

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 Hangouts (<https://meet.google.com/bbz-ywph-ygf>)

DAY/TIME: Called to order on Wednesday, April 20th, 2022 at 11:04am

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, Mayor Steve Patterson, and Township Trustee Gregg Andrews.
2. Motion to approve agenda by Mr. Chmiel, 2nd by Mr. Patterson. All Yeas.
3. Motion to approve minutes from March 16th, 2022 board meeting by Mr. Chmiel, 2nd by Mr. Eliason. All Yeas.
4. Financial Report from Treasurer LaVerne Humphrey:

Summary	
Starting Balance	411,264.10
Actual Income	92,744.96
Actual Expenses	47,157.64
Ending Balance	456,851.42

Motion to approve financial report by Mr. Chmiel, 2nd by Mr. Eliason. All Yeas.

Business:

Old Business –

1. Update on acquisition process/pipeline from Mr. Wasserman
 - i) Properties acquired this past month are: 3 Fairlawn Avenue, Glouster; 87 High Street, Glouster; 85 and 79 High Street, Glouster. We should soon be acquiring 73 High Street,

Glouster. Once acquired, we would like Heritage Ohio to inspect the old buildings and give us an estimate on demolitions or renovations.

- ii) Sargent Road, Lodi Township (LB-2021-02): Nathan and Kayleigh Stotts. The Stotts' proposal was voted on and accepted at the February 2022 board meeting. We are waiting on them to obtain an easement and a new survey.
2. Self-Funded Demos: Self-funded demos are on hold until we hear back from the State regarding the Brownfield and BD&SR projects. Once we know more, bid packets will be sent out for demolition.
 3. State Demo project: Update from Mr. Wasserman – The applications were due on February 28th. The Land Bank applied to demolish 42 buildings and six mobile homes across the county. We expect to hear back from the state in the coming month regarding which applications were accepted and which ones need to be revised. If there are funds left in the pool after this initial round, there will be an opportunity to file for a second round of funding with a 25% match. We believe ODOD is overwhelmed with applications on the two programs, and we fear it will be quite some time before we hear back on this application. As of April 15th neither we nor any other county had heard anything back from ODOD.
 4. State Brownfield Grant Application: As reported last month, 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. Our environmental consultant, Tetra-Tech was told by ODOD that all of our grants were approved and that they would be back-dated to the beginning of the year. However, no actual grant agreement has been received. Tetra-Tech is proceeding to lay groundwork on projects that are level 1 or 2 assessments but will hold-off on bidding out the Trimble school demo project until there is an actual grant agreement

We are continuing to field requests from private entities who own or are seeking to purchase parcels with environmental issues about securing grants for assessments or remediation. There is a “round-two” deadline on April 30th where we expect to request approval for additional projects.

5. Update on previously approved projects from Mr. Wasserman
 - A. 27 Main Street, Glouster (LB-2018-72): Disposition of this property is on hold until we hear back from the State about BD&SR funds.
 - B. Rehabs: Land Bank Rehabs underway or nearly completed in the county: 24 Cherry (new owner), Glouster, & 141 Monroe, 130 Jefferson St., 354 Chestnut St, 637 High St, 495 Patton St, & 770/784 Poplar St, Nelsonville. 19606 Plum St, Trimble (Habitat) is under construction of a new 3-bedroom house.

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

- 1) Sargent Road, Lodi Township (LB-2021-02): Nathan and Kayleigh Stotts. Currently in the disposition process. See above.
- 2) 4070 Washington Road (3 parcels, LB-2021-16): We have acquired this property. An application was submitted with the ODOD to have this site evaluated with a "Phase 1" assessment. Aaron and Ric conducted a level one inspection of the house, which seems to be in very good condition. We now have several potential end users for this property.
- 3) Ball Drive (LB-2021-10): We have acquired this property. On today's agenda.

