

**ATHENS COUNTY LAND REUTILIZATION CORPORATION**  
**BOARD OF DIRECTORS - MINUTES**  
[www.AthensCountyLandBank.com](http://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, May 18<sup>th</sup>, 2022 at 11:01am

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, and Commissioner Lenny Eliason.
2. Motion to approve agenda by Mr. Eliason, second by Mr. Chmiel. All Yeas.
3. Motion to approve minutes from April 20<sup>th</sup>, 2022 board meeting by Mr. Chmiel, 2<sup>nd</sup> by Mr. Andrews. All Yeas.
4. Financial Report from Treasurer LaVerne Humphrey:

Summary	
Starting Balance	456,851.42
Actual Income	65,176.60
Actual Expenses	53,554.30
Ending Balance	468,473.72

Motion to approve by Mr. Chmiel, 2<sup>nd</sup> by Mr. Eliason. All Yeas.

Business:

Old Business –

1. Update on acquisition process/pipeline from Mr. Wasserman
  - i) Properties acquired this past month are: 73 High Street, Glouster. This was the last building of the downtown Glouster block of the properties targeted for acquisition last year by the Land Bank. We will soon be contacting Heritage Ohio to inspect the old buildings and give us an estimate on demolitions or renovations. Mr. Wasserman notes

that it may be a good idea to put together a book of these properties for potential developers.

- ii) New Assistant Prosecutor, new title searches ordered and received, price of deed prep going up. Mr. Wasserman notes that the fee for deed preparation through Mollica Gall Sloan and Sillery will be increasing to \$200.00. Assistant Prosecutor Zach West was present at the meeting and introduced himself to the board and guests.
- iii) 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: We are proceeding with a group of 11 demolitions that include the previous 5 that were on hold waiting for the BDSR funds as well as 6 others of properties owned by us. Expenses incurred on these will be reimbursable under the BDSR rules. Since we know we will be approved for at least \$500,000 it makes sense to get the process started.
- 3. State Demo project: Update from Ric – The applications were due on February 28<sup>th</sup>. 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. We believe ODOD is overwhelmed with applications on the two programs. A call was held between ODOD and the Land Bank Association Board on May 11<sup>th</sup> during which ODOD provided no new information on the timeline. Mr. Wasserman notes that it may be left to the counties to determine their priority projects.
- 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. On April 27<sup>th</sup> we were informed that all five of our projects were funded including the Jacksonville-Trimble School demo with a maximum budget of \$461,000. Our other requests were for Phase 1 and 2 assessments some of which have already begun. The Port has moved forward with two “round 2” applications for projects that are ready including the Chauncey school, 83 Columbus Road and possibly an uptown Athens hotel project.

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 and later approved by ODOD to have this site evaluated with a "Phase 1/2" 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): This property was approved for disposition to Troy Euton at the April board meeting. Transaction is proceeding to closing.

## 7. Brownfield Remediation Projects:

- a. 10 High Street, Gloucester: 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 working with the Village (the Village of Chauncey now owns this property) to source a vendor to haul crushed limestone to the site. Once stone is placed there this project will be complete.
- c. 83 Columbus Road (LB-2021-18): Abandoned gas station owned by the City of Athens. Phase 1/2 ESA is complete and this has been submitted to the state in their "round 2" for funding to demo the building.
- 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. We were notified in an email that ODOD has approved the demo with a budget of \$421,000. We 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. Tetra-Tech feels that though the Brownfield program is paying for the assessments we should 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 212 Madison, Nelsonville and 15590 Millfield Road, Millfield. Closing on 60 Converse, Chauncey, 16 Morgan, Glouster, and Ball Drive, Athens are expected to occur within the next month.

9. AmeriCorps Partnership with Athens-Hocking Solid Waste District from Commissioner Chmiel and Aaron

- a. The deadline to hire an AmeriCorps service member for this 6-month position was May 15<sup>th</sup>, 2022. A total of three candidates applied and interviewed for the AHSWD/Land Bank joint AmeriCorps position, but they chose offers from different host sites. We have been told that this year's AmeriCorps pool has been very competitive. The AmeriCorps Program Director at Rural Action has told us that the position will be left open for the time being.

