

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

LOCATION: Live Meeting held at Athens County Records Center (live) with guests joining virtually on Google Hangouts (<https://meet.google.com/bbz-ywph-ygf>)

DAY/TIME: Called to order on Wednesday, March 16th, 2022 at 11:01am

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, Commissioner Chris Chmiel, Township Trustee Gregg Andrews, and Andrew Chiki for Mayor Steve Patterson.
2. Motion to approve agenda by Mr. Chmiel, 2nd by Mr. Chiki. All Yeas.
3. Motion to approve minutes from February 16th, 2022 board meeting by Mr. Chmiel, 2nd by Mr. Chiki. All Yeas.
4. Financial Report from Treasurer La Vern Humphrey:

Summary	
Starting Balance	527,175.60
Actual Income	176.00
Actual Expenses	116,087.50
Ending Balance	411,264.10

Mr. Wasserman notes that the ending balance is fairly accurate, but a bill was paid for environmental cleanup at two different sites. Motion to approve financial report by Mr. Chiki, 2nd by Mr. Andrews. All Yeas.

Business:

Old Business –

1. Update on acquisition process/pipeline from Mr. Wasserman

- i) No properties were acquired this month. Many properties have gone through publication and motions for summary judgment or final hearings at the BOR will be made shortly by the Prosecutor.
 - ii) Sargent Road, Lodi Township (LB-2021-02): Nathan and Kayleigh Stotts. This property has been acquired. Aaron has been out to this property to put up a Land Bank sign but since the parcel is land-locked, there does not appear to be any available frontage to do so. It has been on the Land Bank property website. The Stotts' proposal was voted on and accepted at the February 2022 board meeting. We are waiting on them to obtain an easement and a new survey.
2. Self-Funded Demos: Self-funded demos are on hold until we hear back from the State regarding the Brownfield and BD&SR projects. Once we know more, bid packets will be sent out for demolition.
 3. State Demo project: Update from Mr. Wasserman -- The applications were due on February 28th. The Land Bank applied to demolish 42 buildings and six mobile homes across the county. We expect to hear back from the state in the coming month regarding which applications were accepted and which ones need to be revised. If there are funds left in the pool after this initial round, there will be an opportunity to file for a second round of funding with a 25% match. We believe ODOD is overwhelmed with applications on the two programs, and we fear it will be quite some time before we hear back on this application. Mr. Chmiel notes that with ARPA funding, we may be able to demolish more structures.
 4. State Brownfield Grant Application: As reported last month, 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. It is our understanding that since the January 31st deadline, not one county has heard about adjudication of these applications. Only 54 of the 88 counties filed applications. ODOD has provided no guidance on the timeline of adjudication.
 5. Update on previously approved projects from Mr. Wasserman:
 - A. 27 Main Street, Glouster (LB-2018-72): Disposition of this property is on hold until we hear back from the State about BD&SR funds.
 - B. 15990 Millfield Road (LB-2019-47): This property was originally scheduled to be demolished with the Group "J" demos. Applicant and neighbor Craig Dransfield informed Comm. Chmiel that he would like to acquire the property with the structure still standing. Mr. Dransfield has submitted a proposal and it was on last month's agenda. A second applicant and neighbor, Brittany Larabee, has also submitted a proposal to acquire the property. On today's agenda.

- C. Rehabs: Land Bank Rehabs underway or nearly completed in the county: 24 Cherry (new owner), Glouster, & 141 Monroe, 130 Jefferson St., 354 Chestnut St, 637 High St, 495 Patton St, & 770/784 Poplar St, Nelsonville. 19606 Plum St, Trimble (Habitat) has begun construction of the actual dwelling.

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

- 1) Sargent Road, Lodi Township (LB-2021-02): Nathan and Kayleigh Stotts. Currently in the disposition process. See above.
- 2) 4070 Washington Road (3 parcels, LB-2021-16): We have acquired this property. An application was submitted with the ODOD to have this site evaluated with a "Phase 1" assessment.
- 3) Ball Drive (LB-2021-10): We have acquired this property.

