

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

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

DAY/TIME: Called to order on Wednesday, April 19th, 2023 @ 11:01 AM

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, Commissioner Lenny Eliason, and Township Trustee Steve Pierson as proxy for Township Trustee Gregg Andrews.
2. Motion to approve agenda with the addition of an update on the Hinkle Filing and State Audit under Old business by Mr. Eliason, 2nd by Mr. Chmiel. All Yeas.
3. Motion to approve minutes from March 15th, 2023 meeting by Mr. Chmiel, 2nd by Mr. Eliason. All Yeas.
4. Financial Report from 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

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

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 Mr. Wasserman has 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. Mr. Wasserman is attempting to contact their solicitor to discuss the matter. He notes that he spoke with Mayor Sikorski about this, and she noted that there was an individual at a Glouster Village Council meeting who was interested in purchasing the property. Mr. Wasserman noted that if the village acquired the property, the delinquent property taxes would remain on the parcel in the amount of approximately \$19,000. He believes the village will be pulling their motion for acquisition.

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

Mr. Wasserman notes that board members were forwarded the draft of the Hinkle Filing. He mentions that a great deal of work has been put into the State Audit, noting that this is the first time Athens County has been audited by the state in several years. He compliments Ms. Humphrey on her bookkeeping skills, noting that every document that the Auditors asked for was easy to locate. He says that the audit will not be finished for several months. Mr. Wasserman follows up that the State Auditors wanted to ensure that the board knows they are always entitled to look at any financial documents whenever they so choose.

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 ODOD 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. Mr. Wasserman notes that a budget revision is in-process for \$500 million to go toward demolition and brownfield remediation. Mr. Chmiel asks if that means the Land Bank will be able to tear down structures on behalf of property owners. Mr. Wasserman notes that he is not sure as the rules have not yet been released.
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. Mr. Wasserman notes that Jeff Lehman has begun working on his renovation at 317 Harper St, Nelsonville. Aaron notes that North Fairlawn has installed a new roof on 130 Jefferson. Mr. Wasserman asks him to follow up with the buyers of 354 Chestnut.
 - B. The new build at 36 W. 2nd Street, The Plains appears to be near-complete. Aaron notes that Mr. Lutz is potentially interested in other vacant Land Bank properties to complete similar builds on.
 - 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 on Mother's Day weekend.

- D. Guest Kenneth Oehlers of Habitat for Humanity of Southeast Ohio notes that the new build at 10 S. Seventh Street, Jacksonville is almost finished. He follows up that this will be the fourth house built on Land Bank lots. There will be a dedication for the house on May 12th at 5:00 PM.

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. Aaron notes that the next-steps include getting a dumpster on site to finish clean up.
- 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. Mr. Wasserman asks if waste diversion was completed at this structure. Aaron notes that he does not believe so, as the roof caved in after the fire and it's dangerous to enter.

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.

Mr. Chmiel asks how long the BUSTR application will take. Mr. Wasserman says it depends on the workload, and the hope is that remediation will begin by the end of the summer.

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.

Mr. Wasserman notes that mowing of Land Bank parcels has begun and will continue through the growing season.

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

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.

Mr. Chmiel notes that it is his opinion that the Land Bank could do some of this work with its own funding. Mr. Wasserman responds that we would need legal counsel to weigh in before moving forward. He asks if the Land Bank will receive a letter once a decision is made regarding ARPA funds. Mr. Eliason replies that it will.

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

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. Aaron notes that approved applicant Joshua McLaughlin contacted the Village of Jacksonville about hooking into the sewer system and was informed that an applicant is welcome to hire a third-party contractor to hook into the system, but an easement would be required by the property owner who lives at the bottom of the hill. He follows up that requests for project proposals will be sent out on April 20th and it will be noted

that applicants will have to contact the Village of Jacksonville and TTWWD for approval on sewer requirements. Aaron notes that Mr. McLaughlin informed him that the property owner who would need to grant an easement to the end-user said that she would only grant an easement to Mr. McLaughlin. Guest Gary Arnold asks if the Land Bank would require the current septic system on the property to be removed or filled in. Mr. Wasserman says if the Land Bank demolishes the structures, that it would be on the contractor to fill in the septic. Mr. Chmiel notes that whether it is the Land Bank or an end-user that ends up demolishing the house, we can make it a requirement. Mr. Arnold notes that Jody and her crew have been cleaning up all of the trash and keeping the property clean. He follows up that there is a lot of trash buried two feet or so below the soil there, comparing the property to a landfill. He says the trash is not covered on the side. Mr. Chmiel notes that he believes the Humane Society is interested in the property as well.

