

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

LOCATION: Live meeting held at Community Cares Resource Center with guests joining on Google Meet (<https://meet.google.com/bbz-ywph-ygf>)

DAY/TIME: Called to order Wednesday, February 19<sup>th</sup>, 2025 @ 11:03 AM

PURPOSE: Regular meeting to consider the following business:

Board Administration

1. The meeting was called to order by Ric Wasserman, Chair. Roll Call by Aaron Dye, Secretary. Board members present were Ric Wasserman, Chris Chmiel, Lenny Eliason, Nathan Simons, and Steve Patterson.
2. Motion to approve the agenda with the amendment to include the addition of a short discussion on 11 Maple Street, Glouster and for citizen Danny Simms to speak by Mr. Wasserman, 2<sup>nd</sup> by Mr. Patterson. All Yeas.
3. Motion to approve minutes from January 15<sup>th</sup>, 2025 board meeting by Mr. Chmiel, 2<sup>nd</sup> by Mr. Eliason. All yeas.
4. Financial Report from Treasurer LaVerne Humphrey

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

Mr. Wasserman notes that the cash-in includes the sale of the property on Maple Street in Trimble. Ms. Humphrey notes that cash out included work performed by Tetra Tech.

Business:

Guest Danny Simms requested to speak at the beginning of the meeting. Mr. Simms begins by saying he knows a young couple with kids that he would like to help get a home in Athens County. He notes that he went to the land bank to try and get the couple a home. He was

interested in the house at 20 Campbell Street in Nelsonville, which is slated for demolition. He notes that he is a capable builder and that the home could be renovated for minimal expense. He continues that he was first informed he was not eligible due to disputes with the City of Nelsonville. He says that his estimate to demolish the three homes in Nelsonville [that are currently slated for demolition in the Group N2 demolitions] would be over \$30,000. He notes that he proposed to buy the house on Campbell Street for a nominal amount of money with a pledge that it would be put back within the tax base in 60 days, but notes that he would like to extend that offer. He continues that he will pay for the house and remodel it and give it to the couple he previously mentioned. He says that this would be a better use than the \$12-14,000 it would cost to demolish it. He continues that he was denied that request. He says that he does not believe the house should be demolished. He says that he will pay \$2,000 for the house.

Mr. Wasserman responds that the land bank has owned the house for over two years, and nobody has tried harder to ensure the house wouldn't be demolished. Unfortunately, professionals have looked at the house and the renovations required would be greater than 50% of its value which would trigger floodplain regulations. [The house would need to be raised above the base flood elevation if more than 50% of its value was put into a renovation.] There have been several other applicants for the house, but none could renovate the house for less than that amount and raising the house above the BFE is not feasible. He continues that Mr. Simms came to his office last week after the deadline for the bids for the N2 demolitions had already passed. He notes that there was plenty of time before this moment to discuss the house on Campbell Street. He continues that Mr. Simms could have asked for his qualification form to be re-evaluated as it was not approved when originally submitted in 2021 due to issues with the Nelsonville code office. He notes that the demo project has been awarded.

Mr. Eliason asks if the agreement with the contractor has been finalized. Aaron responds that the notice of award was sent to the contractor, but the contract has not yet been signed. Mr. Eliason responds that the house could then be pulled from the group demolition project. He asks what the Auditor's value of the property is. Guest Drew Daniels responds that the value of the property is \$18,000. Mr. Eliason asks Mr. Simms if he thinks he could renovate the house for less than \$9,000. Mr. Simms responds that he guarantees he can rebuild the house to livable condition for around \$6,000-7,500. Mr. Eliason asks if it's policy that the City of Nelsonville sign off on the project. Aaron responds yes. Mr. Wasserman responds that there are a number of policies including that the house can't be renovated to "livable" condition, but to the specifications noted in the Athens Metropolitan Housing Authority standards. He continues that there is no way the house can be renovated to that standard for \$9,000 and that we have a professional opinion that notes that. It needs new floor joists, floors, HVAC, and more. Mr. Eliason moves to pull 20 Campbell Street from the N2 demolition project, sell the house to Mr. Simms for \$2,000, and execute an agreement with him that he must renovate it for less than 50% of its value within 90 days, and if not, it returns to the land bank. 2<sup>nd</sup> by Mr. Patterson. Mr. Wasserman asks for clarification that this would be without the submission of a plan, as we do with every disposition. Mr. Eliason responds yes. Mr. Wasserman responds that this circumvents every policy that the land bank has spent years putting together and approving. He continues that we have turned down multiple renovation requests in situations where an

