

**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 Meet  
(<https://meet.google.com/bbz-ywph-ygf>)

DAY/TIME: Wednesday, February 21<sup>st</sup>, 2024 @ 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
3. Approval of minutes from January 17<sup>th</sup>, 2024 board meeting
4. Financial Report - Treasurer LaVerne Humphrey

<b>Summary</b>	
Starting Balance	225,672.63
Actual Cash In	162,289.04
Actual Cash Out	86,033.18
Ending Balance	301,928.49

Business:

Old Business – 35 minutes

1. Update on acquisition process/pipeline from Mr. Wasserman
  - i) Properties acquired since September board meeting:  
Several new title searches for Land Bank projects were provided to Asst. Prosecutor Zach West and cases will be filed soon. (2023-04, 2023-01, 2022-17, 2022-15, 2021-03). T.L. Warren will be handling our foreclosure cases moving forward. He has already advanced several cases toward completion and will be filing several more shortly.

2. State Demo project:

Group M1, M2, and M3 demolitions have been awarded. The first demolition is slated to begin the week of the 19<sup>th</sup>. The structures in the groups are as follows.

M1: 3 Fairlawn, Gloucester; 63 E. Main, Gloucester; 42 Front, Gloucester; 55 Madison, Gloucester.

M2: 426 Pleasantview, Nelsonville; 631 Cherry, Nelsonville; 5377 Happy Hollow, Nelsonville; 269 Madison, Nelsonville; 1128 High, Nelsonville.

M3: 4120 Old SR-56, New Marshfield; 611 Patton, Nelsonville; 12 Robbins, Nelsonville; 60 Terrace, Nelsonville; 253 Myers, Nelsonville.

This is the last round of demolitions for the 2022-23 Building Demolition & Site Revitalization program.

We are working on gathering the necessary documentation for our 2024-25 BD&SR application. If there are any additional structures folks would like to have us look into for consideration before submission, please let Ric or Aaron know as soon as possible.

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.

Cornerstone Harvest Church in Hollister is an old school that has been used as a church for several years. The congregation has built a new building and would like the old school torn down. Application has been made for a Level I and II assessment.

We were informed by ODOD that the Abandoned Gas Stations grant program is out of money and they are no longer accepting applications. We had already filed an application for the cleanup of 4070 Washington Road, Albany. We were asked to instead put this remediation through the State Brownfield program. The folks at the Port Authority were very quick to meet with us and submitted the Washington Road property as part of their Brownfield application but this will result in a significant delay of this already long-running project.

5. Update on previously approved projects: Mr. Wasserman

A. Rehabs: Land Bank Rehabs underway or nearly completed in the county: 24 Cherry Street (new owner), Gloucester; 141 Monroe Street, Nelsonville; 354 Chestnut Street, Nelsonville; 4667 Sand Ridge Road, Guysville; 11 Maple, Gloucester.

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

Mr. Wasserman notes that all Rural Acquisition projects now must go through sheriff's sale unless the taxes owed is greater than the value of the property. Our RA contract was updated to reflect the changes to the process.

- 1) 4070 Washington Road (3 parcels, LB-2021-16): We have acquired this property. See above for update on environmental remediation at this property. See update regarding 4070 Washington Road above in the Brownfield section.
- 2) Haga Ridge Road, Rome Township (2 parcels, LB-2024-01): Currently in 30 day ROR period.

7. Brownfield Remediation Projects:

1. See sections 5 & 6 for details.

8. Update on pending dispositions:

1. Closing for 3012 Perry Ridge Road, York Township occurred on February 5<sup>th</sup>, 2024.
2. Closing for Nelsonville Avenue, Stewart occurred on February 5<sup>th</sup>, 2024.
3. Closing for 14 Barbour Street, Glouster occurred on February 5<sup>th</sup>, 2024.
4. The end-user for 8001 SR-78, Glouster has found a surveyor and is in the process of having the survey completed.
5. A new survey is needed for 32 Locust Street, Glouster. The Land Bank informed Allen and Joyce Flowers that we would be willing to split the cost of a new survey. We're currently in the process of ordering a new survey.

9. Update on 47 Main Street, Chauncey – Motions were filed in Common Pleas Court on the case. Athens Preservation's counsel has moved for immediate dismissal of the case on various grounds. Our attorney filed a response to that motion and then their counsel filed a response to the response. Now it's up to the judge to rule and there is no timeline for that.

