

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 19th, 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 March 15th, 2023 meeting
4. Financial Report – Treasurer LaVerne Humphrey

Summary	
Starting Balance	\$422,105.45
Actual Cash In	\$9,088.48
Actual Cash Out	\$7,028.46
Ending Balance	\$424,165.47

Business:

Old Business – 20 minutes

1. Update on acquisition process/pipeline – Mr. Wasserman
 - i) Properties acquired since March board meeting:
Four of the 7 cases for which title searches were ordered from Nolan and Meek have been filed. The other three had issues that require additional work by N&M. They should have revised searches soon and then those cases will be filed as well. N&M has advised us that they no longer have the capacity to do these searches for us so I have contacted Anna Mason Law, also in Nelsonville and they have agreed to do them for the same price.

25 Town Street, Glouster did not sell at Sheriff sale in March and we have filed a petition with the court to be awarded that property as forfeited land. The Village of Glouster has also filed a petition to acquire it. I am attempting to contact their solicitor to discuss the matter.

2. **Update on Hinkle Filing and State Audit from Mr. Wasserman.**

3. 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 ODOT 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 K4 has been completed, and Group K2 is in-progress. Groups K1 and K3 are expected to begin shortly.

4. 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. The one remaining contact the Land Bank has with the Brownfield program is the Washington Road property in Lee Township. Once the Environmental Site Assessments are complete, the Land Bank will be submitting an application to the BUSTR program for demolition and remediation.

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.

- B. The new build at 36 W. 2nd Street, The Plains appears to be near-complete.
- C. Rebecca Lyon, purchaser of 615 W. Washington, Nelsonville (former site of the Coffee Cup), has informed us that Fannin Family Farm, a local Nelsonville farm, are set to begin selling vegetable starts, flowers, and produce at the site on Mother's Day weekend.

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. As stated above, once the Environmental Site Assessment is complete, an application will be submitted to the BUSTR program for remediation and demolition.
- 2) 110 High Street, Glouster (LB-2022-08): This property was transferred to the Land Bank on November 29, 2022. The previous owner has removed items from the structure. Jody and her waste diversion crew have been working to clean out the building.
- 3) 4667 Sand Ridge Road, Lodi Twp (LB-2020-07): Project proposals were due on Thursday, April 13th. On today's agenda.
- 4) 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 K 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. See above for more information.

8. Update on pending dispositions:

- a. Closing for 60 Converse Street, Chauncey occurred on March 22nd, 2023.
- b. The end-user for 8001 SR-78, Glouster is attempting to find a surveyor to perform a pin survey on the property which must be done before it can be conveyed.
- c. Closing for 14 and 16 Maple Street, Glouster is expected to occur by the end of this week.
- d. Closing for 27 Main Street, Glouster is expected to occur by the end of April.

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

- a. A request was sent to the Commissioners, and was then sent to their Auditors to verify that it is an approved expense. We have received neither an approval nor a denial of this request.

10. 2023 Ohio Land Bank Conference

The Ohio Land Bank Association will be holding its 12th Ohio Land Bank Conference in Dayton, OH on April 26-28, 2023. Mr. Wasserman will be attending along with Mr. Chmiel and Aaron.

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. 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. A new end-user is interested in touring the property and will be in contact with Jody to set up an appointment shortly.
- 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. 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. The Land Bank received a quote from the Trimble Township Waste Water District that it would cost approximately \$126,000 to tie the property into the existing TTWWD sewer system. Aaron and Jody met with Pat McGarry on March 30th to discuss the potential of a new septic system. Mr. McGarry noted that nearly every area he tested was not suitable for a new septic system. He relayed that there is one area next to the house that may be suitable for a 1BR build, but nothing larger. He noted that the soil there may not even be suitable as it is mostly clay. Any end-users interested in a 1BR build will need to reach out to the Athens City-County Health Department to discuss potential next steps.
- d. 8160 State Street, Stewart (LB-2020-10): A dilapidated house formerly occupied this structure. A qualified end-user is in the process of purchasing the property contiguous with this one, which has a usable septic system. His plan is to build on the 8160 State Street parcel and hook into the septic system on the adjacent property which he is purchasing. We expect this property to come up for disposition within the next couple of months.
- e. 32 Locust Street, Glouster (LB-2018-70): The structure that formerly occupied this parcel was demolished with NIP funding. A neighbor that owns the property contiguous to 32 Locust would like to acquire the parcel as greenspace. On today's agenda.

2. Update on 47 Main Street, Chauncey from the Village of Chauncey

3. Appalachian Regional Commission POWER Grant in collaboration with Rural Action

Aaron has been working with Rural Action as well as their Zero Waste program, Athens Hocking Recycling Center, Passion Works Studio, ACENet, and Athens County Public Libraries on a proposal for the ARC POWER initiative. The project is titled "Building a Regional Industrial Commons by Strengthening and Promoting the Appalachian Circular Economy", or "BRIC-SPACE". The Land Bank's role in this project would be to continue diverting waste from Land Bank properties as well as having access to a deconstruction and demolition team that Rural Action will be assembling. Reusable construction materials diverted from Land Bank properties will have several potential destinations, including Passion Works Studio to become integrated into their art. If approved, this grant would cover a large portion of Aaron and Jody's pay over the next three years. We would like board approval for this endeavor.

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

Update from Comm. Chmiel.

5. 11 Maple Street, Glouster Renovation

The Land Bank has received quotes from two contractors on the renovation of 11 Maple Street, Glouster. Sanborn Family Builders submitted a renovation estimate of \$95,000, and Smitty's Interior & Exterior submitted a renovation estimate of \$133,516.97. The Land Bank has been in discussion with Tri-County Career Center and Ohio Means Jobs regarding the possibility of having a few TCCC students as interns on the remodel.

6. Disposition Action:

- i) 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. At the March board meeting, it was voted to dispose 8810 Center, Stewart to Kevin and Jeanette Morris/MM Builders for \$2,000. After the meeting, Mr. Morris informed Aaron that they considered the price to be too high, citing property values in Stewart and the maintenance they've put into the property over the years as their reasoning. Their goal is to continue to maintain the property and get the property back onto the tax rolls, but have noted they will likely never be able to build on it due to the sewer issues in Stewart. They have submitted a counter-offer of \$600.
- ii) 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. It was voted at the March board meeting to dispose of the property to Mike Smith/Smitty's Interior & Exterior for \$15,000, noting the Auditor's value of the structure (\$30,540) and the land (\$7,060). Mr. Smith has proposed a counter-offer of \$10,000.
- iii) 4667 Sand Ridge Road, Guysville (LB-2020-07): A dilapidated structure currently occupies the 3 acres of land that composes 4667 Sand Ridge Road. This is a pay-in-advance/rural acquisition project with Jeremy Dixon as the original signee. The agreed-upon purchase price is \$20,000, not including the \$2,200 foreclosure cost.
- iv) 32 Locust Street, Glouster (LB-2018-70): The structure that used to occupy this parcel was demolished with NIP funding. Neighbors and contiguous parcel owners Allen and Joyce Flowers would like to acquire this property to maintain as greenspace. As a parcel demolished in the NIP program, the Land Bank is obligated to sell the parcel for \$200.

7. New Projects:

Taxes Owed	Last Pymt	Parcel ID	Owner Name	Property Address
\$21,952.21	N/A	M040090012700	Roberts, Randy	11 Madison Street, Glouster

A. Scheduling of next meeting: May 17th, 2023.

B. Adjournment