applicant did not submit credible plans and to do this now would undermine everything we've been doing. Mr. Wasserman notes again that currently, Mr. Simms isn't even a qualified end-user. Mr. Simms responds by saying that he objects as he has an engineering degree from the US Army. Mr. Wasserman responds that doesn't make him a qualified end-user and Mr. Simms cuts him off, saying he knows more about land and buildings than Mr. Wasserman will ever know, claims that Mr. Wasserman lied, and he tried to buy this house a year ago. Mr. Wasserman responds that was a different house, not 20 Campbell Street. Mr. Simms continues talking over Mr. Wasserman, noting that he guarantees if he can't rebuild the house to livable standards, he will tear it down himself. Mr. Wasserman says that Mr. Simms submitted an application in 2021, and it was not approved due to issues with the code office in the City of Nelsonville. He continues that Mr. Simms can ask to have that reviewed again and if those issues no longer exist, we could approve the application, but at this time no such request has been made.

Mr. Wasserman asks for clarification that Mr. Eliason is asking to transfer the property to an applicant that is not qualified. Mr. Eliason responds that we could include making him a qualified end-user in the process and that is an amendment to his motion, 2<sup>nd</sup> by Mr. Patterson. Mr. Patterson says he will flip the script to talk about 47 Main Street in Chauncey, and how it is his opinion that we have done a disservice to the village by not reclaiming ownership of the property so the structure can be razed, and the village can work toward getting back in the National Flood Insurance Program. He notes that he sees this situation as similar but on opposite ends of the spectrum, where there is an end-user who believes he can renovate the house and believes Mr. Eliason's suggestions are fair. He continues that the 47 Main situation also flies in the face of what the land bank should be doing. Mr. Wasserman responds that he did not see Mr. Patterson objecting to the transfer of 47 Main to its end-user when the decision was made. Mr. Patterson asks when that was. Mr. Wasserman responds 2019. Mr. Patterson responds that at the time they were told the end-user would be performing a renovation that did not happen, and it has been dragging on for years. He notes that he has objected to everything that has come forward by the board that has been along the lines of "let's not go to court, let's go to mediation," and says, "to what end?" Mr. Wasserman responds that it is his opinion that the antidote to that is to have good policies and follow them, not to circumvent policies.

Mr. Wasserman continues that there is another policy in place where if there is an end-user who hasn't renovated a property before, the title is not transferred until the work is complete. Mr. Eliason says we can put that in the agreement. He continues that if Mr. Simms cannot perform the renovation to the standards set in the agreement, then he will tear the house down and the land bank isn't out anything. Mr. Wasserman responds that this is about proper policy and not making exceptions in certain situations that cannot be defended later on.

Mr. Chmiel says this is a property that he spent a lot of time cleaning out and we would love to find an end-user for it, but there are regulations we must follow, and the details can't be thrown off to the side. He continues that he wants to support our policies and support the communities we're working in. He notes the 47 Main situation is messed up, but we learned

from it, and jumping into something last minute doesn't feel good. He says he is willing to table the demolition for the month and look at the details. Mr. Wasserman responds he could get behind delaying the demolition and taking a closer look at the situation. Mr. Simms begins talking about county leadership protecting property owners and says he addressed state legislature in 2002 about the Wayne National Forest taking land in Athens County. Mr. Wasserman responds that we are not here to litigate that. Mr. Simms shouts that it has to do with protecting the taxpayers and Mr. Wasserman doesn't do that, followed by standing up to leave the room. Mr. Eliason asks Mr. Simms if he wants the opportunity to buy the house. Mr. Simms responds that he does. Mr. Eliason says to not run out the door then. Mr. Wasserman asks if there is any other discussion. Mr. Simons, a member of the board, says that he seconds what Mr. Chmiel said that it is more appropriate to pull it from the demo project and then review other agreements and vetting. Mr. Wasserman asks if Mr. Eliason would accept an amendment to his motion that the house be pulled from the demo project and we would spend the next 30 days to: a) determine if Mr. Simms is qualified to purchase the house under current policies, b) find out if the City of Nelsonville will agree to exempt the house from floodplain regulations and c) get a plan from Mr. Simms on exactly what he would do, how much he would spend, and what work he thinks is necessary to be reviewed at the March board meeting before the sale is approved. Mr. Eliason responds that he will amend his motion as described. 2<sup>nd</sup> by Mr. Patterson. All Yeas.

## Old Business

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 29<sup>th</sup>. 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. 1<sup>st</sup> 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 4<sup>th</sup>, 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 17<sup>th</sup>, 2025.
- b. 32 Front Street and 55 Madison Street, Glouster: Closing occurred on February 6<sup>th</sup>, 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 28<sup>th</sup>, but the mediator mixed up the dates and was not available. Mediation has been rescheduled for March 5<sup>th</sup>, 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 ODOD 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.

