

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 21st, 2022 @ 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 19th, 2022 meeting
4. Financial Report – Treasurer La Verne Humphrey (2 months)

Summary	
Starting Balance	289,687.32
Actual Cash In	127,212.54
Actual Cash Out	126,604.96
Ending Balance	290,294.90

Business:

Old Business – 20 minutes

1. Update on acquisition process/pipeline – Mr. Wasserman
 - i) Properties acquired since October board meeting: 30 Cross Street, Gloucester; 42 Front Street, Gloucester; 14 Barbour Street, Gloucester. We are awaiting deeds for 319 Oak Street, Nelsonville; 55 Madison Street, Gloucester; 11 Maple Street, Gloucester; 3 Main Street, Gloucester; 29 Hill Street, Gloucester; 21 W. High Street, Jacksonville; Vacant lot at corner of Congress Street and Valley Street, Trimble.
 - ii) Sargent Road, Lodi Township (LB-2021-02): Closing for this project occurred on December 1, 2022.

2. Self-Funded Demos: Hutton Excavating has completed the Group J1, J2, and J3 demolitions. These demolitions included 13 structures in Nelsonville, Glouster, Trimble, Jacksonville, Chauncey, and Stewart. Aaron and Ric are currently going through the projects list to determine the next rounds of demolitions. Expenses for these demolitions will be reimbursable under the Building Demolition and Site Revitalization Program rules. See below.
3. State Demo project: Update from Mr. Wasserman – The applications were due on February 28th. The Land Bank applied to demolish 42 buildings and six mobile homes across the county. We have finally been notified of our approval for the entire \$734,000 of our grant request! Aaron has begun to submit reimbursement requests for expenses incurred for the Group J1, J2, and J3 demolitions. This means that all of the projects on our demo list will be funded though some of them are now moot due to sales or owner-demos.

Aaron is beginning work on the next phase of demos to be labeled “Group K”.

4. State Brownfield Grant Application: In collaboration with the Athens County Port Authority, we made application for several brownfield remediation projects around the county that had previously been Land Bank projects. As part of this program the Jacksonville-Trimble school, vacant and dilapidated for over 40 years, has been torn down. Two other projects have had assessments completed and will be shifted to the OEPA BUSTR program for remediation. Greening has been carried out at the Jacksonville-Trimble school, marking the demolition as complete.

5. Update on previously approved projects: Mr. Wasserman

- A. 27 Main Street, Glouster (LB-2018-72): The house at 27 Main was demolished in the Group J2 demolitions. A sign has been placed at the property. We expect it to come up for disposition in early 2023.
- B. Rehabs: Land Bank Rehabs underway or nearly completed in the county: 24 Cherry Street (new owner), Glouster; 141 Monroe Street, Nelsonville; 130 Jefferson Street, Nelsonville; 354 Chestnut Street, Nelsonville; 637 High Street, Nelsonville; 495 Patton Street, Nelsonville; 770/784 Poplar Street, Nelsonville.

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

- 1) Sargent Road, Lodi Township (LB-2021-02): Nathan and Kayleigh Stotts. This property was officially disposed to the selected end-user on December 1, 2022.
- 2) 4070 Washington Road (3 parcels, LB-2021-16): We have acquired this property. See below for update on environmental remediation at this property. Aaron and Ric conducted a level one inspection of the house on the property, which seems to be in

very good condition. We now have several potential end users for this property. Heirs of the previous owner contacted us and are currently in the process of removing some personal items from the house.

- 3) 110 High Street, Glouster (LB-2022-08): This property was transferred to the Land Bank on November 29, 2022. The previous owner is currently in the process of cleaning out some items from the building.
- 4) 4667 Sand Ridge Road, Lodi Twp (LB-2020-07): The Land Bank purchased the tax certificates and sent them to Frank Lavelle, who filed the foreclosure case. The judge in the case issued a decree of foreclosure on Dec. 13th and ordered Direct Transfer to the Land Bank. We expect to get a deed shortly.
- 5) 61 Summit Street, Glouster (LB-2021-06): Burned out church along Summit in Glouster. This property is already a Land Bank project. The church is slated to be demolished with BD&SR funds later this summer. It was voted at the July board meeting to accept Habitat for Humanity of Southeast Ohio's proposal to acquire this property through the Rural Acquisition program. A foreclosure case was filed on this property on Land Bank lien certificates on September 16th, 2022. Our attorney in the case has filed for a decree of foreclosure requesting a non-oral hearing. No date has been set.

7. Brownfield Remediation Projects:

- a. 83 Columbus Road (LB-2021-18): abandoned gas station owned by the City of Athens. This project was granted a Level 1-2 assessment in the Round 1 brownfield funding and we applied for remediation (demo) of the property in Round 2. We expect the remediation to be funded since it is within our \$1 Million county set-aside. Best estimate on timeline is a mid-late summer 2023 demo.
- b. Trimble-Jacksonville School Project (LB-2021-19): Demolition and greening has been carried out, marking this project as completed.
- c. 4070 Washington Rd, Albany (LB-2021-16): Foreclosure was completed.

