

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

LOCATION: Athens County Records Center (live) and on Google Meet
(<https://meet.google.com/bbz-ywph-ygf>)

DAY/TIME: Wednesday, April 17th, 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 March 20th, 2024 board meeting
4. Financial Report - Treasurer LaVerne Humphrey

Summary	
Starting Balance	283,400.58
Actual Cash In	0.00
Actual Cash Out	79,060.86
Ending Balance	204,339.72

Business:

Old Business – 35 minutes

1. Update on acquisition process/pipeline from Mr. Wasserman
 - i) Properties acquired since September board meeting
Assistant Prosecutor TL Warren is currently working on several foreclosures for the Land Bank. Many motions have been filed and hopefully some cases will start coming to their conclusions soon. Additionally, more title searches will be ordered this week for newer cases.

2. State Demo project

Group M1, M2, and M3 demolitions are complete! McKee Paving & Sealing and LA Horn Excavating executed our final group demolitions for the 2022-23 Building Demolition & Site Revitalization program. Aaron has until the end of May to submit all necessary documentation to close out the grant.

The 2024-25 BD&SR application was submitted on Friday, March 29th. Other Land Banks across the state have begun receiving cure lists for the applications from ODOD, so we expect to receive one soon. The final list of submitted properties includes:

Properties owned by the Athens County Land Bank: 25 Town Street, Glouster; 29 Hill Street, Glouster; 34 Spring Street, Glouster; 23 Morgan Street, Glouster; 319 Oak Street, Glouster; 10190/10194 Chase Road, Albany; 73 High Street, Glouster (partial demo only); 20 Campbell Street, Nelsonville.

Properties owned by private citizens: 2388 Trout Road, Albany; 4910 Vore Ridge Road, Athens; 14560 McDaniel Road, Amesville; 30 Connett Road, The Plains; 21 E. 1st Street, The Plains; 24518 Rowley Lane, Coolville; 26 N. Clinton Street, The Plains; 50 Front Street, Glouster; 20 Smith Street, Chauncey; 55 Mill Street, Chauncey; 8 Ellis Avenue, Chauncey; 14 Mound Street, Chauncey; 71 Main Street, Chauncey; 16 High Street, Chauncey; 16 Lexington Avenue, Chauncey; 100 Main Street, Chauncey; 4382 N. Gun Club Road, Athens; 17759 SR-377, Chesterhill; 805 River Front Road, Hockingport; 21196 Chapman Road, Guysville; 11535 Carbondale Road, Nelsonville; 5 Oak Street, The Plains; 902 Chestnut Street, Nelsonville.

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. 4070 Washington Road, Albany was also submitted as part of the application after we were informed the Abandoned Gas Station Program had run out of funding.

Mr. Wasserman and Aaron received notice from Tetra Tech that demolition of the old service station at 4070 Washington Road was to begin the week of April 22nd. No updates regarding the project had been received between the time the application was made to when we were informed of the demolition commencement date. The demolition has been temporarily postponed until Tetra Tech receives the grant agreement from ODOD. The grant agreement is expected within the next few weeks.

The same applies to the Cornerstone Harvest Church, and Tetra Tech has informed the Land Bank that they intend to do a full bid advertisement, bid walk, etc. as was done with the old Jacksonville-Trimble school.

5. Update on previously approved projects

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

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

- 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): Tax certificates will be sold this week, and the foreclosure case should be filed shortly.

7. Brownfield Remediation Projects

- 1. See sections 5 & 6 for details.

8. Update on pending dispositions

- 1. 8001 SR-78, Hollister: The approved end user has not responded to Aaron's attempts at contact since July 2023, when it was indicated that a surveyor was found to complete a new survey for the parcel. It was discussed at the March board meeting that if no contact had been made by April 1st, the Land Bank would relist the property. The property is back on the property website and Jody will be putting a Land Bank sign on the parcel this week.
- 2. 32 Locust Street, Glouster: Disposition was approved to neighbors Joyce and Allen Flowers pending a new survey, of which the end-users agreed to fund half. The Land Bank has been unable to find a surveyor for the parcel. Aaron has been advised to reach out to Gerald Bayha for a new survey.

9. Update on 47 Main Street, Chauncey

In February, there was an adjudication from Judge McCarthy denying the opposing counsel's request to have the case dismissed. No update since March.

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. At the February board meeting, it was voted that the Land Bank would supply the \$15,000 match required for the project. Nathan Simons informed the Land Bank that we are now in the stage where we wait to hear back regarding the acceptance of our application.

11. 11 Maple Street, Glouster Renovation

Sanborn Family Builders has completed their work on the renovation of 11 Maple Street. Jody is taking care of final details such as yard clean-up and preparation, exterior basement paint, and general cleaning. Once finishing touches have been made, Aaron will take listing photos and we will list the house for sale on our property website, informing folks of the house being on the market via Facebook and our email list. The house will be listed for \$175,000. Since we will be selling the house in lieu of contracting with a realtor, the process by which the house will be sold needs to be determined by the board.

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.

We were recently made aware of some funding available through Buckeye Hills for structural assessments. Structural engineers have inspected 110 High Street, Glouster. We're awaiting more information from Buckeye Hills to identify the next steps.

13. New Marshfield School

At the March board meeting, the board determined to make an option at \$500/month to purchase the property on August 31st, 2024 for \$40,000.

14. 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 1st and we are awaiting a decision from ODOD.

15. Donation of 19476 Maple Street, Trimble

Mr. Jesse Diaz contacted Mr. Wasserman about donating a house he had purchased sight-unseen in Trimble. Mr. Diaz lives in Oklahoma and will no longer be moving to Trimble. It was decided at the March board meeting to accept the property as a Land Bank project. Mr. Diaz has been sent the documents necessary to complete the donation.

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. 63 E. Main Street, Gloucester: The dilapidated house at this address was demolished during our Group M1 demolitions. The contiguous property owner has inquired about acquiring the property as additional greenspace.
- b. 55 Madison Street, Gloucester: The house at this address was also demolished during our Group M1 demolitions. A couple of Gloucester residents have reached out with interest in acquiring the property.
- c. 3 Fairlawn Avenue, Gloucester: Group M1 demolition project. Neighbors Heath and Saprina Moore have applied to acquire the property as additional greenspace. On today's agenda.
- d. 1128 High Street, Nelsonville: A previous Land Bank end-user and contiguous property owner has expressed interest in acquiring this parcel. We expect it to be on the May agenda.
- e. 631 Cherry Street, Nelsonville: Contiguous property owner and previous Land Bank end-user Marcie Denney, who has completed two renovations of Land Bank structures, is interested in acquiring this property as additional greenspace. We expect it to be on the May agenda.

2. Disposition Action:

3 Fairlawn Avenue, Gloucester (LB-2022-02): The house that previously occupied this parcel was owned by TaxEase. A large tree had fallen on the already-dilapidated house. Neighbors and contiguous property owners Heath and Saprina Moore have been very interested in acquiring the parcel to maintain as additional greenspace. More in This Month's Dispositions folder.

75 High Street, Gloucester (LB-2021-14): Mr. Gillie has informed the Land Bank that he would like the official disposition of 75 High to be to Bygone Building Conservation, LLC. At the March board meeting, disposition was made to Don

Gillie/Reclaimed Ruins, LLC, a subsidiary of Bygone Building Conservation. We are seeking board approval for this change.

3. New Projects:

Taxes Owed	Last Pymt	Parcel ID	Owner Name	Property Address
\$20,733.23	2012	M040090008200	Prater, Jeremi	45 Atkins Street, Glouster

4. Scheduling of next meeting: May 15th, 2024

5. Adjournment