

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

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

DAY/TIME: Wednesday, March 19<sup>th</sup>, 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
3. Approval of minutes from February 19<sup>th</sup>, 2025 board meeting
4. Financial Report - Treasurer LaVerne Humphrey

<b>Summary</b>	
Starting Balance	\$379,007.70
Actual Cash In	\$11,109.53
Actual Cash Out	\$ 8,951.25
Ending Balance	\$381,165.98

Business:

Old Business – 30 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. 20 Campbell Street update  
At the February board meeting, the board voted to table the 20 Campbell Street, Nelsonville demolition until further details could be obtained regarding Danny Simms'

qualification status as a prospective end-user as well as information from the City of Nelsonville on the floodplain regulations that may be required with renovation.

Mr. Wasserman and Aaron had a phone call with Devon Tolliver, Nelsonville Police Chief and acting City Manager to discuss the situation. Mr. Tolliver noted he would confer with the city's legal counsel to determine what their position might be. He followed up with Aaron, noting that he spoke with ODNR and based on the home needing substantial repairs (50% or greater of the home value), it would be required to come into full compliance with the current regulations which would necessitate elevating the base elevation. He continued that there are no options for granting a variance to that requirement.

At the February board meeting, the value discussed was the Auditor's value of the entire property (\$18,100). Mr. Simms noted he could perform this renovation for approximately \$6,000-7,500, which would be below 50% of that value (\$9,050). As Mr. Tolliver indicated, the determining valuation would be that of the home, which is currently \$8,760, making the 50% valuation \$4,380. A renovation that would comply with Athens Metropolitan Housing Authority standards would not be achievable for an amount less than \$4,380, and with the confirmation that a variance for this requirement is not an option, it does not leave the land bank with many options other than demolition of the structure.

Regional County Planner Connor LaVelle has prepared a short presentation on the specifics of this situation.

### 3. 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 received a cure list from ODOD that had very stringent requirements compared to the FY22 BD&SR program. Aaron is working on assembling all requested items which are due by March 31<sup>st</sup>, 2025. Mr. Wasserman and Aaron had a meeting with our ODOD contact on Monday, March 17<sup>th</sup>, which provided greater clarity about what can be submitted for the cure requests.

The Group N1 demolitions were awarded to Running G Farms and should begin shortly. The Group N2 demolitions were awarded to Hutton Excavating, but because one of the structures in that group is a project that ODOD requested more information on, we are holding off until we are notified that all projects are approved. 20 Campbell Street,

Nelsonville was removed from the Group N2 demolitions as requested by the board at the February 2025 meeting. Should the board choose to continue with demolition of the structure, it could be added to the Group N3 demolitions.

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

#### 4. 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! Tetra Tech has notified us that they are working on submitting the “No Further Action” documents to mark this project as complete.

#### 5. Update on previously approved projects

A. Rehabs: Land Bank Rehabs or new construction underway or nearly completed in the county: 24 Cherry Street, 141 Monroe Street, 75 High Street, Glouster; 217 Harper Street, 354 Chestnut Street, Nelsonville; 19476 Maple Street, Trimble.

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

- 1) 4070 Washington Road (3 parcels, LB-2021-16): 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.
- 2) Haga Ridge Road, Rome Township (2 parcels, LB-2024-01): This property was acquired in early December 2024.
- 3) 17636 Jacksonville Road, Millfield (1 parcel, LB 2024-05): The applicant Jerrame Forrest has signed the pay-in-advance agreement. Mr. Wasserman is beginning the 30-day notification process.

7. Update on pending dispositions

No pending dispositions.

8. Update on 47 Main Street, Chauncey litigation

The second round of mediation occurred on March 5<sup>th</sup>, 2025. All parties have reached a settlement agreement. Athens Preservation has a limited window of time to obtain a demolition estimate for the structure at 47 Main Street and they will have until June 30<sup>th</sup>, 2025 to demolish the structure. The property will then be conveyed to the Village of Chauncey.

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

Aaron met with Jeff Jenkins of HAPCAP and Eric Smith of BDT Architects for a 50% review of the proposed plans. A review was given of structural issues discovered, including a crack on the roof that stretches from one side to the other. Their proposed plan is for the replacement of the roof, replacing all windows, new gutters/downspouts, and repairing the front parapet. The estimate comes in at \$306,747.65. For reference, our spendable grant amount is \$235,200. The estimate is for construction costs only and does not include labor, BDT design fees, asbestos remediation, and other labor costs.

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.

Mr. Oehlers has prepared a short presentation for the board on the current status of the project.

11. 10190/10194 Chase Road, Albany project

Surface cleanup by Running G Farms is currently on hold as Tetra Tech executes their Phase I and Phase II Environmental Site Assessments. They have noted that work is moving quickly.

12. Strategic Planning Consultation with Mission Met

Aaron and Jody have reviewed the draft strategic plan and are meeting to discuss timelines for proposed work. The board retreat to review the plan and obtain feedback is scheduled for April 3<sup>rd</sup>, 2025 at 10:00 AM. More details will be provided shortly.

13. 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 – 30 Minutes

1. Future Dispositions – Several potential dispositions are in progress, and we hope to bring them to the board soon. They include:
  - a. 4070 Washington Road, Albany: See update under Brownfield projects.
  - b. Haga Ridge Road, Rome Township
  
2. Presentation by Jeff Harris of Bricker Graydon
  
3. Renewal of services contract with the Athens County Treasurer’s office
  
4. Donation of 233/235 Kontner Street, Nelsonville from Habitat for Humanity of Southeast Ohio  
233-235 Kontner Street, Nelsonville has already been voted to be a land bank project (2024-11). We are seeking board approval to accept the donation of the property from Habitat for Humanity.
  
5. Dispositions  
No disposition action.
  
6. New Projects  
No new projects this month.

<b>Taxes Owed</b>	<b>Last Pymt</b>	<b>Parcel ID</b>	<b>Owner Name</b>	<b>Property Address</b>

7. Scheduling of next meeting: April 16<sup>th</sup>, 2025

8. Adjournment