Phase 1 and 2 evaluations were done with Brownfield project money and it was decided to move this project to the EPA's BUSTR program as there is over \$10 million left in that fund and Tetra-Tech believes there is an easier path to funding there. It will not, however be quick. It will probably take 6 months to finish the work on the Phase 1 & 2 and get an approval from Ohio EPA for a remediation grant.

8. Update on pending dispositions:

- a. 60 Converse, Chauncey (LB-2018-22): At the October board meeting, it was voted that the initial disposition offer to Scott Bruch would be rescinded. Mr. Bruch was sent a letter notifying him of the rescindment. See more under New Business.

- b. 19596 Maple Street, Trimble (LB-2019-16): Disposition occurred on November 10, 2022.

9. Buchtel Renovation

- a. 17922 Akron Avenue, Buchtel (LB-2020-01): All appliances have been installed and the renovation is complete! Sanborn Family Builders did a fantastic job with the renovation and were wonderful to work with. Finishing touches have been completed. The renovation cost approximately \$170,000. The Land Bank received \$15,000 from the Athens County Foundation and \$30,000 from the Treasurer's lien administration fund, so the Land Bank spent \$125,000. Mr. Wasserman notes that interest rates are on the rise, but the market is still good in Athens County.

We are under contract with a buyer after an initial contract fell-through. An appraisal on the house will be completed shortly. After the appraisal is completed, we will be able to move forward toward a closing in early January. Net before real estate agent commission is \$169,000.

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

- a. A request was sent to the Commissioners, and was then sent to their Auditors to verify that it is an approved expense. Update from Commissioner Chmiel.

11. HAPCAP contract for Building Demolition & Site Revitalization demolitions

- a. See above. All Group J demolitions have been completed. HAPCAP and Sean Brooks were very helpful in guiding us through the demolition process.

12. USDA Application for 83 High, Glouster Roof Repair

- a. The application was approved and Mike Smith of Smitty's Interior & Exterior has begun work on a new roof. Work is completed and has been inspected by Commissioner Chmiel.

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. 27 Main Street, Glouster (LB-2018-72): The structure was demolished during the recent Group J2 demolitions. A new sign has been placed on the property. We expect it to come up for disposition in early 2023.
- b. 8001 SR-78, Glouster (LB-2019-10): Parcel with a dilapidated trailer. A few end-users have applied for this property. Needs survey. An application was submitted to have this structure demolished with state BD&SR funds.
- c. 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.

- d. 38 Main Street, Glouster (LB-2018-73): Large blue boarded up Victorian house in Glouster. A new end-user has come forth with an interest in renovating the house. He is currently composing a prospectus. Our Property Manager, Jody Barnes conducted a tour for a new interested end-user on December 15, 2022.
 - e. 14 and 16 Maple Street, Glouster (LB-2019-25 and LB-2019-26): Empty parcels. Structures previously demolished by Land Bank. The only interested end-user has not responded to contact attempts.
 - f. 823 Walnut Street, Nelsonville (LB-2020-13): Currently on our list to be demolished in the next round of BD&SR funding demolitions. An end-user came forth with an interest in potentially renovating the structure. Jody met with local contractor Danny Yahini who determined that the house would not be a feasible renovation candidate.
2. Resolution to authorize Chair Ric Wasserman to sign paperwork to sell and convey 17922 Akron Avenue, Buchtel as agreed to in the sales contract.
 3. Committee for the creation of an employment policy
 - i) Lenny and Aaron have drafted a new employee handbook. They are using the Lucas County Land Bank's employee handbook as a framework. The first draft was circulated to the board members on Monday, December 19, 2022.
 4. Discussion on an event with Heritage Ohio in Spring 2023 – Commissioner Chmiel
 5. 2023 Budget discussion and approval
 6. Disposition Action:
 - i) 60 Converse, Chauncey (LB-2019-22): At the October board meeting, it was voted that the initial disposition offer to Scott Bruch would be rescinded due to several months of not responding to contact attempts. The Village of Chauncey has expressed interest in this property.
 - ii) 26 Converse Street, Chauncey (LB-2020-03): Site of a former dilapidated house along Converse Street/Route 13 in Chauncey. There were two interested end users, but only one submitted a project proposal. Carrie and Jeff Russel, who own an adjoining property at 11 Sycamore Street where their parents live, would like to acquire the property to

maintain as greenspace. With their proposal, they submitted an offer of \$15,000 for the property.

iii) 19498 Congress Street, Trimble (LB-2021-03)

7. New Projects:

Taxes Owed	Last Pymt	Parcel ID	Owner Name	Property Address
\$12,856.75	N/A	M050030003600	Smith, Janet Olena	64 E. Palmer Street, Jacksonville
\$ 4,210.34	Oct 2022	K010150200100	Jeffers, Kenneth & Nicole Miller	17 Church St., Stewart

A. Scheduling of next meeting: January 18th, 2023.

B. Adjournment