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 completed termite remediation. We have sourced kitchen and bath estimates and ordered windows. Sanborn is expected to begin renovation later this month.

11. Potential New Rural Acquisition ("pay-in-advance") Projects:

i) 110 High Street, Glouster: 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.

At the April board meeting, the board decided that they wanted to see more information on this property before proceeding. Aaron met with the County Planner, who informed us that the property is in an AE flood zone, above elevation. It sits right on an elevation line. It is not in the floodway. It would be eligible for redevelopment but would have to go through the floodplain application process. Glouster's Chief of Police noted that he believes the last inhabitant of the building used it for storage, had animals inside, and lived there. We are still trying to find more information on ties between the Sunday Creek bridge and the structure, as they are connected.

Motion by Mr. Eliason to accept Mr. Guda's offer of \$4000 including the cost of foreclosure, 2nd by Mr. Andrews. Mr. Chmiel notes in discussion that he believes the offer is low, but that this will keep the process moving forward. 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. At the April board meeting, the board voted to move forward with this property as a Rural Acquisition project with a purchase price of \$20,000 (not including legal fees for foreclosure). A draft contract has been sent to Mr. Dixon for approval. Aaron notes that Mr. Dixon has approved the contract and signing will occur within the next week.

## 12. Discussion on hiring a Property Manager from Comm. Chmiel

- a. At the April board meeting, the board voted to begin advertising for a Property Manager position with the hourly wage of \$15.00-20.00. We have begun advertising with a submission deadline of Friday, May 20<sup>th</sup>. No applications have been received, so the deadline will be extended. The job posting will be added to the Land Bank's county website.

## New Business – 45 minutes

- 1. Future Dispositions – Several dispositions are in progress, and I hope to bring them to the board soon. They include:
  - a. 13 Republic Avenue, Glouster (LB-2019-56): A neighbor who owns a number of parcels on the street would like to turn it into a community garden. This end-user was previously tax-delinquent but entered a payment plan in 2019 and has brought the taxes current.
  - b. 27 Main Street, Glouster (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.
  - c. 80/82 Front Street, Glouster (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.
  - d. 8001 SR-78, Glouster (LB-2019-10): Parcel with a dilapidated trailer. One interested end-user who would like to put a cabin on the parcel.

Needs survey. An application was submitted to have this trailer demolished with state BD&SR funds.

- e. 10436 Sycamore, Trimble (LB-2019-13): Structure demolished during Group I demos. Potentially interested end-users have begun to come forward.
  - f. 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.
2. Request to submit an ARPA request in the amount of \$200,000 for demolitions and nuisance properties in collaboration with the Health Department from Mr. Chmiel  
Mr. Chmiel notes that many townships in Athens County do not have the same available funding as townships like Athens Township. This funding would be requested for the demolition of nuisance properties in partnership with the Athens County Health Department through the Athens County Commissioners.  
Motion for approval to submit request by Mr. Chmiel, 2<sup>nd</sup> by Mr. Andrews. All Yeas.
  3. HAPCAP contract for Building Demolition & Site Revitalization demolitions from Mr. Wasserman  
Mr. Wasserman notes that would be paying HAPCAP the 10% that we normally pay, and Aaron would be training alongside a HAPCAP employee to be able to perform this work for the Land Bank in the future. Mr. Eliason notes that there should be a clause in the contract that the contract expires once the 11 demolitions are complete. Motion by Mr. Eliason to move forward with the contract, 2<sup>nd</sup> by Mr. Chmiel. All Yeas.
  4. Mayor Amy Renner and Jonathan Robe, Village of Chauncey (joining virtually) – 47 Main update.  
Mayor Amy Renner recaps that 47 Main was sold to David Funk and Capstone almost three years ago this coming June. The Village came to the Land Bank a year ago regarding potential breach of contract on his part. The Village spent a considerable amount of time working with Mr. Funk to come up with a solution. A floodplain permit was issued on November 8, 2021, noting he had six months to complete the work. The deadline was May 8, 2022. The Village Administrator further discussed floodproofing in January 2022 with Mr. Funk. She notes no work has been done to her knowledge and it looks the same as it did when disposed to Mr. Funk. She notes the Village’s frustration and would like the Land Bank to explore the non-compliance that Mr. Funk has shown. Mr. Wasserman notes that he spoke with Mr. Funk last week and that he says he has gutted the building, but the process is taking longer than he believed it would. He also notes that enforcing the contract would require litigation, which could be expensive and drawn out. Mr. Wasserman notes that the Land Bank property on Monroe Street in Chauncey that was disposed to Mr. Funk has been renovated according to Capstone’s proposal. Mr. Wasserman asks the Village what Mr. Funk’s legal standing would be if he completed the floodplain work now. Mayor Renner notes that the