7. Brownfield Remediation Projects:

- a. 10 High Street, Glouster: Tetra-tech (our environmental consultant) disclosed to us that there is significant contamination in the soil around this property and they are monitoring its potential spread to other parcels. The contamination is by chemicals typically associated with former gas stations. Two wells have been placed on adjacent properties to facilitate ongoing monitoring.
- b. 16 Main Street, Chauncey (LB-2020-15): Final soil samples were taken to finish-out this project. Thus far no ongoing contamination has been found. We expect an "all-clear" will be issued on this property in the coming weeks.
- c. 83 Columbus Road (LB-2021-18): Abandoned gas station. Though previous asbestos work that the city was able to find will helped us speed up this project, it still requires a Phase I ESA since the city was unable to provide evidence that one had previously been conducted. This project was submitted to the State through the Brownfield funding program. We are asking for a Phase I with hope that it can be conducted in time to go back and ask for funds for remediation and demo.
- d. Trimble School Project (LB-2021-19): Project was previously accepted by Ohio EPA for a Phase 1 ESA and Asbestos Survey paid for 100% and those assessments were conducted in late 2021. This project has now been submitted to the State for the Brownfield remediation funding. We are waiting to hear back on the application.
- e. 4070 Washington Rd, Albany (LB-2021-16): Foreclosure was completed, and an application has been made to Ohio EPA. This project was submitted to the State for Phase I assessment under the Brownfield remediation program. We are waiting to hear back on the application.

8. Update on pending dispositions:

- a. Contracts for 212 Madison Street, Nelsonville and 60 Converse Street, Chauncey have been sent to end-users for review. We hope to close by the end of March.

9. Heritage Ohio Membership Renewal: The Land Bank has filed to renew its membership with Heritage Ohio for \$275.00.
 - a. Mr. Chmiel notes that one of the membership benefits is that they will send down structural engineers to check out any buildings we may need inspected.

10. AmeriCorps Partnership with Athens-Hocking Solid Waste District – Comm. Chmiel
 - a. At the February board meeting, the board voted to enter a partnership with AHSWD for a 6-month AmeriCorps position. There have not yet been any applicants.
 - b. Aaron and AHSWD conducted an interview with an applicant on Monday, March 14th and we believe we will offer her the position.

11. Buchtel Renovation
 - a. 17922 Akron Avenue, Buchtel (LB-2020-01): Abandoned split-level house. At the December board meeting, the board voted to make this property the Land Bank’s first renovation project. Sanborn Family Builders has been chosen as the contractor. Chris, Aaron, and members of HAPCAP’s workforce development program have completed many of the pre-renovation tasks agreed upon with the contractor. We received an estimate from Dowler Heating & Cooling for a new HVAC system. AEP has been contacted and power should be restored at the house shortly. Arab Pest Control has begun termite remediation. We are currently sourcing kitchen and bath estimates. Sanborn is expected to begin renovation in late April.

New Business – 35 minutes

1. Future Dispositions – Several dispositions are in progress, and I hope to bring them to the board soon. They include:
 - a. 19616 Maple Street, Trimble (LB-2019-15): Existing house to be demolished before considering disposition.
 - b. 98 Franklin Street, Nelsonville (LB-2018-03): We have taken potential end-users on tours through the property and proposals were submitted. Danny Yahini was taken through the house, and it was his opinion that due to standing water in the basement, it is not salvageable and must be demolished. The board decided at the January board meeting to agree with Mr. Yahini’s professional opinion that the structure could not be salvaged. An application was submitted to have this structure demolished with state BD&SR funds.
 - c. 13 Republic Avenue, Glouster (LB-2019-56): Empty village lot. Three interested end-users, two of whom want to build a garage there. The proposals we received were insufficient.
 - d. 27 Main Street, Glouster (LB-2018-72): Large, 2-story house. Our consultant has examined it and believes it is not economically feasible

to rehab. An application was submitted to have this structure demolished with state BD&SR funds.

