



ATHENS COUNTY LAND REUTILIZATION CORPORATION
BOARD OF DIRECTORS – REGULAR MEETING
www.AthensCountyLandBank.com

LOCATION: Chauncey Village Hall (live) and on Google Meet
(<http://meet.google.com/zsk-oegh-dkk>)

DAY/TIME: Wednesday, February 18th, 2026 @ 9:00 AM

PURPOSE: Regular meeting to consider the following business:

Board Administration – 5 Minutes

1. Call to order by Chris Chmiel, Board Chair. Roll call by Aaron Dye, Secretary.
2. Approval of agenda
3. Approval of minutes from January 21st, 2026 board meeting
4. Financial report from Treasurer LaVerne Humphrey

Summary	
Starting Balance	370,223.41
Actual Cash In	2,000.00
Actual Cash Out	107,107.73
Ending Balance	265,115.68

Business:

Old Business – 30 Minutes

1. Update on acquisition process/pipeline
Aaron has had 31 Town Street, Gloucester and the second parcel at 8800 SR-685 transferred to the Land Bank. At this time, the only property for which we are expecting an Order of Forfeiture is 23 Fairlawn Avenue, Gloucester. We will be checking in on the

status of in-progress title searches and reviewing which properties in our pipeline will have title searches ordered.

2. State Demo project

The contracts have been signed by Running G Farms for the Group O3 and P1 group demolitions. Bid specifications for the remaining two group demolitions in the FY24-25 program will be posted later this month.

As the grant administrators for the FY26 Building Demolition & Site Revitalization program, HAPCAP successfully submitted the initial application in mid-November 2025. We have received a list of cure items, and Aaron will be working with Jeff Jenkins to ensure all documentation is submitted prior to the May submission deadline.

Demolitions for the FY24-25 program are currently grouped as follows:

Group N1: 21 E. 1st Street, The Plains; 26 N. Clinton Street, The Plains; 5 Oak Street, The Plains

Group N2: 319 Oak Street, Nelsonville; 902 Chestnut Street, Nelsonville; 23 Morgan Street, Glouster

Group N3: 4382 N. Gun Club Road, Athens; 8356 Marsh Street, New Marshfield; 4910 Vore Ridge Road, Athens; 11535 Carbondale Road, Nelsonville

Group O1: 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: 20 Smith Street, Chauncey; 55 Mill Street, Chauncey; 8 Ellis Avenue, Chauncey; 16 High Street, Chauncey; 16 Lexington Avenue, Chauncey

Group P2: 14560 McDaniel Road, Amesville; 2388 Trout Road, Albany

Group P3: 25 Town Street, Glouster; 29 Hill Street, Glouster; 34 Spring Street, Glouster; 50 Front Street, Glouster; 20 Campbell Street, Nelsonville

Properties to be submitted to the FY26 program are currently as follows:

Owned by Land Bank:

6 Morgan Street, Glouster

50 Locust Street, Glouster

45 Atkins Street, Glouster

8800 SR-685, Glouster

8525 SR-78, Glouster

18692 Greens Run Road, Glouster

21 Braun Street, Glouster
66 Madison Street, Glouster
64 E Palmer Street, Jacksonville
15 N Third Street, Jacksonville
191771 Lake Drive, Trimble
0 Congress Street, Trimble (Across from Village Hall)

Submitted by Nelsonville Code Enforcement, Chauncey Code Enforcement, Waterloo Township Trustees:

29 Main Street, Chauncey
63 Converse Street, Chauncey
24 Mill Street, Chauncey
525 Patton Street, Nelsonville
839 High Street, Nelsonville
840 High Street, Nelsonville
500 Doolittle Hill Road, Nelsonville
5350 Gun Club Road, Athens

3. State Brownfield Grant Application

The downtown Glouster buildings at 73 High Street and 83/85 High Street were submitted in the Port Authority's Brownfield application for asbestos surveys. We expect to hear an update once ODOD notifies the Port Authority of their application status.

4. Update on previously approved projects

- a. 233-235 Kontner Street, Nelsonville: We have received three estimates for necessary roof repairs and are awaiting one more before moving forward with a contractor.
- b. Land Bank Rehabs or new construction underway or nearly completed in the county: 24 Cherry Street, 141 Monroe Street, Nelsonville; 75 High Street, Glouster; 217 Harper Street, Nelsonville; 19476 Maple Street, Trimble; 4070 Washington Road, Albany; 354 Chestnut Street, Nelsonville.

5. Rural Acquisition (Pay-in-advance) program projects

- a. Haga Ridge Road, Rome Township: Final payment was received in late January and the property transfer has occurred.
- b. 0 Marietta Avenue, Buchtel: Tax certificates have been purchased from the County Treasurer by the Land Bank. Attorney Frank Lavelle has been notified and we will begin moving forward with foreclosure next-steps.

