

**ATHENS COUNTY LAND REUTILIZATION CORPORATION**  
**BOARD OF DIRECTORS – MINUTES**  
[www.AthensCountyLandBank.com](http://www.AthensCountyLandBank.com)

LOCATION: Live meeting held at Community Cares Resource Center with guests joining on Google Meet (<https://meet.google.com/zws-zwwd-qzw>)

DAY/TIME: Called to order Wednesday, May 21<sup>st</sup>, 2025 @ 11:01 AM

PURPOSE: Regular meeting to consider the following business:

Board Administration

1. The meeting was called to order by Chris Chmiel, Vice Chair. Roll Call by Aaron Dye, Secretary. Board members present were Chris Chmiel, Lenny Eliason, and Nathan Simons.
2. Motion to approve the agenda by Mr. Eliason, 2<sup>nd</sup> by Mr. Simons. All Yeas.
3. Motion to approve the minutes from the April 16<sup>th</sup>, 2025 board meeting by Mr. Eliason, 2<sup>nd</sup> by Mr. Simons. All Yeas.
4. Financial Report from Treasurer LaVerne Humphrey

Summary	
Starting Balance	355,971.60
Actual Cash In	132,184.93
Actual Cash Out	24,860.77
Ending Balance	463,295.76

Ms. Humphrey presents the financial report. Aaron notes that the large sum in cash-in is primarily from the 1<sup>st</sup> half DRETAC settlement in the amount of \$127,279.67. Motion by Mr. Simons to approve the financial report, 2<sup>nd</sup> by Mr. Eliason. All Yeas.

Business:

Old Business

1. Update on acquisition process/pipeline
  - i) Several foreclosures are in the end-stages with non-oral hearings having taken place in late December. Waiting to hear the status on these cases from The Prosecutor.

We acquired 233-235 Kontner Street, Nelsonville on May 2<sup>nd</sup>, 2025. The previous owner has paid the delinquent taxes which totaled to \$13,906.42. Mr. Wasserman, Aaron, and Jody did a walkthrough of the duplex structure on May 7<sup>th</sup>. It is two entirely self-contained homes in one structure. The interior is not in terrible shape and the structure seems very solid. Nevertheless, this is a big rehab for an experienced person/company. Jody is currently assessing the property to determine what waste diversion will look like and identifying exterior repairs that could be made. This house will make a great two-family home if we get it to the right builder.

Aaron notes that some properties are being prepared for sheriff sale. 21 Braun Street, Glouster and 64 E. Palmer Street, Jacksonville did not sell at sheriff sale. Instead of engaging the usual process where we file a petition to claim a property after it does not sell, we will be letting the properties remain unclaimed so they will go to the Auditor's forfeited land list. Aaron continues that we will have to work with the Auditor or the Prosecutor to determine how best to acquire properties from this list. This is due to ongoing conversations with the Prosecutor and the Clerk of Courts regarding court costs, which will be discussed later in the meeting.

## 2. State Demo project

The 2024-25 BD&SR application was submitted on Friday, March 29<sup>th</sup>, 2024. Asbestos surveys have been ordered for demo groups N1, N2, N3, O1, O2, and O3. The second round of cure items requested by ODOD were submitted and we were informed that the only remaining task to be completed is for Program Management and Fiscal to approve our budget. Once approved, we will receive the grant agreement.

The Group N1 demolitions have been completed by Running G Farms. Aaron notes that the Group N2 demolitions began today and should be completed shortly by Hutton Excavating.

Demolitions have been grouped as follows:

Group N1: 21 E. 1<sup>st</sup> Street, The Plains; 26 N. Clinton Street, The Plains; 5 Oak Street, The Plains

Group N2: 319 Oak Street, Nelsonville; 902 Chestnut Street, Nelsonville; 23 Morgan Street, Glouster

Group N3: 4382 N. Gun Club Road, Athens; 8356 Marsh Street, New Marshfield; 4910 Vore Ridge Road, Athens; 11535 Carbondale Road, Nelsonville; 20 Campbell Street, Nelsonville

Group O1: 20 Smith Street, Chauncey; 71 Main Street, Chauncey; 100 Main Street, Chauncey; 14 Mound Street, Chauncey

Group O2: 73 High Street, Glouster (back addition only)

Group O3: 24518 Rowley Lane, Coolville; 805 River Front Road, Hockingport; 21196 Chapman Road, Guysville; 20757 US 50, Guysville

Group P1: 55 Mill Street, Chauncey; 8 Ellis Avenue, Chauncey; 16 High Street, Chauncey; 16 Lexington Avenue, Chauncey

Group P2: 14560 McDaniel Road, Amesville; 17759 SR-377, Bern Township

Group P3: 25 Town Street, Glouster; 29 Hill Street, Glouster; 34 Spring Street, Glouster; 50 Front Street, Glouster

Group P4: 10190/10194 Chase Road, Albany; 2388 Trout Road, Albany

3. State Brownfield Grant Application

In collaboration with the Athens County Port Authority, we made application for two brownfield remediation projects in conjunction with the Athens County Port Authority. The demolition of the service station at 4070 Washington Road, Albany is complete! Tetra Tech has notified us that they are working on submitting the “No Further Action” documents to mark this project as complete.

