

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, May 17th, 2023 @ 11:00 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, Township Trustee Gregg Andrews, Commissioner Charlie Adkins as proxy for Commissioner Lenny Eliason, and Andrew Chiki as proxy for Mayor Steve Patterson.
2. Motion to approve agenda by Mr. Chmiel, 2nd by Mr. Andrews. All Yeas.
3. Motion to approve minutes from April 19th, 2023 meeting by Mr. Chmiel, 2nd by Mr. Andrews. All Yeas.
4. Financial Report from Treasurer LaVerne Humphrey

Summary	
Starting Balance	424,165.47
Actual Cash In	30,624.37
Actual Cash Out	67,746.92
Ending Balance	387,042.92

Mrs. Humphrey notes that there was a \$30,000 deposit from the State of Ohio. Mr. Wasserman asks if that is a reimbursement from the Ohio Department of Development. Aaron notes that the reimbursement was just submitted and should not have come through yet. Mr. Wasserman notes that it appears to be a grant reimbursement from the Brownfield program. Mrs. Humphrey notes that the two largest expenditures were the Group K2 demolitions performed by Running G Farms and a payment toward Aaron's contract with Rural Action. Mr. Wasserman notes that the bank statement is always available to board members for review. Motion to approve the financial report by Mr. Chmiel, 2nd by Mr. Andrews. All Yeas.

Business:

Old Business

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 we have contacted Anna Mason Law, also in Nelsonville and they have agreed to do them for the same price.

Mr. Wasserman notes that after 4 years, the Land Bank has acquired 25 Town Street, Glouster. He mentions that Jody will be securing the structure soon. The Land Bank has filed two petitions for other properties that did not sell at sheriff sale, including 24 Spring Street, Glouster. Zach West has filed a couple more cases for the Land Bank. Mason Law Firm has begun performing additional title searches for the Land Bank.

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

The Hinkle filing has been submitted by J. Uhrig & Associates. Regarding the state audit, Mr. Wasserman notes that this is the first time the Land Bank has been audited by the Auditor of State and it was very thorough. With a couple of small exceptions, the report came back very clean. Mr. Wasserman follows up that after the official report comes out, the board may need to act on a couple of items. Mr. Wasserman notes that the State Auditor believes one of the big issues discovered in our audit was using checks out of numbered order. He details that the checks are located in the Treasurer's office, Mrs. Humphrey is given a stack of checks to produce bill payments, and they are returned to Mr. Wasserman so two signatures can be signed on the checks. He notes that there are sometimes bills that come up in the interim, such as Jody's paychecks, reloading Aaron's parking garage card, or buying postage. He continues that we will likely have to refashion our check system. Mr. Wasserman notes that the other item mentioned in the initial report was a purchase of windows from Menards in which the Land Bank paid sales tax. Mr. Wasserman explains that Menards was not yet recognizing our tax-exempt status, and the construction crew at 17922 N. Akron Ave, Buchtel relayed the urgency of purchasing the windows. Since this was disclosed at the beginning of the audit, this instance will not be in the official report.

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 K1, K2, and K4 have been completed. Group K3 is in-progress and expected to be finished very shortly.

Aaron notes that the next round of asbestos inspections have been ordered. Mr. Chmiel asks what is going on in Hockingport. Mr. Wasserman explains that it's a privately owned property in Hockingport that the owner would like demolished.

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. At the April 2023 board meeting, Mr. Wasserman noted that there was a state budget revision in-process for \$500 million to go toward demolition and brownfield remediation.

Mr. Wasserman notes that a meeting was held with Mollie Fitzgerald from the Port Authority and Matt Wagner from Tetra-Tech about potential brownfield projects going forward should the state put more money in that fund. He continues that we are on the lookout for other brownfield projects and explains that brownfields are often considered sites with underground site contamination. He notes that buildings with heavy asbestos contamination can also be considered brownfield sites. He has inquired about an old school building in Hollister and the Russell's site on Columbus Road in Athens. He encourages anybody with knowledge of brownfield sites around the county to contact the Land Bank. He mentions that this round will be executed differently, noting that there will be an initial round for site assessments followed by a longer period of time before round two where remediation can be applied for.