Ms. Sykes introduces herself and overviews the mission of Mission Met. She plans to give attendees insight into Mission Met's process, roles for Jody and Aaron, and would like to solicit feedback from the board.

She begins by defining Mission Met's definition of a strategic plan and the phases they implement. She will be working with Aaron and Jody to ensure they're updating the plan monthly with updates to the board quarterly. In one year, the plan will be updated, and in two years, the plan will be updated once more. The "compass" of the plan will have mission and vision statements. The "actions" will include focus items that include one-year goals and action steps for each. She reviews the Causey software that will host the plan and its features.

She continues that the plan creation will take place in March and April with feedback from the board taking place at a 2–3-hour meeting. She will be providing execution support from April to September for Jody and Aaron.

Ms. Sykes presents the three questions: What is working well for the land bank? What could be going better? Given the answers to the previous questions, what do we want to work on for the next three years?

What do you think is going well with the land bank right now?

Mr. Wasserman: We have been good at addressing the properties that local governments have brought to us, and we no longer have a lot of projects being brought to us by those same entities since so many have been dealt with.

Mr. Chmiel: Very happy with the staff, thinks Aaron, Jody, and LaVerne have been doing a wonderful job.

Mr. Simons: The system and the process for dealing with local administrations and problem properties seem to be very streamlined and efficient.

Guest Amanda Sharrai: Visibility has increased.

Guest Jeremy Dixon: The recent annual report was very good.

Ms. Humphrey: The improvements in the towns are gradual and continuous and has made a big difference in her hometown of Gloucester.

Aaron: The brownfield work we do takes a backseat to a lot of the demolition work, but we have been engaged in very powerful brownfield remediation projects around the county that local administrations may not have been able to deal with on their own. He

continues that the post-renovation discussions with end-users has also been very powerful. He notes an end-user that renovated two houses on her own in Nelsonville while working several jobs and told him that the work done has caused a ripple effect in her neighborhood where others are working to make improvements to their properties, and because of the land bank she is starting to love where she lives.

Guest Jeremy Dixon: Many neighbors of his Sand Ridge Road property have thanked him for the work he's done on the cleanup there.

Jody Barnes: Community engagement has become more positive and is very important.

Mr. Eliason: Creating partnerships has been going well, noting the importance of the partnership with Habitat of Humanity of Southeast Ohio.

Jody Barnes: Going from that notes the importance of partnerships with HAPCAP, JFS, and the Port Authority.

Mr. Chmiel: Engaging state funding and administering it for demolitions, brownfield remediations, and the WHO program.

Mr. Patterson: The Land Bank has come a long way since its first meeting, especially regarding the educational standpoint.

Mr. Chmiel: Our Facebook engages a lot of folks. He continues with ways we have assisted local governments such as supplying the Village of Trimble with a storage facility.

Mr. Simons: The impact that the FEMA project had on the stretch of Route 13 into Glouster.

What could be going better?

Guest Jeremy Dixon: Debunking disparaging and incorrect assumptions made about the land bank.

Mr. Wasserman: Our profile could be higher as a lot of people still don't know what we do. We need to continue telling our story.

Mr. Eliason: Reducing our inventory of properties.

Guest Jeremy Dixon: Is there a reason there can't be a starting price on properties? He tries to inform people of the process but sometimes they don't know what they are working with.

Mr. Wasserman: The process does remain opaque in some ways to people. The first issue is finding out what the end-use of the property would be, and the price is a secondary issue.

Guest Jeremy Dixon: The question he most often receives is, "What should I offer?"

Mr. Wasserman: He notes that it is something that could be changed.

Erin Sykes: To clarify, it would be reducing the opaqueness of the process.

Guest Jeremy Dixon: Providing more information about the conditions of the property, such as sewer availability, contacts for local administrations.

Guest Drew Daniels: Contacts for folks regarding things like floodplain, septic, and the like.

Jody Barnes: Education for end-users after acquiring a land bank property.

Mr. Chmiel: Doing more with marketing the downtown Glouster commercial buildings. Potentially working with Glouster more on this project or being more innovative.

Mr. Wasserman: In general, marketing properties better.

Guest Amanda Sharrai: Educating and sharing more information with local realtors. She notes that one of the conversations she has had where someone noted that the “land bank just takes properties from people” was with a real estate agent. They have access to end-users who are looking for properties, and that relationship could be stronger. She notes that there is a monthly meeting with the Athens County Board of Realtors.

Mr. Simons: Development may be lacking. There are a lot of vacant parcels that could be developed.

Guest Drew Daniels: More follow-through on projects and when they do, getting good photos and promotional materials.