7. Brownfield Remediation Projects:

- a. 10 High Street, Glouster: Tetra-tech (our environmental consultant) disclosed to us that there is significant contamination in the soil around this property and they are monitoring its potential spread to other parcels. The contamination is by chemicals typically associated with former gas stations. Two wells have been placed on adjacent properties to facilitate ongoing monitoring.
- b. 16 Main Street, Chauncey (LB-2020-15): Several truckloads of contaminated soil were removed from this property last month. Tetra-Tech is trying to get clearance from ODOD to replace with crushed limestone as per the Village's request (the Village of Chauncey now owns this property). Once stone is placed there this project will be complete.
- c. 83 Columbus Road (LB-2021-18): Abandoned gas station. Though previous asbestos work that the city was able to find will help us speed up this project, it still requires a Phase I ESA since the city was unable to provide evidence that one had previously been conducted. This project was submitted to the State through the Brownfield funding program. We are asking for a Phase I with hope that it can be conducted in time to go back and ask for funds for remediation and demo. Consultants did an initial evaluation of the property in March and we are awaiting their report.
- d. Trimble School Project (LB-2021-19): Project was previously accepted by Ohio EPA for a Phase 1 ESA and Asbestos Survey paid for 100% and those assessments were conducted in late 2021. This project has now been submitted to the State for the Brownfield remediation funding. We believe the project has been approved with a budget of \$421,000 but are awaiting an actual grant agreement.
- e. 4070 Washington Rd, Albany (LB-2021-16): Foreclosure was completed, and an application has been made to Ohio EPA. This project was submitted to the State for Phase I assessment under the Brownfield remediation program. We are waiting to

hear back on the application. Tetra-Tech feels that the Brownfield program will pay for the assessments but we will seek funding for the actual remediation from the BUSTR program for abandoned gas stations instead of the Brownfield program.

8. Update on pending dispositions:

- a. Closing has occurred for 10 S. Seventh, Jacksonville, 189 Ashton, Nelsonville, and 19466 S. Center, Trimble. Disposition for 212 Madison, Nelsonville, 15990 Millfield Road, Millfield, and 60 Converse, Chauncey should occur within the next month.

9. AmeriCorps Partnership with Athens-Hocking Solid Waste District – Comm. Chmiel and Aaron

- a. At the February board meeting, the board voted to enter a partnership with AHSWD for a 6-month AmeriCorps position. We have since interviewed 2 applicants. The first applicant accepted an offer from another AmeriCorps host site, and we're waiting to hear back from the second applicant.

10. Buchtel Renovation

- a. 17922 Akron Avenue, Buchtel (LB-2020-01): Abandoned split-level house. At the December board meeting, the board voted to make this property the Land Bank's first renovation project. Sanborn Family Builders has been chosen as the contractor. Chris, Aaron, and members of HAPCAP's workforce development program have completed many of the pre-renovation tasks agreed upon with the contractor. We received an estimate from Dowler Heating & Cooling for a new HVAC system. AEP has been contacted and power has been restored to the house. Arab Pest Control has begun termite remediation. We have sourced kitchen and bath estimates. Sanborn is expected to begin renovation later this month. We've begun ordering windows. A local realtor informs us that real estate prices have been skyrocketing in that area.

11. Approval of dues and assessment for Ohio Land Bank Association: \$1,000.00 in dues and sponsorship for the 2022 Ohio Land Bank Conference have been paid. Ric and Aaron will be attending the conference next week. Aaron's conference registration will be paid for by the Land Bank while Ric's is coming from the Treasurer's DRETAC fund.

New Business – 35 minutes

1. Future Dispositions – Several dispositions are in progress, and I hope to bring them to the board soon. They include:

- a. 98 Franklin Street, Nelsonville (LB-2018-03): We have taken potential end-users on tours through the property and proposals were submitted. Danny Yahini was taken through the house, and it was his opinion that due to standing water in the basement, it is not salvageable and must be demolished. The board decided at the

January board meeting to agree with Mr. Yahini's professional opinion that the structure could not be salvaged. An application was submitted to have this structure demolished with state BD&SR funds.