Mr. Wasserman notes that there is an Executive Session on the agenda where the board will meet with the Land Bank's attorney regarding the 47 Main Street situation in Chauncey.

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. North Fairlawn Property Group has informed us that they have completed the second draw of the renovation and are roughly two thirds of the way through the project. Expected completion date is July 1st. They had an inspection with OUCU on Tuesday, May 16th. JD Brammer has informed us that 354 Chestnut has had its front porch repaired, the electrical upgraded from its original knob and tube wiring, water lines have been replaced, and insulation is currently being installed. Drywall and subflooring has already been added to some of the rooms.
- B. 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. Mr. Chmiel asks if we could include a section on assisting local businesses in our annual report. He recalls the Mike Smith project in Trimble as an additional project under this umbrella. Mayor Amy Renner mentions the McDonough project in the old Chauncey school. Mrs. Humphrey notes that she was near the market and it was very well set up with a lot of merchandise.
- C. A dedication for a new Habitat for Humanity of Southeast Ohio house occurred on May 12th, 2023. The new build is located at 10 S. Seventh Street, Jacksonville, which is a former Land Bank property. Kenneth Oehlers noted that this will be the fourth new house built by Habitat on Land Bank lots. Mr. Wasserman notes that he was present at the dedication and that it is the biggest house he's seen Habitat build. He believes that they will be moving on to the 61 Summit Street and 42 Main Street after their current project.

Mr. Wasserman notes that there are two renovations in Nelsonville that we do not have an update on. These include the 141 Monroe project by Tony Dunfee and the double-lot on Poplar Street. He notes that Mr. McCombs demolished the structures on Poplar Street, but does not believe any other work has been done.

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) 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 has been demolished and seeding and strawing is in-progress. We expect it to come up for disposition soon.

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. 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.
- b. Closing for 14 and 16 Maple Street, Glouster occurred on April 19th, 2023.
- c. Closing for 27 Main Street, Glouster occurred on May 2nd, 2023.
- d. Closing for 30 Cross Street, Glouster occurred on May 9th, 2023.
- e. Closing for 4667 Sand Ridge Road, Guysville is expected to occur by the end of May.
- f. Closing for 8810 Center Street, Stewart occurred on May 11th, 2023.
- g. A new survey is needed for 32 Locust Street, Glouster. The Land Bank informed Allen and Joyce Flowers that we would be willing to split the cost of a new survey. We're currently in the process of ordering a new survey.

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. At the April board meeting, Mr. Chmiel noted that it was his opinion that the Land Bank could do some of this work with its own funding. Mr. Eliason informed us that a letter would be sent once an official determination is made.

10. 2023 Ohio Land Bank Conference

The Ohio Land Bank Association held its 12th Ohio Land Bank Conference in Dayton, OH on April 26-28, 2023. Mr. Wasserman, Mr. Chmiel, and Aaron attended the conference. Mr. Wasserman notes that one highlight was a speech from the head of the Ohio Department of Development, followed by her Deputy who oversees the BD&SR program which led to clarity on some issues. He notes that it seems they are more open to the substitution of properties in the application. Aaron notes that a highlight presentation was one by the Lucas County Land Bank and Hamilton County on enforcing renovation contracts. Mr. Chmiel noted that he was inspired by projects other Land Banks are working on, including Lucas County's Home Improvement Initiative. He follows up that there are many superpowers that our Land Bank has not employed yet. Mr. Wasserman notes that there may be legislature coming forward with regard to foreclosure reform and tenant rights with the possibility of Land Bank assistance.