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

At the January board meeting, it was discussed that the grant would be utilized for a new roof and façade repair on 87 High Street, Glouster. The total estimate came to \$265,000. \$15,000 more than the grant. If approved we would be

responsible for the “match” of the extra \$15,000.00. Due to timing issues a letter agreeing to the match needed to be sent in late January. Chairman Ric Wasserman checked with board members individually to make sure they were comfortable with this. We should pass a motion to officially approve this today.

#### 11. 11 Maple Street, Glouster Renovation:

Work on the house began in August. This is basically a full-gut renovation with every wall down to the studs. Sanborn Family Builders is currently working through the renovation.

On December 12<sup>th</sup>, Mr. Chmiel was notified that we were awarded the grant submission he made to the Athens County Foundation. The grant amount is \$14,000 and will cover the costs of the new roof and gutters.

This project is taking a bit longer than expected and is running a little over-budget. Estimated timeline is early March for completion of the renovation.

A French drain was installed this past week in front of the house which included drainage for the gutters. A new roof (paid for by grant funding) will be added in the next couple of weeks as well as some concrete removal and re-grading in the front. The kitchen countertops needed some adjustment and had to be re-ordered. We expect them to be delivered within the next 2 weeks and that should finish the project.

#### 12. Structural Assessment of Downtown Glouster Buildings:

At the July 2023 board meeting, contract was approved with Barber & Hoffman for the structural assessments of 73, 83/85, and 87 High Street, Glouster.

Barber & Hoffman have gathered the information necessary to complete their report. We hope to have it shortly.

#### 13. Acquisition of 10190 Chase Road, Albany:

Jody has completed an initial site visit and notes the cleanup will be extensive. The two mobile homes will be submitted as part of our BD&SR application for demolition. Jody has currently stacked an estimated 250 tires from this property. Rural Action’s Zero Waste team will be at the property on Thursday, February 29<sup>th</sup> to assist with moving the tires to an appropriate business in Albany. There is a rain-date in place for March 4<sup>th</sup> in the event of inclement weather.

14. New Marshfield School:  
Update from Mr. Chmiel.

15. 2021/2022 Annual Report:

Final draft was approved at the December board meeting. Minuteman Press has printed the reports and Aaron is in the process of mailing them out.

16. Hutton Excavating – Emergency repairs on 87 High Street, Glouster

Hutton Excavating has successfully completed securing the façade of 87 High Street, Glouster. We expect the temporary repair will hold until disposition of the property can result in a permanent repair.

17. Partnership with SAOP for Welcome Home Ohio (WHO) grant application

A discussion was held at the January board meeting regarding partnering with Survivor Advocacy Outreach Program (SAOP) for an application to ODOD's Welcome Home Ohio program. The application was submitted Thursday, February 1<sup>st</sup> and we are awaiting a decision from ODOD.

#### New Business – 35 minutes

1. Future Dispositions – Several potential dispositions are in progress, and we hope to bring them to the board soon. They include:
  - a. 20 Campbell Street, Nelsonville (LB-2018-43): End-users continue to reach out about this property, and we have directed them to Nelsonville's new City Manager and Code Enforcer for information regarding the raising of the structure above base flood elevation. If no progress is made, it may be submitted as part of our BD&SR application for demolition.
  - b. 8160 State Street, Stewart (LB-2020-10): A dilapidated house formerly occupied this structure. A qualified end-user is in the process of purchasing the property contiguous with this one, which has a usable septic system. His plan is to build on the 8160 State Street parcel and hook into the septic system on the adjacent property which he is purchasing.
  - c. 62 Grover Street, Nelsonville (LB-2018-45): A neighboring property owner has expressed interest in acquiring this parcel as green space. Aaron reached out to them on February 13<sup>th</sup>, 2024 to check in.

2. **Renewal of Heritage Ohio Membership**  
Our annual membership with Heritage Ohio is due to be renewed. The membership fee is \$325.00.
  
3. **Donation from Linda Stover**  
Our Land Bank has received a donation in the amount of \$1,437.69 from Linda Stover, CFP, CRPC, MBA of Ameriprise Financial Services. This is the 3<sup>rd</sup> year Ms. Stover has donated to the Athens County Land Bank.
  
4. **Disposition Action:**  
No disposition action.
  
5. **New Projects:**

<b>Taxes Owed</b>	<b>Last Pymt</b>	<b>Parcel ID</b>	<b>Owner Name</b>	<b>Property Address</b>
\$19,808.94	2008	M040040009100	Tackett, Vickie Lynn	17 North Street, Glouster

6. **Executive session with David Mott**
  
7. **Scheduling of next meeting: March 20<sup>th</sup>, 2024**
  
8. **Adjournment.**