

**ATHENS COUNTY LAND REUTILIZATION CORPORATION**  
**BOARD OF DIRECTORS - REGULAR MEETING**  
[www.AthensCountyLandBank.com](http://www.AthensCountyLandBank.com)

LOCATION: Athens County Records Center (live) and on Google Hangouts -

<https://meet.google.com/bbz-ywph-ygf>

DAY/TIME: Wednesday, February 16th, 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
2. Approval of agenda **with the addition of board approval of BD&SR funding, 6 Morgan Street as a new project, and 3 Fairlawn, Glouster as a new project.**
3. Approval of minutes of January 19<sup>th</sup>, 2022 meeting
4. Financial Report –

<b>Summary</b>	
Starting Balance	442,302.54
Actual Income	98,132 .68
Actual Expenses	13,259.62
Ending Balance	527,175.60

Business:

Old Business –

1. Update on acquisition process/pipeline – Ric
  - i) We have received the deeds and conveyance statements have been filed with the Auditor’s office. These properties are: 3798 Woodlane Drive and 823 Walnut, and 20 Campbell, Nelsonville; 8810 Center Street and 8160 State Street, Stewart; 26 Converse, Chauncey; 67 ½ E Palmer, Jacksonville. Level One Inspections have been conducted at most of these properties. Inspections still need to be completed for 26 Converse, 67 ½ E Palmer, and 8810 Center. Additionally, we acquired 823 Walnut Street, Nelsonville.

- ii) We have received deeds and conveyed the property at Ball Drive, Athens Twp and the three parcels from the Paul R. Green Trust, Washington Road, Albany. Both of these are Rural Acquisition projects.
  - iii) Sargent Road, Lodi Township (2021-02) - Nathan and Kayleigh Stotts. This property has been acquired. Aaron has been out to this property to put up a Land Bank sign but since the parcel is land-locked, there does not appear to be any available frontage to do so. It is on the Land Bank property website. On today's agenda.
2. Self-Funded Demos – Self-funded demos are on hold until we hear back from the State regarding the Brownfield and BD&SR projects. Once we know more, bid packets will be sent out for demolition.
3. State Demo project – Update from Ric. Application due by February 28<sup>th</sup>. We have 18 properties owned by the ACLRC for this list and another 18 more that are owned by others. Aaron has been getting signatures on MOUs for projects not owned by the Land Bank. Requests for demo assistance under the program continue to come in.
5. Update on previously approved projects - Ric
- A. 27 Main Street, Gloucester (LB-2018-72): Disposition of this property is on hold until we hear back from the State about BD&SR funds.
  - ~~B.~~ 15990 Millfield Road (LB-2019-47): This property is scheduled to be demolished with the Group "J" demos. Applicant and neighbor Craig Dransfield informed Comm. Chmiel that he would like to acquire the property with the structure still standing. Mr. Dransfield has submitted a proposal and it is on today's agenda.
  - 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 next month. Habitat has a dedication for the completion of the 8 S. Eighth Street house this week. The property at 24 Cherry, partially rehabbed, has been sold by the owner to another local developer, First Choice Property Management, who has also obtained property to rehab through the Land Bank. The original end-user who acquired it (Randy Lambert) has become very ill. While the sale price was far higher than the price at which Mr. Lambert acquired it, he submitted documentation to show that he has invested more than the full purchase price in the rehab so far.
6. Rural Acquisition Program Projects: (Pay-in-advance)

- 1) Sargent Road, Lodi Township (2021-02) - Nathan and Kayleigh Stotts. This property has been acquired. See above.
- 2) 4070 Washington Road (3 parcels). We have acquired this property (see above).
- 3) Ball Drive – We have acquired this property (see above)

7. Brownfield Remediation Projects:

- a. 10 High Street, Glouster –Tetra-tech (our environmental consultant) disclosed to us that there is significant contamination in the soil around this property and they are monitoring its potential spread to other parcels. The contamination is by chemicals typically associated with former gas stations. Two wells have been placed on adjacent properties to facilitate ongoing monitoring.
- b. 16 Main Street, Chauncey (LB-2020-15) - Final soil samples were taken to finish-out this project. Thus far no ongoing contamination has been found. We expect an “all-clear” will be issued on this property in the coming weeks.
- c. 83 Columbus Road (LB-2021-18) – abandoned gas station- though previous asbestos work that the city was able to find will helped us speed up this project, it still requires a Phase I ESA since the city was unable to provide evidence that one had previously been conducted. This project was submitted to the State through the Brownfield funding program. We are asking for a Phase I with hope that it can be conducted in time to go back and ask for funds for remediation and demo.
- d. Trimble School Project (LB-2021-19) – Project was previously accepted by Ohio EPA for a Phase 1 ESA and Asbestos Survey paid for 100% and those assessments were conducted in late 2021. This project has now been submitted to the State for the Brownfield remediation funding. We are waiting to hear back on the application.
- e. 4070 Washington Rd, Albany (LB-2021-16) – Foreclosure has just been completed and an application has been made to Ohio EPA. This project was submitted to the State for Phase I assessment under the Brownfield remediation program. We are waiting to hear back on the application.