11. Update on 47 Main Street, Chauncey

Village of Chauncey Mayor Amy Renner, village solicitor Jonathan Robe, and village code enforcement officer Drew Daniels were present at the April board meeting to provide updates on the situation at 47 Main Street, Chauncey regarding David Funk. The Land Bank board was informed that a condemnation order was filed against 47 Main, Mr. Funk has until June 16th to remediate the issues listed in the order. Mayor Renner noted that the Land Bank has an existing contract with Mr. Funk of which he is in breach. Mr. Eliason asked what the language was for the previous motion regarding Mr. Funk's compliance. At the board meeting on May 18th, 2022, a motion was made by Mr. Eliason to have a letter sent to Mr. Funk noting that he has 60 days to become compliant otherwise legal action would be sought. The motion was seconded by Mr. Chmiel, all yeas. At the July 2022 board meeting, it was noted that the Land Bank's attorney, David Mott of Mollica, Gall, Sloan and Sillery had been speaking with the village solicitor about the issue and believed that those talks would result in a solution that the village and the owner could accept. At the October 2022 board meeting, Mr. Chmiel asked if there was an update on 47 Main Street. Mr. Wasserman replied that he had heard back from our attorney, and it seemed that Mr. Funk and the Village would have to come to an agreement on next steps. Since the April board meeting, Mr. Wasserman has spoken with Mr. Funk about the situation as well as the Land Bank's legal counsel regarding what next steps would look like should litigation ensue.

Mayor Renner notes that they do not have any updates as they have not received any new applications for 47 Main. Mr. Wasserman asks what completion of the project looks like to

the village. Village Code Enforcer Drew Daniels notes that there could be a residence on the second floor as long as there was a business on the first, but the floodplain issues prohibit the first floor from becoming a business unless the structure is somehow raised. Mr. Wasserman notes that Mr. Funk seemed to convey that his final outcome would be to make the building look more presentable, but that he does not feel there is any opportunity to do that. Mr. Wasserman notes that the village has said in previous meetings that this is not an acceptable outcome for them. Mr. Daniels notes that if it were not an eyesore, that may be acceptable, but it must be a business and must have a floodplain permit. The elevation certificate makes things more difficult as there are structural issues with the building. Mayor Renner notes that Mr. Funk has not provided any evidence of these improvements, and the village has not received an application that the village can evaluate. Mr. Daniels continues that the village has provided Mr. Funk with all of the codes and what needs to be done, and it seems as though he just does not want to get a state building permit. Mr. Daniels notes the structural unsoundness of the building, and Mayor Renner follows up that this is the reason the building is being condemned. She continues that he has not replied to the condemnation order and there is nothing from David Funk to evaluate the situation. She notes that they have given him all legislation, applications, processes, and does not know what else the village can do. Mr. Wasserman notes that the purpose of the Executive Session is for the board to have a confidential discussion with the Land Bank's legal counsel on how to move forward. Mayor Renner notes that they're working very hard to clean up the village and they would appreciate getting past this issue as it lies in the middle of the village. She continues that it is beyond the village's means to deal with the issue and hopes the Land Bank can provide aid on Mr. Funk's refusal to comply with regulations. Mr. Wasserman asks if a condemnation can be appealed. Guest Jonathan Robe, Village Solicitor for Chauncey, notes that there is a 30-day administrative appeal and following that, it would go to the Common Pleas Court. Mr. Wasserman asks if that's 30 days from the June 16th deadline. Mr. Robe replies no, that it would be 30 days from the date of service, which was served in April. Mr. Wasserman asks when June 16th arrives, does Mr. Funk still have appeal right? Mr. Robe replies that he only has 30 days to appeal the order and finding that has already been issued, but if there is a placarding, he would have rights to respond. Mr. Chmiel notes that he wants to support the village. Guest Heath Moore asks if Mr. Funk could just donate the property back to the Land Bank. Mr. Wasserman responds that the Land Bank has extensively discussed that option with Mr. Funk.

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

At the April board meeting, it was voted to authorize HAPCAP to write a letter on behalf of the Land Bank's behalf to the Commissioners for the Flexible Grant Program. The program begins accepting letters of interest on July 1st, 2023. The cap is \$250,000 and can be used on up to three buildings. Mr. Chmiel notes that we got the grant from Jobs Southeast, which will cover half the cost for hiring the structural engineer for 85 and 87 High Street. Mr. Wasserman notes he spoke with the Athens Foundation and it does not appear that they have a spring grant cycle anymore.

