

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

LOCATION: Community Cares Resource Center (live) and on Google Meet
(<https://meet.google.com/bbz-ywph-ygf>)

DAY/TIME: Wednesday, February 19th, 2025 @ 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 – *Agenda amended to include the addition of a short discussion on 11 Maple Street, Glouster and for citizen Danny Simms to speak.*
3. Approval of minutes from January 15th, 2025 board meeting
4. Financial Report - Treasurer LaVerne Humphrey

Summary	
Starting Balance	400,625.96
Actual Cash In	5,000.00
Actual Cash Out	26,618.26
Ending Balance	397,007.70

Business:

Old Business – 100 Minutes

1. Update on acquisition process/pipeline from Mr. Wasserman
 - i) Several foreclosures are in the end-stages with non-oral hearings having taken place in late December. We will be checking in with the Prosecutor on these cases shortly.

2. State Demo project

The 2024-25 BD&SR application was submitted on Friday, March 29th. Other Land Banks across the state have begun receiving cure lists for the applications from ODOD, so we expect to receive one soon. Since we did not surpass the \$500,000 per county set-aside, we do not foresee any issues regarding funds. Asbestos surveys and remediation have been executed for the first three demolition groups.

We were notified by ODOD that our request for the \$500,00 county set-aside has been approved, but we have not yet received a cure list or grant agreement.

The Group N1 demolition project has been awarded to Running G Farms. We will be executing the demolition contract shortly. The Group N2 demolitions have been awarded to Hutton Excavating and the Notice of Award has been mailed to them.

Demolitions have been 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; 20 Campbell 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: 20 Smith Street, Chauncey; 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: 55 Mill Street, Chauncey; 8 Ellis Avenue, Chauncey; 16 High Street, Chauncey; 16 Lexington Avenue, Chauncey

Group P2: 14560 McDaniel Road, Amesville; 17759 SR-377, Bern Township

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

Group P4: 10190/10194 Chase Road, Albany; 2388 Trout Road, Albany

3. State Brownfield Grant Application

In collaboration with the Athens County Port Authority, we made application for two brownfield remediation projects in conjunction with the Athens County Port Authority. The demolition of the service station at 4070 Washington Road, Albany is complete! Soil remediation was temporarily delayed due to inclement weather but should be underway shortly.

The request for proposals process has begun with a deadline of Friday, April 4th, by 4:00 PM. Several approved applicants have scheduled additional walk-throughs of the property and Aaron has had extensive conversation with folks regarding best practices for assembling project proposals. We expect to bring it up for disposition at the April board meeting.

The demolition of the Cornerstone Harvest Church in Hollister is complete with gravel having been spread across the property.

5. Update on previously approved projects

A. Rehabs: Land Bank Rehabs or new construction underway or nearly completed in the county: 24 Cherry Street, Glouster; 141 Monroe Street, 75 High Street, Glouster; Nelsonville; 217 Harper Street, 354 Chestnut Street, Nelsonville.

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

1) 4070 Washington Road (3 parcels, LB-2021-16): See update regarding 4070 Washington Road above in the Brownfield section. We expect to bring this property up for disposition at the April board meeting.

2) Haga Ridge Road, Rome Township (2 parcels, LB-2024-01): This property was acquired in early December 2024. We expect to bring this property up for disposition at the March board meeting.

3) 17636 Jacksonville Road, Millfield (1 parcel, LB 2024-05): The applicant Jerrame Forrest is currently reviewing a draft pay-in-advance contract.

7. Update on pending dispositions

a. 19476 Maple Street, Trimble: Closing occurred on January 17th, 2025.

b. 32 Front Street and 55 Madison Street, Gloucester: Closing occurred on February 6th, 2025.

8. Update on 47 Main Street, Chauncey

Mediation between the Land Bank, Athens Preservation, and the Village of Chauncey occurred August 13th, 2024. Athens Preservation, LTD presented some information to our attorney to work toward a settlement but it was insufficient to document what they have actually spent on the property. Our attorney asked for supporting documentation and what we received was still inadequate, but we went ahead and made a settlement offer which was rejected. A second mediation session was scheduled for January 28th, but the mediator mixed up the dates and was not available. Mediation has been rescheduled for March 5th, 2025.

