

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

LOCATION: Nelsonville City Hall, 211 Lake Hope Drive, Nelsonville, OH (live) and on Google Meet (<https://meet.google.com/bbz-ywph-ygf>)

DAY/TIME: Wednesday, March 15th, 2023 @ 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 February 15th, 2023 meeting
4. Financial Report – Treasurer La Verne Humphrey

Summary	
Starting Balance	\$453,895.91
Actual Cash In	\$ 2,200.00
Actual Cash Out	33,990.46
Ending Balance	\$422,105.45

Business:

Old Business – 20 minutes

1. Update on acquisition process/pipeline – Mr. Wasserman
 - i) Properties acquired since February board meeting:
 - ii) We have moved into a new cycle of foreclosures with 7 title searches having been ordered from Nolan and Meek in consultation with Asst. Prosecutor Zach West. Mr. West will be preparing these cases soon.

2. State Demo project: Update from Mr. Wasserman – The applications were due on February 28th, 2022. The Land Bank applied to demolish 42 buildings and six mobile homes across the county. We have finally been notified of our approval for the entire \$734,000 of our grant request! This means that all of the projects on our demo list will be funded though some of them are now moot due to sales or owner-demos. Aaron submitted the first reimbursement request for the amount of \$129,674.25, which was approved by ODO and was received in our account on Dec. 30th, 2022.

Structures in Group K include: 8001 SR-78, Glouster; 2 Mound Street, Chauncey; 22 Smith Street, Chauncey; 3 Main Street, Glouster; 61 Summit Street, Glouster; 3 Summit Street, Glouster; 234 W. Washington, Nelsonville; 3798 Woodlane Drive, Nelsonville; 823 Walnut Street, Nelsonville; 4071 Old SR-56, New Marshfield; 3 Elm Street, The Plains; 38 Brown Avenue, Athens.

The Group K demolitions were awarded as follows: Group K1 awarded to Good Builders, Inc.; Group K2 awarded to Running G Farms, LLC; Group K3 awarded to Engle Excavating LLC; Group K4 awarded to Hutton Excavating, LLC. Group K1 and K4 demolitions are expected to begin shortly, with K2 and K3 following.

3. State Brownfield Grant Application: In collaboration with the Athens County Port Authority, we made application for several brownfield remediation projects around the county that had previously been Land Bank projects. As part of this program the Jacksonville-Trimble school, vacant and dilapidated for over 40 years, has been torn down. Two other projects have had assessments completed and will be shifted to the OEPA BUSTR program for remediation. Greening has been carried out at the Jacksonville-Trimble school, marking the demolition as complete. The old service station at 83 Columbus Road, Athens was demolished on February 24th, 2023.

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), Glouster; 141 Monroe Street, Nelsonville; 130 Jefferson Street, Nelsonville; 354 Chestnut Street, Nelsonville; 637 High Street, Nelsonville.

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

- 1) 4070 Washington Road (3 parcels, LB-2021-16): We have acquired this property. See below for update on environmental remediation at this property. Aaron and Ric conducted a level one inspection of the house on the property, which seems to be in very good condition. We now have several potential end users for this property. Tetra-Tech was at the house on February 1st to install a monitoring well into the bedrock.

- 2) 4667 Sand Ridge Road, Lodi Twp (LB-2020-07): We have received the new deed for this property. It will be brought to the April board meeting for disposition.
- 3) 61 Summit Street, Glouster (LB-2021-06): Burned out church along Summit in Glouster. This property is already a Land Bank project. The church is slated to be demolished with BD&SR funds later this summer. It was voted at the July board meeting to accept Habitat for Humanity of Southeast Ohio's proposal to acquire this property through the Rural Acquisition program. We have received the new deed for this property. The church is scheduled to be demolished in the upcoming Group K1 demos, following which the property will be brought to the board for disposition.

7. Brownfield Remediation Projects:

- a. 83 Columbus Road (LB-2021-18): abandoned gas station owned by the City of Athens. This project was granted a Level 1-2 assessment in the Round 1 brownfield funding and we applied for remediation (demo) of the property in Round 2. We expect the remediation to be funded since it is within our \$1 Million county set-aside. The service station was demolished on February 24th, 2023.
- b. 4070 Washington Rd, Albany (LB-2021-16): Foreclosure was completed.

Phase 1 and 2 evaluations were done with Brownfield project money and it was decided to move this project to the EPA's BUSTR program as there is over \$10 million left in that fund and Tetra-Tech believes there is an easier path to funding there. It will not, however be quick. It will probably take 6 months to finish the work on the Phase 1 & 2 and get an approval from Ohio EPA for a remediation grant.

8. Update on pending dispositions:

- a. Closing for 98 W. Franklin Street, Nelsonville occurred on March 1st, 2023.
- b. Closing for 27 Main Street, Glouster is estimated to occur by the end of April.
- c. Closing for 8001 SR-78, Glouster is currently on hold. See Dispositions.
- d. Closing for 60 Converse Street, Chauncey is estimated to occur by the end of March.