13. 11 Maple Street, Gloucester Renovation

The Land Bank board has approved moving forward with a renovation at 11 Maple street using Sanborn Family Builders as our contractor. Initial plans are being made.

Mr. Wasserman notes that he and Aaron had a meeting with Sanborn Family Builders regarding the renovation. He mentions that there are hardwood floors beneath the carpet that will be able to be saved. It will need complete plumbing, electric and an HVAC system, and it was discussed how to handle the front and back decks. Just like the house in Buchtel, prep work will be done on the house by the Land Bank including removing paneling, plaster, and more. He finishes that this will be the second Land Bank renovation.

14. American Legion plaques on the wall of 83/85 High Street, Glouster.

The American Legion in Glouster would like to acquire the American Legion plaques on the outside of 83/85 High, Glouster for their hall in Glouster. Motion by Mr. Chiki to have the American Legion remove the plaques at 83/85 High Street, Glouster at their own expense, 2nd by Mr. Chmiel. All Yeas.

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): On today's agenda.
 - 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.

2. Bid opening for sandstone at 61 Summit Street, Glouster.
Sealed bids for the sandstone left from the old church at 61 Summit Street, Glouster were due on Tuesday, May 16th, 2023 by 4:00 PM.

Aaron notes that two sealed bids were received. He opened the bids during the meeting, noting that the first was from Mary Jane Kelley for the Moonville Rail Trail Association in the amount of \$1,000, and the second was from David Flagner and Kathleen O'Toole in the amount of \$326. Motion to award the sandstone to the winning bidder on behalf of the Moonville Rail Trail Association by Mr. Andrews, 2nd by Mr. Chmiel. All Yeas.

3. Discussion on adopting a deed-in-escrow policy.

Mr. Wasserman notes that we have had some struggles in the past where a buyer is committing to doing specific work on a property, and in some cases do not do the work. The process of reacquiring the property in that situation is very difficult and requires litigation. One way around that is to adopt a policy where we do the transfer via deed-in-escrow. In that situation, we do not transfer the deed to the owner right away. A contract is signed where the owner is given rights to renovate the property, but the deed is not transferred until the work is done.

He notes that a downside to this would be that it would be difficult for the buyer to get financing for their renovation project. Mr. Chmiel asks if there are other tools we could employ in that situation. Mr. Wasserman notes that the Land Bank attorney has previously discussed a revocable mortgage, where a property is sold to a person, but a mortgage is put on the property for the value of the renovation. The mortgage would not be released until the work is done. Should they not do the work, we could foreclose on the mortgage, but that still involves going to court.

Mr. Wasserman notes that everybody who has done a Land Bank renovation thus far has self-funded the project. Aaron notes that it was his understanding from the OLBA Conference that the majority of Ohio Land Banks have a deed-in-escrow program. Mr. Andrews notes that "title-in-escrow" is mentioned in the Land Bank's disposition policy and asks if we would need another policy. Mr. Wasserman responds that we probably wouldn't, but we would want our legal counsel to look over the policy and would need to draw up a new contract as well as updating the existing policy. Mr. Chmiel asks if the Land Bank would be implementing a policy that we already have and note it on any project where there is a commitment to a building project. Mr. Wasserman notes that deed-in-escrow may affect Habitat's ability to engage in projects with us, and that perhaps this should be a program for first-time Land Bank end-users. Mr. Chmiel asks if this would be done when someone commits to cleaning up a property, not specifically doing a new build. Mr. Wasserman says that would be something for the policy committee to discuss. Guest Neal Reynolds asks about posting a bond. Mr. Wasserman says that we would need to discuss that with our legal counsel.