- 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, Gloucester (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

Mayor Amy Renner was present, joined by Chauncey code enforcement officer Drew Daniels and village solicitor Jonathan Robe. She notes in May 2022 the floodplain permit for 47 Main expired. In June 2022, Chauncey adopted zoning code and did not receive any further applications from Mr. Funk for 47 Main. His proposed use for the building was residential, but when the zoning code was adopted, it was zoned as business (B1). Mr. Funk was informed by the village that he would need to file for a state building permit to utilize the property for its zoned use. A condemnation order was filed for this property. Mayor Renner supplied photos of the building for board members to review. She notes that the property was sold to Mr. Funk in June 2019. Mr. Pierson asks if anyone has been squatting in the building. Mr. Daniels replies that the basement door is wide open and there are no windows near the front door. Mr. Chmiel asks if the condemnation was through the health department. Mayor Renner responds no, that it was a municipal condemnation. Mr. Wasserman asks if the condemnation has been filed. Mr. Robe responded that it was mailed yesterday (April 18th). Mr. Wasserman asks

if it has been recorded. Mr. Robe responds that the initial order notes the period for remediation expires on June 16th. Mr. Chmiel asks if Mr. Funk needs to file for a permit to do anything else. Mr. Robe responds yes, he would need a state building permit, a new floodplain permit, and a zoning certificate from the village. Mayor Renner notes that he has been informed several times of the items the village will need. Mr. Chmiel asks what the plan would be if the building is condemned. Mayor Renner responds that they would like the building razed, which is costly. Mr. Wasserman notes that if the Building Demolition and Site Revitalization grant program is renewed, the village could partner with the Land Bank to have the building torn down at the state's expense. Mayor Renner notes that there was a contract with the Land Bank in which Mr. Funk was required to renovate the building within a year and that he must comply with village regulations. Mr. Chmiel says that it may be time to reach out to Mr. Funk and ask if he would be willing to donate the property back to the Land Bank. Mr. Wasserman replies that he has had that conversation with Mr. Funk before, but he will reach out again.

Mr. Chmiel asks what our legal recourse is since he has signed a contract. Mr. Wasserman replies that we would need to sue him. Mr. Chmiel notes that it may be time to engage in litigation as nothing has happened in four years and the village has been working on this issue for some time. Mr. Wasserman says he will contact Mr. Funk about donating the property and will reach out to our legal counsel to get an estimated cost on initiating a civil suit. He notes his caution on engaging in a legal fight with someone who may enjoy it while our resources are being depleted. Mayor Renner responds that the Land Bank has been depleting the village's resources by not taking action. Mr. Wasserman replies that the Land Bank has not been depleting the village's resources, but Mr. Funk has. Mr. Eliason notes that before the next meeting, we need to revisit the previous motion regarding Mr. Funk's compliance. If a motion was already made regarding enacting litigation, then another motion is not needed. Aaron responds that he will look through previous minutes to find the last motion concerning 47 Main Street.

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. Motion to approve the Land Bank partnering

with Rural Action for this grant by Mr. Wasserman, 2nd by Mr. Chmiel. Mr. Pierson asks if the application would be by Rural Action. Aaron notes that the application is by Rural Action and the Land Bank would be a sub-awardee. All Yeas.

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

Guest Nathan Simons, Community Development Coordinator at HAPCAP, joined the meeting to discuss the Flexible Grant Program in relation to the Land Bank-owned structures in downtown Glouster. There are subsections to the program, and he believes the downtown buildings flexible grant program is the most appropriate. It is an open-cycle program that begins accepting letters of interest on July 1, 2023. He notes that the cap is \$250,000 and funding can be used to work on up to three buildings. Mr. Chmiel asks what match would be. Mr. Simons responds that match is not required. He notes that the county is eligible to apply in program year 2023 since it is open-cycle. Mr. Wasserman asks if the Land Bank needs to make an official request to the Commissioners to begin the process. Mr. Simons responds that the Land Bank would need to get the OK from the County Commissioners. He continues that he would need information from the Land Bank regarding what the specifics of the project would be, and then a letter of interest could be crafted and then approved by the Commissioners. It is a two-year grant program, a total of 26 months. Mr. Wasserman asks who would be writing the grant. Mr. Simons responds that HAPCAP would take on that responsibility. Guest Kenneth Oehlers of Habitat for Humanity of Southeast Ohio notes that the Land Bank is welcome to include the work that Habitat will be doing on a Land Bank lot on Summit Street to strengthen the application. Motion to authorize HAPCAP to write a letter on the Land Bank's behalf to the Commissioners for the Flexible Grant Program by Mr. Chmiel, 2nd by Mr. Eliason. Mr. Chmiel notes that he would like to schedule a time to sit down with HAPCAP regarding the grant. All Yeas.

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. Mr. Wasserman notes that there are newer windows, the electric panel seems to be modern, but it needs a good renovation. Mr. Chmiel notes that he and Aaron met with TCCC's building department to discuss how we could tie in interns that live in the area. He continues that there are monies available where the students could get paid through workforce development for their time spent on the project. Sanborn Family Builders are already members of the building advisory team at TCCC and

