

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, February 15th, 2023 @ 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 January 18th, 2023 meeting
4. Financial Report – Treasurer La Verne Humphrey

Summary	
Starting Balance	347,156.40
Actual Cash In	173,573.00
Actual Cash Out	66,833.49
Ending Balance	453,895.91

Business:

Old Business – 20 minutes

1. Update on acquisition process/pipeline – Mr. Wasserman
 - i) Properties acquired since December board meeting: 4667 Sand Ridge Road, Guysville and 61 Summit Street, Glouster.
 - ii) We have moved into a new cycle of foreclosures with 7 title searches having been ordered from Nolan and Meek in consultation with Asst. Prosecutor Zach West. Mr. West will be preparing these cases soon.

2. Self-Funded Demos: Bid specifications for the Group K demolitions have been published. The deadline for proposals is February 15th, 2023. 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, 2022. 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! 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 submitted the first reimbursement request for the amount of \$129,674.25, which was approved by ODOD and was received in our account on Dec. 30th, 2022.

Bid specifications have been published on the Athens County Land Bank website and are due by Wednesday, February 15th, 2023. Structures in Group K include: 8001 SR-78, Glouster; 2 Mound Street, Chauncey; 22 Smith Street, Chauncey; 3 Main Street, Glouster; 61 Summit Street, Glouster; 3 Summit Street, Glouster; 234 W. Washington, Nelsonville; 3798 Woodlane Drive, Nelsonville; 823 Walnut Street, Nelsonville; 4071 Old SR-56, New Marshfield; 3 Elm Street, The Plains; 38 Brown Avenue, Athens.

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. On today's agenda for disposition.
- 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;

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

- 1) 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.

Tetra-Tech was at the house on February 1st to install a monitoring well into the bedrock.

- 2) 110 High Street, Glouster (LB-2022-08): This property was transferred to the Land Bank on November 29, 2022. The previous owner has removed items from the structure. It is next on our list to be boarded up.
- 3) 4667 Sand Ridge Road, Lodi Twp (LB-2020-07): We have received the new deed for this property. It is our plan to bring it to the board for disposition at the March board meeting.
- 4) 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. We have received the new deed for this property. The church is scheduled to be demolished in the upcoming Group K demos, following which the property will be brought to the board for disposition.

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. 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. Closing for 60 Converse Street, Chauncey is estimated to occur by the end of February.

9. 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.

10. Discussion and possible sponsorship of an event with Heritage Ohio in Spring 2023 – Update from Commissioner Chmiel
11. Update on maintenance repairs for the Ditty Box (60 Main Street, Glouster)
 - a. Smitty’s Interior & Exterior tarped problem areas of the roof and removed the overhanging porch on the east side of the building while stabilizing the metal staircase.

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. On today’s agenda.
 - 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. On today’s agenda.
 - 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. A request for project proposals was sent out with a deadline of Thursday, February 9th, 2023 for submissions. No end users submitted proposals.
 - 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. 98 W. Franklin Street, Nelsonville (LB-2018-03): A new end-user has applied for this property. A dilapidated house used to occupy this property, but was demolished in the Group J demos in Fall 2022. On today’s agenda.
 - g. 30 Cross Street, Glouster (LB-2019-42): A recently acquired property with a house that we believe to be a good candidate for renovation.

Several potential end-users have applied for this property and have been taken on walk-throughs of the house.

- h. 8810 Center Street, Stewart (LB-2020-09): A house was demolished on this property during the Group J demos. We expect this property to come up for disposition in March.
- i. 21 W. High Street, Jacksonville (LB-2019-40): The house at this property will have to be demolished once we complete the BD&SR project demolitions. There have been several folks reaching out about this property.

2. Renewal of membership with Heritage Ohio

- i) The due date for membership renewal is March 31st, 2023. The annual membership fee is \$275.00.

3. Disposition Action:

- i) 98 W. Franklin Street, Nelsonville (LB-2018-03): The structure at this property was demolished during the Group J demolitions. It's a small parcel of 5,412 square feet. Maria and Neil Sommers have applied to acquire the property as greenspace for a rental they own next door. More details in This Month's Dispositions folder.
- ii) 8001 SR-78, Glouster (LB-2019-10): A dilapidated mobile home currently occupies this property. It will need a new survey. There are two potential end-users who submitted proposals, Derek Boyer and Brett Knowlton. Mr. Boyer's plan is to provide a "low-cost, short-term camping option". This includes a 45'x15' gravel slab for a truck and open trailer or a small RV and a 50'x25' recreational grassy area for tents, canopies, or hammocks. Mr. Knowlton would like to keep the trailer on the property and renovate it with the plan to eventually build onto it. More details in This Month's Dispositions folder.
- iii) 27 Main Street, Glouster (LB-2018-72): The house at 27 Main was demolished in the Group J demolitions. During its time being owned by the Land Bank, only one applicant has submitted an application for the property. Rickey Moody, who renovated the house at 29 Main Street (LB-2019-23), would like to acquire the property as additional greenspace. He has noted that the house at 29 Main Street may be sold this year and is requesting that the Ownership clause (Item 9 in our usual sales contract) be removed so that the parcel currently known as 27 Main may be included in the sale. For reference, the Ownership clause states that if a property is sold prior to owning it for three years, the buyer must sell the property for no more than it was purchased. If sold prior to owning the property for three years for more than it was purchased, the buyer must pay the difference to the Land Bank.

4. New Projects:

Taxes Owed	Last Pymt	Parcel ID	Owner Name	Property Address
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\$1,206.20	2020	M040040005900, M040040005800	Andrews, Kathleen R and Ronald J	23 Fairlawn Avenue, Glouster
\$1,086.50	2017	P010010010500	Wellman, Sharon	3012 Perry Ridge Road, Nelsonville

A. Scheduling of next meeting: March 15th, 2023.

B. Adjournment