

**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, April 16<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 March 19<sup>th</sup>, 2025 board meeting
4. Financial Report - Treasurer LaVerne Humphrey

<b>Summary</b>	
Starting Balance	381,165.98
Actual Cash In	4,390.34
Actual Cash Out	29,584.72
Ending Balance	355,971.60

Business:

Old Business – 15 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. There's been no movement on current cases that we know of. We are expecting to acquire 233/235 Kontner Street in Nelsonville as soon as the property is donated to Habitat for Humanity. Habitat will convey it to us the same day they get it from the owner. Delinquent taxes will be paid prior to conveying to the Land Bank.

## 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 have been ordered for demo groups N1, N2, N3, O1, O2, and O3.

We received the initial cure list from ODOD and Aaron submitted all requested items by the March 31<sup>st</sup>, 2025 due date. ODOD returned with a few additional cure requests that Aaron will provide them with by the end of this week.

The Group N1 demolitions were awarded to Running G Farms and are underway. The Group N2 demolitions were awarded to Hutton Excavating and should begin shortly. 20 Campbell Street, Nelsonville was added back to the demolition roster in the Group N3 demolitions as requested by the board at the March 2025 meeting.

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; 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; 20 Campbell Street, 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! Tetra Tech has notified us that they are working on submitting the “No Further Action” documents to mark this project as complete.

4. 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.

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

1. 4070 Washington Road (3 parcels, LB-2021-16): On today’s agenda for disposition.
2. Haga Ridge Road, Rome Township (2 parcels, LB-2024-01): This property was acquired in early December 2024. We are following up with the initial end-user to determine if they are able to close; if not, there is another potentially interested party.
3. 17636 Jacksonville Road, Millfield (1 parcel, LB 2024-05): The applicant Jerrame Forrest has signed the pay-in-advance agreement. The 30-day notification has been done, and we are ready to proceed with purchasing a lien certificate from the Treasurer so that the case can be filed.

6. Update on pending dispositions

No pending dispositions.

7. 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 until June 30<sup>th</sup>, 2025 to demolish the structure. The property will then be conveyed to the Village of Chauncey.

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

At the March board meeting, it was decided to not include new windows on the building at this time as the estimate came in at \$306,747.65 and our spendable grant amount is \$235,200. We will only be installing new windows on the façade. The new estimate comes in at \$231,168.90 but does not include the initial Professional Services Agreement with BDT Architects. BDT Architects estimates a final plan by the end of May.

9. 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.

At the March board meeting, Executive Director Kenneth Oehlers reviewed that there will be 5 houses built with 3 being in Nelsonville on land bank lots. The Nelsonville projects will begin in June with a crew of volunteers helping with the builds. We are currently working with Mr. Oehlers on a date in early May for a public groundbreaking event. We will be signing the Memorandum of Understanding between Habitat and the land bank, and it is on today's agenda to dispose the three Nelsonville lots to Habitat.

10. 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.

11. Strategic Planning Consultation with Mission Met

The board met on April 3<sup>rd</sup>, 2025 to review the final draft of the strategic plan. Further edits were made, and the plan was finalized. Upon official adoption of the plan, it will be uploaded to our website and available for viewing.

12. 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.

13. Renewal of services with the Athens County Treasurer's office

It was discussed at the March board meeting that the agreement of services with the Athens County Treasurer's office has expired. We are seeking board approval to renew the services agreement.

14. Donation of 233/235 Kontner Street, Nelsonville from Habitat for Humanity of Southeast Ohio

At the March board meeting, it was voted to accept the donation of 233-235 Kontner Street, Nelsonville from Habitat for Humanity of Southeast Ohio once they receive the property. We are waiting for them to notify us that the property has been acquired.

15. Clerk of Court fees

We have been in discussion with the County Prosecutor and the Clerk of Courts regarding unpaid court costs on cases where the Land Bank acquired the property. Now the Prosecutor has said he believes we are responsible for all the costs. Since 2018 when we started acquiring properties through tax foreclosure, no attorney had ever suggested that those costs are solely our responsibility and from what I can tell that is not the process in most other counties. Successive assistant prosecutors assisted us in acquiring properties through the courts by petition but never mentioned that this method leaves us exposed to 100% of the costs. Other methods of acquisition apparently require us to pay only 35%.

We will be speaking to attorneys, prosecutors and others at the Land Bank conference next month to try to discern if the law the prosecutor has cited is indeed the controlling statute in this situation because it does not mention either Land Reutilization Corporations or CICs. Further, the amount the clerk has stated is owed, over \$128,000 must be verified case-by-case.

New Business – 40 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: See update under Rural Acquisition projects.
  - c. 8001 SR-78, Hollister: Two new end-users have approached us with interest in this property. It will likely be brought up for disposition at the May board meeting.
  - d. 184 Sheppard Street, Nelsonville: The contiguous property owner has contacted the land bank with interest in acquiring these two parcels.
  - e. 8670 Hollister Road, Hollister: The neighboring property owner has requested to acquire this property and perform the demolition himself. We wanted to discuss this with the board before moving any further in discussions.
  - f. 19537 S Center Street, Trimble: An interested applicant who is looking to relocate to Athens County and establish a ceramics center on these parcels. He is currently in talks with the Village of Trimble on approval of his proposal, and should he receive it, we would likely be able to bring this property up for disposition at the May board meeting.
  
2. Pay increase for the Land Bank Board Treasurer  
We are seeking board approval to increase LaVerne Humphrey’s monthly stipend from \$300 to \$400.
  
3. Brief discussion on potentially seeking 501(c)3 designation  
During Jeff Harris’ presentation he mentioned that numerous Land Banks are also 501(c)3s under the tax code, allowing them to accept donations on a tax-deductible basis. Perhaps this is something we should discuss in the context of our strategic plan.
  
4. Dispositions
  1. 923 E High, 931 E High, 823 Walnut Street, Nelsonville (LB-2021-21, LB-2021-22, LB-2020-13): These are three parcels that will be built on by Habitat of Humanity of Southeast Ohio in our Welcome Home Ohio partnership.
  
  2. 4070 Washington Road, Albany (LB-2021-16): After a few years of waiting for brownfield work to be completed, we are ready to seek disposition for the old farmhouse on Washington Road in Lee Township, just outside the Albany village limits. We received 8 proposals with varying end uses that will be reviewed today. Proposals were submitted by Tim Caudill,

Jason Morosko/Sustainablepath LLC, Laura McDowell, Jeff Gabriel, Benjamin Shonk, Henry Miller, Ian Lawson, and Chris Smyth/Southern Ohio Chestnut Company. More information in the This Month's Dispositions folder.

5. 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>

6. Scheduling of next meeting: May 21<sup>st</sup>, 2025

7. Adjournment