- e. 10 S. Seventh Street, Jacksonville (LB-2019-60): 2 parcels with a small structure on the back one. The initial end-user on record has withdrawn his application. An application was submitted to have this structure demolished with state BD&SR funds.
- f. 80/82 Front Street, Gloucester (LB-2018-59 and LB-2019-31): Empty lot on 80, dilapidated house on 82 that we will demo. Starting to draw interest from people wanting to put a home on one or both parcels. An application was submitted to have this structure demolished with state BD&SR funds.
- g. 19466 S. Center Street, Trimble (LB-2019-11): Large lot (2) where we removed a mobile home. Lot has a useable pole building/garage. Demolished in Group I demos. Two end-users were sent sealed bid information after the February board meeting. Bids to be opened at today's meeting.
- h. 14/16 Maple Street, Gloucester (LB-2019-25 and LB-2019-26): Lots where we tore down houses. One end-user on record.
- i. 8001 SR-78, Gloucester (LB-2019-10): Parcel with a dilapidated trailer. Previously believed to be landlocked, but we recently discovered that there is an easement. One interested end-user who would like to put a cabin on the parcel. Needs survey. An application was submitted to have this structure demolished with state BD&SR funds.
- j. 10436 Sycamore, Trimble (LB-2019-13): Structure demolished during Group I demos. Potentially interested end-users have begun to come forward.
- k. 16 Morgan Street, Gloucester (LB-2018-68): The former site of a structure that was demolished with NIP funding during the Group F demos. Only one application has been submitted. David Becker and Deserea Ferguson are in the process of purchasing 14 Morgan and would like this empty parcel to be utilized as a side lot.
- l. 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 and it will be professionally inspected. It will likely come up for disposition soon after.
- m. Ball Drive, Athens (LB-2021-10): This property was acquired, and it has been put up on the Land Bank's property website. We expect it to come up for disposition in April.

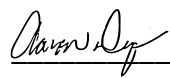
2. Approval of dues and assessment for Ohio Land Bank Association (\$1,000.00)

- i) Normal dues are \$500, and we would like to contribute an extra \$500 with approval from the board to go toward sponsorship of the Ohio Land Bank conference. Motion by Mr. Wasserman to approve, 2nd by Mr. Chmiel. Mr. Wasserman notes dates of conference are April 27-29 in Cleveland. All Yeas.

3. Disposition Action:

- i) 19466 S. Center, Trimble (LB-2019-11): This site once held a trailer that was demolished during the most recent group demo. A pole barn in decent condition is still on the property. At the February board meeting, the board voted to request sealed bids from the two potential end-users with a minimum bid of \$5,000. Mr. Smith was asked to submit proof of financial wherewithal, which he has done (see This Month's Dispositions folder). A bid was submitted by Mr. Smith in the amount of \$6,500. Mr. Brooks opted to not submit a bid. Motion by Mr. Wasserman to accept Mr. Smith's bid, 2nd by Mr. Chmiel. All Yeas.
- ii) 212 Madison Street, Nelsonville (LB-2019-46): The board voted to accept Capstone's proposal for this property at February's board meeting. Capstone has requested that the property be officially disposed to the business name "White Oak Holdings, Ltd". Motion by Mr. Chmiel to approve the name change, 2nd by Mr. Andrews. All Yeas.
- iii) 15990 Millfield Road, Millfield (LB-2019-47): Originally planned to be demolished with the BD&SR funding, neighbor and qualified end-user Craig Dransfield has applied to have the structure remain standing so he can clean it up with the plan to eventually turn it into an AirBnB. This proposal was voted on and accepted at the February board meeting with an asking price of \$4,000.00, but a second applicant and neighbor to the property was discovered. She has submitted a proposal. Both applicants were present at the board meeting. Ms. Larabee notes that she wishes to demolish the structure as she lives behind it. Mr. Dransfield, owning the property across the street, would like to save the structure. Mr. Andrews asks what Mr. Dransfield's timeframe would be, he notes that he is ready to start immediately. Ms. Larabee notes that there are many properties along that stretch of road that many have bought and have sat vacant, and she doesn't want to see that happen with this property. Motion by Mr. Chmiel to accept Mr. Dransfield's proposal for \$4,000, second by Mr. Andrews. All Yeas.
- iv) 189 Ashton Avenue, Nelsonville (LB-2018-49): An empty lot where the Land Bank demolished a dilapidated house. Originally up for disposition last year, the selected end-users backed out before closing occurred. Another potential end-user who lives on Ashton Avenue has come forth and applied to utilize/maintain this property as green space. Motion by Mr. Chmiel to sell to Mark Call for \$1,000, second by Mr. Andrews. All Yeas.
- v) 10 South Seventh Street, Jacksonville (LB-2019-60): This property originally had only one applicant and the board voted that the proposal submitted was not sufficient. The end-user withdrew their application afterward. Habitat for Humanity of SEO has applied to acquire this property. They have noted that they would like the Land Bank to demolish the structure. The structure on the property was part of the Land Bank's applications for state BD&SR funding. Mr. Olbers from Habitat was present at the meeting and notes that it would be 1000sqft 3BR1BA home. Motion by Mr. Wasserman to dispose to Habitat for

Minutes submitted for approval by Aaron Dye, Secretary



April 20th, 2022

Secretary Date

Approved, as amended (if any) on April 20th, 2022