9. ARPA request in the amount of \$200,000 for demolitions and nuisance properties in collaboration with the Health Department

- a. Update from Commissioner Chmiel.

10. Heritage Ohio Workshop – Update from Commissioner Chmiel

- a. The workshop on historic tax credits and preservation from Heritage Ohio was held Thursday, February 23rd, at the Southeast Ohio History Center.

New Business – 25 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): This property was recently acquired, and we believe it to be a candidate for renovation. Waste diversion is currently being carried out at the house. It was inspected by local contractor Danny Yahini and it is his opinion that the structure can be renovated. He estimates it would cost \$25,000-35,000 in materials to successfully renovate. No project proposals were submitted on the prior October 19, 2022 deadline. Athens County Planner Laura Olbers confirmed with us that this property is in the floodplain and would need to be elevated 6 inches above the base flood elevation if renovated.
 - b. 38 Main Street, Glouster (LB-2018-73): Large blue boarded up Victorian house in Glouster. A new end-user has come forth with an interest in renovating the house. He is currently composing a prospectus. Our Property Manager, Jody Barnes conducted a tour for a new interested end-user on December 15, 2022. A request for project proposals was sent out with a deadline of Thursday, February 9th, 2023 for submissions. No end users submitted proposals.
 - c. 14 and 16 Maple Street, Glouster (LB-2019-25 and LB-2019-26): Empty parcels. Structures previously demolished by Land Bank. On today's agenda.
 - d. 30 Cross Street, Glouster (LB-2019-42): A recently acquired property with a house that we believe to be a good candidate for renovation. Several potential end-users have applied for this property and have been taken on walk-throughs of the house. On today's agenda.
 - e. 8810 Center Street, Stewart (LB-2020-09): A house was demolished on this property during the Group J demos. On today's agenda.
 - f. 21 W. High Street, Jacksonville (LB-2019-40): The house at this property will have to be demolished once we complete the BD&SR project demolitions. There have been several folks reaching out about this property. The Land Bank was informed that Trimble Township Wastewater Treatment District would be discussing a sewer expansion that could potentially hook into 21 W. High on March 8th, 2023.
 - g. 87 High Street, Glouster (LB-2021-12): Downtown Glouster building next to the old American Legion building. There has been some new interest in this property. A clean-up day was organized for March 9th, 2023 to remove the rubble and detritus left in the building. Niru Dabholkar of Barber & Hoffman, Inc. toured this building as well as the other downtown Glouster buildings on March 3rd, 2023. He is currently working on a proposal for the Land Bank to consider regarding the structural integrity and renovation potential of the buildings.

2. 2023 Ohio Land Bank Conference

- i) The Ohio Land Bank Association will be holding its 12th Ohio Land Bank Conference in Dayton, OH on April 26-28, 2023. Update from Mr. Wasserman.

3. Disposition Action:

- i) 98 W. Franklin Street, Nelsonville (LB-2018-03): The property was voted to be disposed to Maria and Neil Sommers at the February board meeting. Mrs. Sommers requested the deed be put in the name of her LLC, Maria Buckalew Sommers #3.

- ii) 8001 SR-78, Glouster (LB-2019-10): At the February board meeting, the board voted to dispose 8001 SR-78, Glouster to Derek Boyer. The project was originally going to be taken on by Derek Boyer and Dana McClurg. Mr. Boyer has stepped back from this project and Ms. McClurg will be heading the project moving forward. Mr. Boyer's name was the only name listed on the application, so the board will need to accept the change in disposition. Ms. McClurg is an approved end-user and has submitted proof of financial wherewithal to complete the project as described in the project proposal. Disposition would be to her LLC, High Hopes Ventures.

- iii) 8810 Center Street, Stewart (LB-2020-09): The dilapidated house on this property was demolished during the Group J demos last fall. There is only one end user who has applied for the property. Kevin and Jeanette Morris would like to acquire this property as greenspace. Their original plan was to build on the property, but the Athens County Health Department has informed them that there is currently no way to install a private sewer system on this property.

- iv) 30 Cross Street, Glouster (LB-2019-42): The house at 30 Cross Street has proven to be a good candidate for renovation. While there were several qualified applicants, only one submitted a project proposal. Mike Smith of Smitty's Interior & Exterior has submitted a proposal to renovate the structure into a rental property. See more in This Month's Dispositions folder.

- v) 14 and 16 Maple Street, Glouster (LB-2019-25 and LB-2019-26): Two very dilapidated structures used to occupy these parcels. They were demolished by the Land Bank during our Group H demolitions. Neighbor Ethan McKee would like to acquire these parcels as greenspace.

4. New Projects:

Taxes Owed	Last Pymt	Parcel ID	Owner Name	Property Address
860.00	2007	P01-0090104000	Bratton, Jerry C.	SR 691, Nelsonville

A. Scheduling of next meeting: April 19th, 2023.

B. Adjournment