- c. 56 Front Street, Glouster: This property is currently a Land Bank project, but a potential end-user has come forward with interest in engaging the Rural Acquisition process to acquire the property. Discussion to occur at meeting.
6. Community Development Block Grant with HAPCAP for 87 High Street, Glouster repairs
No update for February. We are still awaiting notification that the facade bricks have been procured.
7. WHO project with Habitat for Humanity of Southeast Ohio
The next builds to be completed are at 823 Walnut Street, Nelsonville (formerly a Land Bank property) and on private property on Poston Salem Road. Conveyance of the Land Bank property at 9 Johnson Road, The Plains is in-progress with our legal counsel currently preparing the new deed.
8. 10190/10194 Chase Road, Albany project
Tetra Tech and the EPA have given us the green light to move forward with site clean-up. Running G Farms was contracted to perform the work initially, but had to stop halfway through due to the necessary Phase I and II Environmental Site Assessments. They will be completing the clean-up in tandem with the Group O3 and P1 demolitions.
9. Clerk of Court fees
The Prosecutor's office informed Mr. Sappington that they are working to locate a judge that will dismiss the Treasurer's fees associated with the total balance owed. Upon judgment, the Land Bank will remit payment for the remaining balance.
10. New Land Bank website
Aaron and Eden Marketing are having weekly meetings as the website work is in its end stage. We are currently planning on a late February/early March launch.
11. Media/Storytelling with Tri-County Career Center
The storytelling piece on 615 W. Washington Street, Nelsonville/Fannin Family Farms site has been finalized and Tri-County will be sending it out as a press release. It will be uploaded to our socials and will be the first story posting on our new website.

12. New Land Bank credit card

Hocking Valley Bank informed Mr. Sappington that the company that handles their credit cards will not be issuing one to the Land Bank. He was informed that the Land Bank would need to be a registered 501(c)3 to receive approval. He will be reaching out to OUCU and Peoples Bank for potential options.

13. 110 High Street, Glouster

Discussion was held at the January board meeting regarding the dilapidated commercial structure at 110 High Street, Glouster. After reviewing the structural state of the building, opinions from architects and structural engineers, and the work needing to be done with the other High Street commercial buildings, all were in agreement that demolition may be the best path forward. A letter was sent to Glouster's Village Council informing them of this opinion and asking for their input on the situation.

New Business – 40 Minutes

1. Ohio CDC Association membership

Update from Mr. Chmiel. Annual dues would be \$300.00.

2. Re-acquisition of 30/31 Front Street, Glouster

30/31 Front Street, Glouster was sold to Integrated Services in 2020. They contacted Mr. Chmiel to inform him that they would like to donate the property back to the Land Bank. The Village of Glouster has confirmed that they would be interested in acquiring these parcels.

3. Brief discussion on 501(c)3 designation

Ric Wasserman initially brought this idea to the Land Bank's attention, but no further action was taken. Acquiring 501(c)3 designation would have several benefits for the Land Bank, including easier access to credit card services, software discounts for QuickBooks, etc. Other land banks have utilized 501(c)3 designation to similar benefit. Mr. Chmiel has spoke with Shawn Carvin of the Ohio Land Bank Association about other land banks who have done the same.

4. Adding Aaron as a signatory for Land Bank checks

Current individuals that may sign Land Bank checks are Chris Chmiel, Lenny Eliason, Taylor Sappington, and LaVerne Humphrey. There have been many instances where a second signature is required on a check and Aaron has been unable to locate a signatory nearby. We would like to discuss adding Aaron as a signatory only to be utilized in moments where a second signatory is not easily available.

5. Contract work for social media marketing

Paige Watson, who currently performs social media work for the Athens Farmers Market, has been contracted to assist the Land Bank with online presence and social media marketing.

6. Disposition Policy update

In Section D (Rural Request Program) of the Land Bank's Disposition policy, the language currently reads that the end-user will pay an advance amount of \$2,000.00 to cover the cost of a private foreclosure. This amount has increased significantly since the policy was adopted due to a variety of factors such as attorney fees. We would like board approval to edit the current language from:

"Upon acceptance by the Land Bank board as a project the end-user will pay a refundable \$2000.00 deposit to cover the cost of the foreclosure [...]"

To:

"Upon acceptance by the Land Bank board as a project, the end-user will pay a refundable deposit **determined by consultation with legal counsel and factoring in other expenses** to cover the cost of the foreclosure [...]"

Any remaining mentions of the dollar amount would be edited to "deposit" instead of "\$2000.00 deposit."

7. Scheduling of next meeting: March 18th, 2026

8. Adjournment

Currently available Land Bank properties:

10190 Chase Road, Albany
8800/8810 SR-685, Glouster
18592 Greens Run Road, Trimble Twp
8525 SR-78, Hollister
38 Main Street, Glouster
60 Main Street, Glouster
34 Spring Street, Glouster
29 Hill Street, Glouster
66 Madison Street, Glouster
3 Main Street, Glouster
87 High Street, Glouster
83/85 High Street, Glouster
73 High Street, Glouster
110 High Street, Glouster
45 Atkins Street, Glouster
21 Braun Street, Glouster
15 Locust Street, Glouster
31 Town Street, Glouster
25 Town Street, Glouster
32 Locust Street, Glouster
6 Morgan Street, Glouster
50 Locust Street, Glouster
44 Locust Street, Glouster
15 N. Third Street, Jacksonville
64 E Palmer Street, Jacksonville
19537 S. Center Street, Trimble
191771 Lake Drive, Trimble
0 Congress Street, Trimble (Corner of Valley and Congress)
0 Congress Street, Trimble (Across from Trimble Village Hall)
62 Grover Street, Nelsonville
231 Madison Street, Nelsonville
319 Oak Street, Nelsonville
233-235 Kontner Street, Nelsonville
20 Campbell Street, Nelsonville
518 W. High Street, Nelsonville
160-180 Crihfield Drive, Nelsonville
944/958 High Street, Nelsonville