Village does not plan to issue another floodplain permit. If he would complete the work now that the permit expired, he would be out of compliance with the floodplain management ordinance. Mr. Wasserman asks what the implication of that would be. Mayor Renner notes that the Village would have to go through their enforcement process, but she is asking that the Land Bank not put that on the Village as they have exhausted a lot of resources on this already. Mr. Eliason notes that we should give him a letter of notice that he has 60 days to become compliant and, if not, we will seek legal action. Mr. Wasserman made the point that he is unsure how Mr. Funk could become compliant since his permit has expired and the Village does not seem keen to the idea of issuing him another permit. Mr. Robe notes that we could add an "out" for Mr. Funk if he does not think he can complete the work in 60 days, which would be to donate the property back to the Land Bank. Mr. Eliason asks Mayor Renner what the penalty for being non-compliant is, and she said she would have to check on that to confirm. Mayor Renner also notes that he filed a liquor permit for 47 Main in April 2021, the Village objected to the permit when contacted by Division of Liquor Control. The Division of Liquor Control has contacted the Village to inform that that a hearing has been set for June 2022. Mayor Renner says she reached out to Mr. Funk out of concern because he had previously told her that he did not intend to move forward with acquiring a liquor permit. She says that he contacted the Division of Liquor Control noting that he wanted to continue to attempt acquisition of the permit. She notes that this contributes to the Village's distrust of Mr. Funk. Mayor Renner asks if we would like our legal counsel to be put in contact with their legal counsel, and Mr. Wasserman says yes. Motion to have 60-day letter of notice written and sent by Mr. Eliason, 2<sup>nd</sup> by Mr. Chmiel. All Yeas.

5. Foreclosure advertising expenses to be reimbursed from Mr. Wasserman  
Mr. Wasserman notes that he would like the Land Bank to reimburse the expenses of advertising recent foreclosures. Motion by Mr. Eliason to reimburse the County Treasurer for foreclosure advertising expenses from the past two months, 2<sup>nd</sup> by Mr. Chmiel. All Yeas.  
Post note: The actual amount of the reimbursement is \$1,831.00
6. 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. Mr. Becker and Ms. 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. Ms. Jago would like to put a new manufactured home on the lot. Ms. 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.

At the April board meeting, the board agreed that both proposals were sufficient and comparable. It was voted that both applicants would submit sealed bids with a minimum bid of \$7,900.00. Bids to be opened at today's meeting.

Ms. McWhorter submitted a bid in the amount of \$5,500, which is below the minimum bid. Ms. Jago did not submit a bid. Guest Sharon Bycofski, sister of Robin McWhorter, says the bid was below the minimum because of the cost for redevelopment and the amount of usable land. Mr. Eliason notes that we must reject the bid. Mr. Eliason moves that the Land Bank reject the bid, 2<sup>nd</sup> by Mr. Andrews. All Yeas.

Mr. Wasserman moves to ask for new bids from the two remaining end-users with no minimum bid, with the bids being due in 10 days and the Land Bank Chair empowered to accept and move on the highest bid, 2<sup>nd</sup> by Mr. Eliason. 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. Kristen Jago has applied to put a new manufactured home on the properties but has noted that her preferred property is 67 1/2 E Palmer.

Rashawna Dempsey would like to acquire these properties to clean up and maintain as green/garden space. At the April board meeting, Mr. Chmiel asked if Ms. Dempsey would be interested in acquiring just 80 Front Street instead of both 80 and 82, and she noted she would be. The board voted to table the discussion until today's meeting.