4. Renewal of contract between Athens County Land Bank and Athens County Treasurer to sell lien certificates.

Mr. Wasserman notes that the Land Bank's agreement with the Treasurer to sell lien certificates has expired. Mr. Wasserman typed a new agreement, and it was approved by the County Prosecutor. The County Commissioners approved for the contract to be signed by the Treasurer on behalf of the county. The agreement establishes the relationship between the Treasurer and the Land Bank so the Land Bank can buy tax lien certificates in order to foreclose. Motion by Mr. Wasserman to approve the contract, 2nd by Mr. Andrews. All Yeas with Mr. Adkins abstaining.

5. Disposition Action:

- i) 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. At the April meeting, it was voted to dispose of 4667 Sand Ridge Road, Guysville to Mr. Dixon for \$20,000. Mr. Dixon would like the property to be disposed to his LLC, Dixon Rentals. Although the existing sales contract is in Mr. Dixon's name, Cherie Gall informed us that we would just need to add a simple addendum to the contract noting that the "Buyer" is Mr. Dixon's LLC. Motion to change the disposition from Jeremy Dixon to Dixon Rentals LLC by Mr. Chmiel, 2nd by Mr. Chiki. All Yeas.

- ii) 21 W. High Street, Jacksonville (LB-2019-40): A dilapidated house and three dilapidated mobile homes currently occupy this property. 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 would need to reach out to the Athens City-County Health Department to discuss potential next steps. Aaron noted 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. Project proposals were due on May 11th, 2023 by 4:00 PM. More information in This Month's Dispositions folder. Neighbor Gary Arnold was the only applicant to submit a proposal, noting that his plan would be to clean up the property, crushing and filling the existing septic, and demolishing the existing structure and mobile homes. He would be utilizing the property as greenspace. Aaron notes that since Mr. Arnold would be putting a lot of his own funds into cleaning up the property, he thinks \$2,000 would be a fair disposition price. Motion by Mr. Wasserman to dispose the property to Gary Arnold for \$2,000, 2nd by Mr. Andrews. All Yeas.

6. New Projects:

Taxes Owed	Last Pymt	Parcel ID	Owner Name	Property Address

No new projects this month.

- A. Scheduling of next meeting: June 14th, 2023. This would be the second Wednesday rather than third.
- B. Mr. Dixon asks if the Land Bank received the email with the certificate of title and legal description check. Aaron notes they were received and forwarded to Mr. Wasserman. Mr. Dixon then asks when the Brown Avenue, Athens property will come up for sale. Mr. Wasserman notes that the Land Bank does not own that property, and it will go to sheriff sale. The Land Bank demolished the house there at the behest of the City of Athens.
- C. EXECUTIVE SESSION with Attorney David Mott to discuss possible litigation. Motion by Mr. Wasserman for the board to go into Executive Session inviting Aaron Dye to stay for the session. The purpose of the session will be to meet with the Land Bank’s legal counsel to discuss possible litigation regarding 47 Main Street, Chauncey. 2nd by Mr. Chiki. All Yeas.

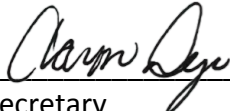
Motion to go back into open session by Mr. Wasserman, 2nd by Mr. Chmiel. All Yeas.

Motion by Mr. Chmiel to have the Land Bank’s legal counsel send David Funk a letter offering to purchase 47 Main Street, Chauncey back from him for the initial purchase price plus the value of the roof improvement. If Mr. Funk does not accept these terms, the Land Bank will be moving forward with litigation. 2nd by Mr. Adkins. All Yeas.

Attorney David Mott notes that if there is a different price that Mr. Funk is interested in, the Land Bank may counter-offer. Mr. Mott asks if the board would like him to tie into the Village of Chauncey’s June 16th deadline. Mr. Wasserman says yes, that was his assumption. Mr. Mott continues that we could use the date the village has already set, as the Notice of Condemnation is a clear indicator that Mr. Funk is not doing nor intends to do any work on the structure.

D. Adjournment. Motion to adjourn by Mr. Chmiel, 2nd by Mr. Chiki. All Yeas.
Adjournment at 12:41 PM.

Minutes submitted for approval by Aaron Dye, Secretary


Secretary _____ Date _____

6/14/2023

Date

Approved, as amended (if any) on 6/14/2023 _____