; 8670 Hollister Road, Hollister; 8525 SR-78, Hollister; 50 Locust Street, Glouster; Haga Ridge Road, Rome Township. We are awaiting the paperwork for 26280 Main Street, Coolville.
  - ii) Other foreclosures are in the end-stages with either non-oral hearings scheduled or motions for summary judgement to be filed shortly.

## 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 three demolition groups.

We were notified by ODOD 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. It was decided at the November board meeting to move forward with the Group N1 demolition and the Chase Road, Albany cleanup with the expectation that the funds will be reimbursed once we receive the grant agreement. Aaron is currently working on the bid specifications.

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. The demolition of the service station at 4070 Washington Road, Albany is complete! Tetra Tech will now begin subsurface contamination remediation. Tetra Tech has notified us that a remediation contractor has been selected, and soil remediation should begin shortly. Currently, we plan on soliciting initial project proposals for the property just after the first of the year.

Asbestos abatement at the Cornerstone Harvest Church/old Hollister school was completed prior to Thanksgiving and demolition is complete.

### 5. Update on previously approved projects

- A. Rehabs: Land Bank Rehabs or new construction underway or nearly completed in the county: 24 Cherry Street (new owner), Glouster; 141 Monroe Street, 61 Summit Street Nelsonville; 217 Harper Street, 354 Chestnut Street, Nelsonville. After the November board meeting, Mr. Wasserman and Aaron checked out the site at 354 Chestnut Street. It appears that most of the trash has been cleaned up.
- B. 57/ 61 Summit Street, Glouster: Habitat for Humanity of Southeast Ohio held a ribbon cutting and dedication for the house on Friday, November 22<sup>nd</sup>. Mr. Simons and Aaron were present.

### 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. To date we have close to or over 30 potential end-users with new people calling every week.

Our environmental consultants, Tetra Tech, Inc. believe that we are not far from the completion of this project, perhaps before the end of 2Q 2025. As such we will begin moving forward in January with contacting potential end-users regarding the assemblage and submission of renovation or site-use plans.

- 2) Haga Ridge Road, Rome Township (2 parcels, LB-2024-01): We have received the deed for this property. Aaron has uploaded it to the Land Bank website and Jody will be placing a sign there shortly.
- 3) 6807 N. Coolville Ridge Road, Athens (1 parcel, LB-2024-08): This property was redeemed by someone in the family after court notifications went out with over

\$7400 in delinquent taxes paid. They will be billed for the court and attorney costs and when those are paid the case will be dismissed. The potential end-user has been informed.

- 4) Update on pending dispositions  
No pending dispositions.
  
7. Update on 47 Main Street, Chauncey  
Mediation between the Land Bank, Athens Preservation, and the Village of Chauncey occurred August 13th, 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.
  
8. Community Development Block Grant opportunity in collaboration with HAPCAP for downtown revitalization  
Jeff Jenkins made the recommendation to select BDT Architects for this project to the Commissioners and they agreed to it. He is currently getting an Engineering Services Agreement together and will be getting BDT Architects under contract.
  
9. 11 Maple Street, Glouster Renovation  
Closing occurred on December 6<sup>th</sup>, 2024. The total amount spent on the renovation was approximately \$170,000. This includes the \$15,000 grant from the Athens County Foundation for the new roof and gutters. New owners are a family with one child who had been living in Logan.
  
10. 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.

#### 11. 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. Aaron is working on a contract for the remediation of this property.

#### 12. 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. It was discussed at the November board meeting that Mr. Wasserman and Aaron would meet with the folks at Mission Met, with whom Mr. Chmiel has worked with previously for strategic planning, to determine what preliminary steps would need to be taken. This meeting is scheduled to occur on December 17<sup>th</sup>, 2024.

### 13. 2023 Annual Report

Aaron has completed the 2023 annual report. It has been circulated to the board and should be printed and mailed out prior to the end of the year.

### 14. 2025 Budget

Mr. Wasserman and Aaron have completed a draft budget for 2025 to present to the board.

## 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: On today's agenda.
- c. 32 Front Street, Gloucester: On today's agenda.
- 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: On today's agenda.

### 2. Dispositions

- a. 32 Front Street, Gloucester and 55 Madison Street, Gloucester: In a grant partnership with HAPCAP, Survivor Advocacy Outreach Program has applied to acquire the parcels at 32 Front Street and 55 Madison Street, Gloucester to build two duplexes that are roughly 1000 sq. ft. per side. The resulting duplexes will be high quality new builds featuring units with the lowest possible utility costs for the residents. The units will serve as long-term housing for their program participants who have moved through SAOP's survivor support program. More in "This Month's Dispositions" folder.
- b. 19476 Maple Street, Trimble: Previous Land Bank end-user Rickey Moody has submitted a proposal to renovate the house at 19476 Maple Street, Trimble. Mr. Moody has completed a Land Bank renovation in the past at 29 Main Street, Gloucester. Mr. Moody has submitted a project proposal (see "This Month's Dispositions")

folder) noting that the home will be the primary residence for him and his family with an estimated renovation completion timeline of 8 months after transfer.

3. 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>

4. Scheduling of next meeting: January 15<sup>th</sup>, 2025

5. Adjournment