Ms. Dempsey was present at the meeting and noted she is still interested in 80 Front. Motion by Mr. Chmiel to dispose 80 Front to Ms. Dempsey for \$1,000.00, 2<sup>nd</sup> by Mr. Eliason. Mr. Wasserman notes that his concern is that the property remain clean. All Yeas.

- iii) 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. At the April board meeting, it was decided the the Land Bank would seek the City of Nelsonville's opinion on the two proposals.

Subsequent to the April Board meeting we realized that Mr. Taylor's proposal had been sent in after the published deadline. Under normal circumstances that proposal would have been rejected on those grounds. We are returning to the board this month for a decision on whether or not to disqualify that proposal on that basis.

Motion by Mr. Wasserman to inform Mr. Taylor that his proposal has been rejected due to submission being after the deadline, 2<sup>nd</sup> by Mr. Eliason. All Yeas.

Mr. Wasserman notes that the property will require a survey before being transferred. Mr. Wasserman moves that the Land Bank accept Ms. Lyon’s proposal and dispose of the property to her for \$5,000.00 with the Land Bank sharing 50% of the cost of a new survey, 2<sup>nd</sup> by Mr. Eliason. All Yeas.

7. New Projects:

<b>Taxes Owed</b>	<b>Last Pymt</b>	<b>Parcel ID</b>	<b>Owner Name</b>	<b>Property Address</b>
\$2,769.20	2019	M060020007800	Exline, Sharon	19811 Lake Dr, Trimble
N/A	N/A	M060030000500	Rainey, Jonathan et al (Donation)	Congress Street, Trimble
\$18,635.57	2020- assessment	M040150000500	Roberts, Shaaron (Deceased)	24 Locust St, Glouster
\$16,334.50	2013	M050010001900, M0506324	Fierce, John W	15 N. Third St, Jacksonville
\$6,521.64	2012	M010210101700, M010210101600, M010210101501, M010210101601	Brown, David N	8670 Hollister Rd, Hollister

19811 Lake Drive, Trimble: Motion to accept as a project by Mr. Chmiel, 2<sup>nd</sup> by Mr. Eliason. All Yeas.

Congress Street, Trimble: Mr. Wasserman notes that he is asking for approval to perform a title search on this property. If clean, the Land Bank will accept it as a donation. Motion to accept as a project by Mr. Chmiel, 2<sup>nd</sup> by Mr. Andrews. All Yeas.

24 Locust Street, Glouster: Mr. Wasserman notes that there was a partial payment made on an electric bill in 2020, but no tax payments in more than seven years. Motion to accept as a project by Mr. Andrews, 2<sup>nd</sup> by Mr. Chmiel. All Yeas.

15 N. Third Street, Jacksonville: Motion to accept as a project by Mr. Chmiel, 2<sup>nd</sup> by Mr. Andrews. All Yeas.


8670 Hollister Road, Hollister: Motion to accept as a project by Mr. Chmiel, 2<sup>nd</sup> by Mr. Andrews. All Yeas.

A. Scheduling of next meeting: June 15<sup>th</sup>, 2022.

- Site to be determined.
- Guest Steve Pierson notes that the penalty for being non-compliant regarding a flooplain is often the same in most areas. Regarding follow-ups on compliance, he notes that if trust is often put in the individual that they will do what they're required to do. He also notes that clean hard fill includes asphalt in some areas. Mr. Wasserman had a question for Mr. Pierson regarding documents submitted regarding the King property on Luhrig Road. Mr. Pierson notes that the documents submitted are specific to the structure. He also notes that Mr. King is seeking fund sourcing to potentially perform the demolition himself. Mr. Wasserman notes that Mr. King could donate the property, but he would lose the land unless he had it surveyed out.

B. Adjournment: Motion to adjourn by Mr. Eliason, 2<sup>nd</sup> by Mr. Chmiel. All Yeas. Adjournment at 12:27pm.

Minutes submitted for approval by Aaron Dye, Secretary



6/15/22

Secretary

Date

Approved, as amended (if any) on 6/15/22