9. Community Development Block Grant opportunity in collaboration with HAPCAP for downtown revitalization

The project is under design. The architect believes estimates will be available by the end of the week.

10. WHO application with Habitat for Humanity of Southeast Ohio

At the August board meeting, the board voted to accept the motion to pivot with a new WHO application with Habitat for Humanity of Southeast Ohio and to inform ODOD that we would not be moving forward with the previous application submitted in partnership with SAOP.

In further meeting with Habitat, it was decided that new Habitat builds would occur on 823 Walnut Street, Nelsonville; 923 E. High Street, Nelsonville, 931 E. High Street, Nelsonville; and 9 Johnson Road, The Plains (contingent on current examinations of the property). There is the potential for an additional build on a Habitat lot.

At the October board meeting, the board voted to approve a borrowing resolution that noted the Land Bank could borrow up to \$100,000 from the Athens County Foundation should we find ourselves in need of funds while waiting for reimbursements from the WHO program and BD&SR program. We are waiting for the Athens County Foundations to provide us with specifics on the agreement.

Kenneth Oehlers has informed us that an amended scope of work for the WHO program is being drafted and should be available shortly. This will serve as the modification for the grant agreement at the state level. Further updates include that Habitat is almost certain that Tri-County Career Center will be building one of the homes. WoodsWork, a

unique youth group mission trip program, will likely be building the homes on the High Street lots and one other lot.

At the December meeting, it was discussed that Mr. Oehlers is working with ODOT to acquire another \$30,000 from the Rehab & Construction portion of the program.

11. 10190/10194 Chase Road, Albany project:

Extensive discussion was held at the October board meeting regarding the project at 10190/10194 Chase Road, Albany. In summary, contiguous property owner and applicant for the Chase Road parcel Jim Graham has partnered with Water & Land Solutions to restore aquatic ecosystems by restoring stream channels and re-establishing wetlands along with buffers. At this meeting, the board voted to move forward with a Targeted Brownfield Assessment grant application with our partners at Tetra Tech.

Tetra Tech notified us in January that the Targeted Brownfield Assessment grant was approved, and project managers will be at the site for an initial visit this week while working on the Washington Road, Albany project. They have noted that the majority of their work will occur once the snow has melted.

Running G Farms has begun the cleanup portion of this project. They have dug at least an additional 75 tires out of the ground. In some areas, they have dug down more than 6 feet and are still finding debris. We consulted with Matt Wagner at Tetra Tech, who advised that moving forward we have the demo crew only dig down two feet until we receive the results from the Phase I and Phase II ESAs and determine what the project will look like moving forward.

12. Strategic Planning Consultation with Mission Met

Aaron and Jody have been meeting with Erin Sykes, our strategic planning consultant at Mission Met. Ms. Sykes will be hosting a presentation and discussion on the process once regular meeting updates have been supplied.

13. 14th Annual Ohio Land Bank Conference

The 14th Annual Ohio Land Bank Conference, presented by the OLBA, will take place April 23-25, 2025 in Columbus. This 2.5-day event brings together professionals, partners, and stakeholders dedicated to land banking and community revitalization. Early bird registration has opened and will be available until February 28th. Mr.

Wasserman, Mr. Chmiel, Aaron, and Jody have been registered and their lodging secured.

New Business – 5 Minutes

- a. Future Dispositions – Several potential dispositions are in progress, and we hope to bring them to the board soon. They include:
 - 1. 4070 Washington Road, Albany: See update under Brownfield projects.
- b. Renewal of Heritage Ohio membership
We've received notice that our membership with Heritage Ohio is due for renewal. Our membership fee costs \$325.00, which includes email/telephone consultation, community visit/presentation, and technical service discounts, one (1) free registration to their annual conference, training and workshop discounts and free monthly webinars.
- c. 6807 N. Coolville Ridge Road, Athens taxes
This was originally a pay-in-advance project where the delinquent taxes were paid. We need board approval for Athens County to keep the taxes paid on the lien certificate that was purchased by the land bank.
- d. Dispositions
No disposition action.
- e. New Projects
No new projects this month.

Taxes Owed	Last Pymt	Parcel ID	Owner Name	Property Address

- f. Scheduling of next meeting: March 19th
- g. Adjournment