- b. 13 Republic Avenue, Gloucester (LB-2019-56): There is new interest to acquire this property and 37 Summit (they are contiguous).
 - c. 27 Main Street, Gloucester (LB-2018-72): Large, 2-story house. Our consultant has examined it and believes it is not economically feasible to rehab. An application was submitted to have this structure demolished with state BD&SR funds.
 - d. 80/82 Front Street, Gloucester (LB-2018-59 and LB-2019-31): Empty lot on 80, dilapidated house on 82 that we will demo. Starting to draw interest from people wanting to put a home on one or both parcels. An application was submitted to have this structure demolished with state BD&SR funds. On today's agenda.
 - e. 8001 SR-78, Gloucester (LB-2019-10): Parcel with a dilapidated trailer. Previously believed to be landlocked, but we recently discovered that there is an easement. One interested end-user who would like to put a cabin on the parcel. Needs survey. An application was submitted to have this structure demolished with state BD&SR funds.
 - f. 10436 Sycamore, Trimble (LB-2019-13): Structure demolished during Group I demos. Potentially interested end-users have begun to come forward.
 - g. 16 Morgan Street, Gloucester (LB-2018-68): The former site of a structure that was demolished with NIP funding during the Group F demos. Only one application has been submitted. On today's agenda.
 - h. 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.
 - i. Ball Drive, Athens (LB-2021-10): This property was acquired, and it has been put up on the Land Bank's property website. On today's agenda.
2. Resolution to authorize Aaron Dye to execute and deliver deeds on behalf of the Land Bank. Motion to approve resolution by Mr. Chmiel, 2nd by Mr. Patterson. All Yeas.
 3. Potential New Rural Acquisition ("pay-in-advance") Projects
 - i) 110 High Street, Gloucester: Grant-Grey Guda approached us about making this a Rural Acquisition project. The building sits along High Street beside Sunday Creek. The Auditor values the land and building at \$13,910. Last tax payment was in 2012. Mr. Guda has submitted an offer for \$4,000 - \$2,200 for the legal fees that come with foreclosure, and \$1,800 for the building. His reasoning is that he knows the building will need a lot of repairs, but he is unsure to what extent due to being unable to enter the building.

Mr. Eliason notes concerns about potential floodplain issues since the building is on Sunday Creek. Motion by Mr. Chmiel to make this property an official Land Bank project, 2nd by Mr. Andrews. Mr. Patterson notes that he would like to know if there are any ODOT ties with the building since it seems to be connected to the bridge that crosses Sunday Creek. Motion by Mr. Eliason to table the discussion, 2nd by Mr. Patterson. It is noted that we will need to check if any agreements have been made with ODOT, collect floodplain information, and gather any other information we can get on the building including information that the Glouster Police Department can supply. All Yeas.

- ii) 4667 Sand Ridge Road, Lodi Twp: Two, potentially three, parcels along Sand Ridge Road in Lodi Township. Last tax payment was in 2012. Total tax delinquency is near \$20,000. A dilapidated house and pole building currently occupy one of the parcels. The land is valued around \$30,000, not including structures. Jeremy Dixon has requested to move forward with this project via the Rural Acquisition program. He has noted that he would like to renovate the existing structure if possible. We made a purchase price offer of \$20,000 (not including legal fees for foreclosure) and Mr. Dixon has accepted this figure. Motion to accept this property as a Rural Acquisition project by Mr. Eliason, 2nd by Mr. Chmiel. All Yeas.

4. Early discussion on hiring a Property Manager from Comm. Chmiel

- i) Mr. Chmiel notes that there is much work to be done on Land Bank-owned properties, including mowing, securing properties, waste diversion, and more. Mr. Chmiel notes that the pay for this position would be in the \$15.00-\$20.00/hour range. Mr. Andrews notes that there is a lot of waste diversion work to be carried out. Mr. Wasserman notes that the Land Bank would have to become an employer. Motion to authorize Mr. Wasserman to advertise hiring a Property Manager with an hourly pay range of \$15.00-\$20.00 by Mr. Chmiel, 2nd by Mr. Patterson. All Yeas.

5. Disposition Action:

- i) 67 ½ E Palmer, Jacksonville (LB-2019-62): A dilapidated trailer currently sits on this parcel. We applied to have the trailer removed with BD&SR funds, but there is an end-user who would like to renovate the trailer should they acquire it. There are currently three interested end-users. David Becker and Deserea Ferguson have applied to fix up the trailer – we hired local contractor Danny Yahini to inspect the structure to see if this was a viable option. It is his opinion that half of the trailer is too far gone due to extreme roof and water damage, but if the applicants would be willing to remove the damaged half, it would be possible to fix up. He estimates it would cost \$15,000-25,000 in materials to fix up the trailer and make it habitable. Mr. Becker and Ms. Ferguson withdrew their application on Tuesday, April 19th. Kristen Jago would like to put a new manufactured home on the lot. Robin McWhorter would also like to put a new manufactured home on the lot. Both proposals would have the Land Bank remove the existing structure with state funds. The board agrees that both proposals are sufficient and comparable. Motion by Mr. Eliason to require a sealed bid at half of the Auditor's value for the land (\$7,900.00 USD) to be due by Friday, May 13th, 2022, 2nd by Mr. Chmiel. All Yeas.