8. Update on pending dispositions:

- A. All previously approved dispositions have been closed including 36 W. 2<sup>nd</sup>, The Plains; 16871 River Road, Canaan Township; 16357 S. Canaan Road, Canaan Township. 72/74 Main, disposed of to the Village of Chauncey closed last week.

New Business – 35 minutes

1. Future Dispositions – Several dispositions are in progress, and I 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. The board decided at the January board meeting to agree with Mr. Yahini's professional opinion that the structure could not be salvaged. We are looking at potentially demolishing the structure with the BD&SR funds.
  - c. 13 Republic Avenue, Glouster – Empty village lot. 3 end-users, two of whom want to build a garage there. Still waiting for proposals.
  - d. 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. We are looking into including this property as a part of our BD&SR application.
  - e. 10 S. Seventh St. Jacksonville – 2 parcels with a small structure on the back one. The only end-user on record has withdrawn his application.
  - f. 72 & 74 Main Street, Chauncey – Demolished September. The board agreed to dispose this property to the Village of Chauncey at the December 2021 board meeting. Closing on this disposition has occurred.
  - g. 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. We are including this property as a part of our BD&SR application.
  - h. 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. On today's agenda.
  - i. 14/16 Maple St, Glouster – Lots where we tore down houses. One end-user on record.
  - j. 8001 SR-78, Glouster – 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. Aaron has reached out to the other two applicants who are interested in this property and is awaiting a response. The mobile home will likely be removed with BD&SR funding, and we will move forward with disposition afterward.

- k. 10436 Sycamore, Trimble – Structure demolished during Group I demos. Potentially interested end-users have begun to come forward.
- l. 16 Morgan Street, Glouster (LB-2018-68) – The former site of a structure that was demolished with NIP funding during the Group F demos. Only one application has been submitted. David Becker and Deserea Ferguson are in the process of purchasing 14 Morgan and would like this empty parcel to be utilized as a side lot.

## 2. Buchtel Renovation

- i) 17922 Akron Avenue, Buchtel (LB-2020-01) – Abandoned suburban-style house. At the December board meeting, the board voted to make this property the Land Bank’s first renovation project. Sanborn Family Builders has been chosen as the contractor and work is slated to begin in March. We will be meeting with Sanborn on January 19<sup>th</sup> to determine specifics regarding the renovation. Aaron is meeting with Dowler Heating and Cooling to determine the status of the structure’s current HVAC system. We expect actual renovation to begin in March, 2022. Chris, Aaron, and members of HAPCAP’s workforce development program have completed many of the pre-renovation tasks agreed upon with the contractor.

## 3. Heritage Ohio Membership Renewal: The Land Bank’s membership with Heritage Ohio is due to renewed on March 1<sup>st</sup>, 2022. Their non-profit membership tier is \$275/year.

## 4. AmeriCorps Partnership with Athens-Hocking Solid Waste District – Comm. Chmiel

- i) The Land Bank has been approached by AHSWD about jointly hiring an AmeriCorps Service Member. Update from Chris Chmiel.

## 5. Board approval to apply for Ohio Demolition and Revitalization funding.

## 6. Disposition Action:

- i) 19466 S. Center, Trimble: This site once held a trailer that was demolished during the most recent group demo. A pole barn in decent condition is still on the property. A few interested end-users have submitted proposals.
- ii) Sargent Road, Lodi Twp: A rural acquisition project that is now ready for disposition. The only applicants are the original end-users who paid in advance for the foreclosure, Nathan and Kayleigh Stotts. We currently have a purchase contract with them, approved by the board for \$18,500.00 (net of the \$2000.00 advanced payment).

- iii) 60 Converse, Chauncey: Empty parcel. Only one end-user remains. Scott Bruch will be constructing a new build on 58 Converse, and it will overlap onto the 60 Converse parcel.
- iv) 15990 Millfield Road, Millfield: Originally planned to be demolished with the BD&SR funding, neighbor and qualified end-user Craig Dransfield has applied to have the structure remain standing so he can clean it up with the plan to eventually turn it into an AirBnB.
- v) 212 Madison, Nelsonville: Empty parcel. Capstone has applied to utilize this parcel as green space.

7. New Projects:

<b>Taxes Owed</b>	<b>Last Pymt</b>	<b>Parcel ID</b>	<b>Owner Name</b>	<b>Property Address</b>
\$609.46	2019	P030250010000	Carsey, Delilah K	840 High Street, Nelsonville
\$6576.81	2016	M040150001200	McClelland, Dennis	6 Morgan Street, Glouster
\$6,949		M040030008000	Tax Ease/Strausbaugh	3 Fairlawn, Glouster

A. Scheduling of next meeting: March 16<sup>th</sup>, 2022.

B. Adjournment