Mr. Chmiel wants to ensure that they're on board with the possibility of having interns on-site. He notes that Smitty's Interior & Exterior is in the process of getting on the same advisory team. Mr. Wasserman notes that he would like to engage Sanborn on this project and begin the process of creating a renovation plan. He continues that CR Pratt informed us that the house could sell for \$90,000-\$115,000 were it completely renovated. There is the possibility that the Land Bank could lose a little money depending how things progress, but Mr. Wasserman notes that it is his feeling that if it ends up costing the Land Bank \$10,000 to get a quality renovation in the Village of Gloucester, that it would be worth doing. He follows up that there is still a good chance that 100% of costs could be recouped. Mr. Chmiel notes that the Athens County Foundation's spring cycle has ended, but he is willing to write grants for their fall cycle. Mr. Wasserman moves that the Land Bank move ahead with the planning for the renovation of 11 Maple, Gloucester and contract with Sanborn Family Builders for the renovation, 2nd by Mr. Chmiel. Mr. Pierson said that he believes this is a good idea, as TCCC usually does new builds and this is a different type of project. He continues that he thinks it lines up with the Land Bank's values to renovate and restore. Mr. Chmiel notes that he enjoyed meeting with the building crew and discussions were had regarding generational poverty and other topics. Aaron noted that there was a preliminary discussion at the meeting to use one of the Land Bank's Nelsonville lots as a site for a new TCCC build. Mr. Pierson mentioned that this could encourage a student to start their own business locally rather than traveling or moving. All Yeas.

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. Mr. Chmiel asks how the Auditor came up with the current value of the property. Mr. Wasserman notes that they often do a bulk appraisal. Mr. Eliason notes that buildable lots in the county go for \$5,000. Mr. Wasserman notes that there is the chance of the value being lowered if somebody went to the BOR. Mr. Chmiel notes that he believes we should dispose of the property for \$600. He asks if this is an outlier property. Aaron

responds that there is one other property owned by the Land Bank in Stewart, and there is somebody interested in purchasing it once they acquire the neighboring parcel which has a compliant septic system to hook into. Motion by Mr. Chmiel to dispose of the property to Kevin and Jeanette Morris/MM Builders for \$600, 2nd by Mr. Eliason. All Yeas.

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 decided 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. Mr. Wasserman asks guest Mike Smith what he thinks the structure will be worth when he is finished. Mr. Smith replies that it would be a rental, but likely around \$80,000 once complete. Mr. Wasserman asks what his estimate for money put into the renovation is. Mr. Smith replies that it would be roughly \$35,000-\$40,000. Mr. Wasserman notes that even at \$15,000, \$55,000 will have been put into this structure that Mr. Smith noted could be worth \$80,000 when complete. He asks Mr. Smith what his argument is for why the house is worth \$10,000. Mr. Smith replies that he will be putting a lot of work into the house and he isn't sure exactly how much the house would be worth. Mr. Wasserman asks if Mr. Smith would meet the Land Bank halfway. Mr. Smith responds that he would. Motion by Mr. Chmiel to dispose of 30 Cross Street, Glouster to Mike Smith/Smitty's Interior & Exterior for \$12,500, 2nd by Mr. Eliason. All Yeas.

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. Aaron notes that no other applicants submitted a project proposal. He continues that Mr. Dixon submitted a project proposal that includes demolishing the current structure and building a new one.

Mr. Dixon asks about the status of the potential third parcel that is contiguous with one of the 4667 Sand Ridge parcels. Mr. Wasserman notes that he spoke with the owner and they would be willing to quit claim the property to the Land Bank. He continues that our legal counsel said that would be fine if it can pass a title search. Mr. Wasserman notes that we would want to start this process at the next meeting. Mr. Dixon notes that he is eager to continue cleanup efforts on the property. Motion to dispose of the property to Jeremy Dixon for \$20,000 by Mr. Eliason, 2nd by Mr. Chmiel. All Yeas.

- iv) 32 Locust Street, Gloucester (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. Motion to dispose of 32 Locust Street, Gloucester to Allen and Joyce Flowers for \$200 by Mr. Eliason, 2nd by Mr. Chmiel. All Yeas.

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

Aaron notes that 11 Madison Street in Gloucester was confirmed abandoned by Jody. This property was brought to the Land Bank’s attention by a neighbor. Motion to accept 11 Madison Street, Gloucester as a project by Mr. Chmiel, 2nd by Lenny. All Yeas.

A. Scheduling of next meeting: May 17th, 2023. Mr. Eliason notes that he will not be present but will try to send a proxy.

B. Roundtable Discussion:

Mr. Pierson notes that there is a new interim City Manager, Bernie Roell. The same day that Tracy Galway withdrew her application for City Manager, the Code Enforcer also resigned. He continued that realtor Don Linder contacted him about a property in Nelsonville that had a recorded condemnation, and when he contacted the Nelsonville administration offices for a release of condemnation, they were not familiar with what he was talking about. Aaron notes that the mentioned property was originally submitted as part of the BD&SR program, but was removed from the list after he was informed that Cory Taylor was interested in purchasing the building. Jordan Castle, former Code Enforcement Officer, informed Aaron that Mr. Taylor wished to keep the structure instead of having it demolished.

C. Adjournment. Motion to adjourn by Mr. Eliason, 2nd by Mr. Chmiel. All Yeas. Adjournment at 12:10 PM.

Minutes submitted for approval by Aaron Dye, Secretary


Secretary

May 17, 2023
Date

Approved, as amended (if any) on May 17, 2023