Mr. Chmiel: Thinking about the life cycle of the land bank and what our evolution or next phase looks like.

LaVerne Humphrey: Will the federal cuts affect the land bank?

What should the land bank be working on over the next three years? Practical steps?

Mr. Chmiel: Doing better at marketing properties and how we can evolve into the next phase of more development instead of demolition.

Mr. Wasserman: Move into a position of being more involved in development.

Aaron: Figuring out a strategy for storytelling.

Mr. Simons: Engaging more transparency, informing folks of the successes and victories and the transformations.

Mr. Wasserman: A general form that has the basic information regarding property details, local contacts and the like.

Mr. Eliason: Developing something like open houses or marketing pieces for the success stories, like what Habitat does with their ribbon-cuttings. Engaging local administrations and making it an event.

Mr. Eliason: Constructing housing on lots we own. We’ve done renovations but no new builds.

Jody Barnes: Having pre-approved plans for builds.

Guest Jeremy Dixon: Having soil surveys done on country lots for more information on septic and the like.

Guest Connor LaVelle: New owners should be aware that maintenance repairs or new builds should be reported to the Auditor within 60 days.

Mr. Chmiel: Developing a program that improves a neighborhood, targeted neighborhood improvement.

Aaron: Difficult to run day-to-day operations with just one person doing admin work and one person doing field work. When adding in new strategies or avenues of work, it can be overwhelming. Looking into ways to adding one or two more people to the team. Seeking additional funding sources.

Mr. Chmiel: Thinking about transition plans for the Treasurer.

Mr. Patterson: Succession plans for all, including the board. Do we expand the board, younger individuals?

Mr. Wasserman: Should we enlarge the board?

Aaron: Developing standard operating procedures for day-to-day operations.

Mr. Patterson: Being a role model for other land banks in the region.  
Mr. Chmiel: Exploring land trusts and CICs.

### 13. 11 Maple, Gloucester update

Mr. Wasserman informs the board that the buyer of 11 Maple Street, Gloucester informed him of water damage that occurred in the house resulting in the filing of an insurance claim. He notes that the house sits in the middle of a hill and there could be water or drainage issues. However, no notable amounts of water during the construction were noted. A French drain was installed around the house. A sump pump was considered, but we did not think it was necessary. The owner was informed after flooding occurred in the basement that a sump pump would be necessary and has paid somewhere in the ballpark of \$5,000. Mr. Wasserman wants to get the board's opinion on rebating the property owner some or all of the cost of the sump pump with a document that notes we are doing this voluntarily, we don't have an obligation to do this, and we are released from other claims, but we want to do the right thing. Guest Amanda Sharrai asks if they had a home inspection performed. Mr. Wasserman responds that they declined to have a home inspection. Ms. Sharrai notes that an inspector may have made a recommendation for a sump pump. Motion by Mr. Chmiel to rebate the owners \$5,000 for the sump pump with an agreement that denotes we do not need to do this, 2<sup>nd</sup> by Mr. Wasserman. Mr. Patterson asks for clarification that we had a French drain installed because of the slope and possible drainage issues. Jody Barnes confirms. Mr. Patterson notes that he was thinking of coming in at half the cost and noting that we did engage some protections from water damage on the home. Mr. Simons notes that he believes we should rebate the buyers in the interest of maintaining the integrity of the land bank and its public perception.

Guest Jeremy Dixon notes that as a contractor, it is an issue he has seen countless times - cinderblock walls stuck in heavy clay soil with a rising water table never works. He continues that unless putting in a sump pump becomes a part of every build, he would recommend that we avoid putting any finished basements in homes in this area.

All Yeas.

### 14. 14<sup>th</sup> Annual Ohio Land Bank Conference

The 14<sup>th</sup> 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 28<sup>th</sup>. Mr. Wasserman, Mr. Chmiel, Aaron, and Jody have been registered and their lodging secured.

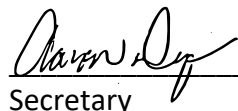
New Business

- 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. Motion by Mr. Chmiel to renew our membership to Heritage Ohio, 2<sup>nd</sup> by Mr. Patterson. All Yeas.
  
- c. 6807 N. Coolville Ridge Road, Athens taxes  
This was originally a pay-in-advance project where the delinquent taxes were paid. Mr. Wasserman notes the case has been dismissed and we have released the tax lien certificate.
  
- 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 19<sup>th</sup>, 2025
  
- g. Adjournment: Motion to adjourn by Mr. Eliason, 2<sup>nd</sup> by Mr. Chmiel. Adjournment at 12:34 PM.

Minutes submitted for approval by Aaron Dye, Secretary

  
Secretary

3/19/2025

Date

Approved, as amended (if any) on 3/19/2025

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