

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 16th, 2022 @11:00 AM

PURPOSE: Regular meeting to consider the following business:

Board Administration

1. The meeting was called to order by Chairman Ric Wasserman at 11:05am. Roll call by Aaron Dye, Secretary. Board members present were Ric Wasserman, Chris Chmiel, Steve Patterson, Gregg Andrews, and Lenny Eliason.
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. Motion to approve by Mr. Chmiel, 2nd by Mr. Patterson. All Yeas.
3. Approval of minutes of January 19th, 2022 board meeting. Motion by Chris, second by Lenny. All yeas.
4. Financial Report from Treasurer La Verne Humphrey.

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

Grant funding came in for brownfield remediation projects in Glouster and Chauncey accounting for all of the month's deposits and making the bank balance seem unusually high. This income will be off-set by invoices in the same amount. Motion to approve financial report by Mr. Chmiel, second by Mr. Andrews. All Yeas.

Business:

Old Business –

1. Update on acquisition process/pipeline from Mr. Wasserman.
 - 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 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 Mr. Wasserman. Application due by February 28th. 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 from Mr. Wasserman.
 - A. 27 Main Street, Glouster (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, Glouster, & 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. 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. 2nd, 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

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 19th 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 1st, 2022. Their non-profit membership tier is \$275/year. Motion to renew membership for another year by Mr. Chmiel, 2nd by Mr. Eliason. All Yeas.

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

- i) The Land Bank has been approached by AHSWD about jointly hiring an AmeriCorps Service Member. The primary focus of the partnership would be assistance with waste diversion at Land Bank properties. The cost would be split with AHSWD. Motion to enter AHSWD partnership with AmeriCorps service member by Mr. Chmiel, second by Mr. Eliason. All Yeas.

5. Board approval to apply for Ohio Demolition and Revitalization funding. Motion by Mr. Wasserman, second by Mr. Chmiel. All Yeas.

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. Motion to set minimum bid at \$5,000.00, with sealed bid information to be sent out by certified mail and to be due March 10th and opened at the March board meeting by Mr. Chmiel, 2nd by Mr. Eliason. All Yeas. It is noted that one applicant, Mr. Smith, must submit proof of financial wherewithal before next meeting.
- 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). Motion to accept Stotts’ proposal with the condition that they complete the survey and begin easement work by Mr. Eliason. 2nd by Mr. Chmiel. All Yeas.
- 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. Motion to accept Mr. Bruch’s proposal conditionally with proof of financials and obtainment of proper permits from Village of Chauncey for the purchase price of \$4,000.00 by Mr. Eliason, 2nd by Mr. Chmiel. All Yeas.
- 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. Motion by Mr. Chmiel to dispose to Mr. Dransfield for \$4,000.00, 2nd by Mr. Wasserman. The Land Bank needs to determine if this property needs a survey. All Yeas.
- v) 212 Madison, Nelsonville: Empty parcel. Capstone has applied to utilize this parcel as green space. Matthew Niese from Capstone joined the meeting virtually. He notes that he believes the values on the parcels are too high but was informed that any value adjustment request would have to be brought before the Board of Revision. Motion to accept Capstone’s proposal with a purchase price of \$3,000.00 by Mr. Chmiel, 2nd by Mr. Wasserman. All Yeas.

7. New Projects:

Taxes Owed	Last Pymt	Parcel ID	Owner Name	Property Address
\$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

840 High Street, Nelsonville: Owner is willing to donate property. Motion to accept by Mr. Chmiel, 2nd by Mr. Patterson. All Yeas.

6 Morgan, Glouster: Motion to accept by Mr. Chmiel, 2nd by Mr. Eliason. All Yeas.

3 Fairlawn, Glouster: Owned by Tax Ease. It has gone through foreclosure and 2 sheriff sales, did not sell. Motion to accept by Mr. Chmiel, 2nd by Mr. Eliason. All Yeas.

Open discussion:

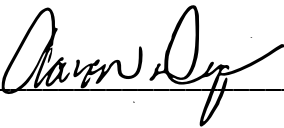
Virtually Steve Pierson asks if February 28th is the application deadline for BD&SR funding, Mr. Wasserman confirms the deadline. In July, if there is any funding left unused by counties in their set-aside or in the total pool, there could be a second opportunity for funding with a 25% match.

Jeff Ross of Tomcat Bridgebuilders notes large decals of local photo collages are going to be put in local libraries. He asks that if anyone has any originals or good copies of people, places, events in Trimble Township, that they stop by the Trimble library and have them scanned.

8. Schedule of the Next Meeting:

- A. Scheduling of next meeting: March 16th, 2022. Mr. Wasserman notes Jane Cavarozzi from the Glouster Revitalization Organization wants to know if, after the next meeting, we go on a tour of uptown Glouster with her. All in agreement that next month's meeting will remain at Athens Records Center in Glouster.
- B. Motion for adjournment at 12:04pm by Mr. Chmiel, 2nd by Mr. Eliason. All Yeas.

Minutes submitted for approval by Aaron Dye, Secretary

 3/16/2022

Secretary Date

Approved, as amended (if any) on 3/16/2022 _____