- ii) 80 and 82 Front Street, Gloucester (LB-2018-59 and LB-2019-31): These are adjacent parcels along Front Street. The structures on 80 Front Street were demolished in summer 2019. 82 Front Street currently has a structure that was deemed not worth renovating by a local contractor. We applied to have the structure demolished with state BD&SR funds. There are currently two end-users who have submitted proposals. See This Month's Dispositions folder. Kristen Jago has applied to put a new manufactured home on the properties but has noted that her preferred property is 67 ½ E Palmer. Rashawanna Dempsey would like to acquire these properties to clean up and maintain as green/garden space. Mr. Chmiel asks if Ms. Dempsey would be interested in acquiring just 80 Front Street instead of both 80 and 82, and she notes she would be. Motion by Mr. Chmiel to table discussion until the May board meeting, 2nd by Mr. Patterson. All Yeas.
- iii) 16 Morgan, Gloucester (LB-2018-68): This is an empty parcel that used to house a structure demolished through NIP. David Becker and Deserea Ferguson have recently acquired the adjacent parcel at 14 Morgan and wish to acquire this lot to utilize as green space for their rental at 14 Morgan. Since it was demolished with NIP funding, we can only charge \$200.00 USD for the parcel. Motion by Mr. Eliason to dispose of the property to David Becker and Deserea Ferguson for \$200.00 USD. Second by Mr. Chmiel. All Yeas.
- iv) 615 W Washington Street, Nelsonville (LB-2019-03): This property used to house The Coffee Cup. Two applicants have submitted proposals to revitalize this site. Ms. Lyon has proposed to clean up the site and utilize it as a space for local licensed food vendors with the long-term plan to have an H&H study completed so the site could house more permanent structures. She has met with the City of Nelsonville, and they've approved her proposal. The second applicant is Mr. Taylor, who would like to acquire the property to use as the site for a yurt glamping business. Mr. Patterson notes that he would like to see what the City of Nelsonville has to say regarding these proposals, as we have not received confirmation from the City that they've approved Mr. Taylor's proposal. Guest Steve Pierson notes that, although the parcels are in the floodplain, Mr. Taylor's proposal may be viable. Motion by Mr. Patterson to table discussion until the May board meeting and to seek input from the City of Nelsonville on the two proposals, second by Mr. Eliason. All Yeas.
- v) Ball Drive, Athens (LB-2021-10): This is a Rural Acquisition project brought to us by Mr. Euton, who owns an adjacent parcel and wishes to acquire the property to tie into the new US-50 sewer project more realistically. The existing plan destroys a large section of his current property due to the sewer design and deep excavations. Mary Ann Kieliszewski lives down the road and would like to acquire the parcel to establish a garden and put in a shed, and perhaps eventually a house for her mother. The parcel is entirely forest/trees and is on a slope. See more in This Month's Dispositions folder. Mr. Andrews notes that he has been to this parcel and that the slope and wooded nature of it would make building on the parcel difficult. Motion by Mr. Andrews to accept Mr. Euton's original Rural Acquisition proposal, 2nd by Mr. Patterson. All Yeas.

6. New Projects:

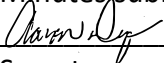
Taxes Owed	Last Pymt	Parcel ID	Owner Name	Property Address
\$4,575.48	2017	M040150011700	Russell, James W Jr and Katherine Mae	50 Locust Street, Gloucester
\$6,929.30	2004	M010010061700	Klingenberg, Ruth	8800 SR-685, Gloucester
\$3,621.80	Never	M010010061800	Klingenberg, William J	8810 SR-685, Gloucester

Motion by Mr. Wasserman to accept 50 Locust, Gloucester as a Land Bank project, 2nd by Mr. Eliason. All Yeas.

Motion to accept both SR-685, Gloucester properties as projects by Mr. Chmiel, 2nd by Mr. Wasserman. All Yeas.

- A. Scheduling of next meeting: May 18th, 2022. Location will likely once again be at the Athens County Records Center in Gloucester.
- B. Guest Steve Pierson notes that he has brought two projects on Luhrig Road to the attention of the Land Bank.
- C. Mr. Patterson asks if there have been any updates on the Novak property. Mr. Wasserman notes it will be brought to sheriff sale. Mr. Patterson also notes two properties that were brought to his attention, but Mr. Chmiel notes that he investigated them and they're not tax delinquent.
- D. Guest Joe Humphrey notes that there are two properties on Oakdale Road in Gloucester that seem to be problem properties that he would like the Land Bank to take a look at.
- E. Adjournment: Motion to adjourn by Mr. Eliason, second by Mr. Patterson. All Yeas. Adjournment at 12:14pm.

Minutes submitted for approval by Aaron Dye, Secretary


Secretary

May 18, 2022

Date

Approved, as amended (if any) on May 18, 2022