4. Update on previously approved projects

Rehabs: Land Bank Rehabs or new construction underway or nearly completed in the county: 24 Cherry Street, 141 Monroe Street, 75 High Street, Glouster; 217 Harper Street, 354 Chestnut Street, Nelsonville; 19476 Maple Street, Trimble.

5. Rural Acquisition (Pay-in-advance) Program Projects

1. 4070 Washington Road (3 parcels, LB-2021-16): Sealed bids will be opened during this meeting.

2. Haga Ridge Road, Rome Township (2 parcels, LB-2024-01): This property was acquired in early December 2024. We are following up with the initial end-user to determine if they are able to close; if not, there is another potentially interested party.

3. 17636 Jacksonville Road, Millfield (1 parcel, LB 2024-05): The applicant Jerrame Forrest has signed the pay-in-advance agreement. The lien certificate has been purchased from the Treasurer and the case can now be filed.

6. Update on pending dispositions

No pending dispositions.

7. Update on 47 Main Street, Chauncey litigation  
The second round of mediation occurred on March 5<sup>th</sup>, 2025. All parties have reached a settlement agreement. Athens Preservation has until June 30<sup>th</sup>, 2025 to demolish the structure. The property will then be conveyed to the Village of Chauncey.
  
8. Community Development Block Grant opportunity in collaboration with HAPCAP for downtown revitalization  
At the March board meeting, it was decided to not include new windows on the building at this time as the estimate came in at \$306,747.65 and our spendable grant amount is \$235,200. We will only be installing new windows on the façade. The new estimate comes in at \$231,168.90 but does not include the initial Professional Services Agreement with BDT Architects. BDT Architects estimates a final plan by the end of May. Mr. Simons notes that it is his understanding that the final plan should be ready to present shortly.
  
9. WHO application with Habitat for Humanity of Southeast Ohio  
Habitat for Humanity of Southeast Ohio held a groundbreaking to kick off the builds at 923 High, 931 High, and 823 Walnut, Nelsonville on May 7<sup>th</sup>, 2025. Foundation work has already begun on the High Street parcels. 160 volunteers from the group WoodsWork will be on-site in June to frame each of these three houses in under a week.
  
10. 10190/10194 Chase Road, Albany project  
Surface cleanup by Running G Farms is currently on hold as Tetra Tech executes their Phase I and Phase II Environmental Site Assessments. They have noted that work is moving quickly.
  
11. 14<sup>th</sup> Annual Ohio Land Bank Conference  
The 14<sup>th</sup> Annual Ohio Land Bank Conference, presented by the OLBA, took place April 23-25, 2025 in Columbus. Mr. Wasserman, Mr. Chmiel, Aaron, and Jody were all in attendance. This year's conference had many excellent discussions regarding potential changes to the Welcome Home Ohio, BD&SR, and Brownfield programs as well as organic dialogue on community land trusts.
  
12. Donation of 233/235 Kontner Street, Nelsonville from Habitat for Humanity of Southeast Ohio  
Update provided above under "Update on acquisition process/pipeline."

### 13. Clerk of Court fees

We have been in discussion with the County Prosecutor and the Clerk of Courts regarding unpaid court costs on cases where the Land Bank acquired the property. Now the Prosecutor has said he believes we are responsible for all the costs. Since 2018 when we started acquiring properties through tax foreclosure, no attorney had ever suggested that those costs are solely our responsibility and from what I can tell that is not the process in most other counties. Successive assistant prosecutors assisted us in acquiring properties through the courts by petition but never mentioned that this method leaves us exposed to 100% of the costs. Other methods of acquisition apparently require us to pay only 35%.

Chair Ric Wasserman has asked for a meeting with the parties to discuss the cases and a settlement of the costs that will work for everyone.

Aaron notes that there is a meeting between the Prosecutor's office, the Clerk of Courts, and the Treasurer scheduled for May 30<sup>th</sup>, 2025. He will be in attendance. He continues that he and Ric have been analyzing the spreadsheet supplied by the Clerk of Courts and there appear to be a handful of discrepancies. Mr. Simons asks the amount of the bill. Mr. Chmiel responds \$128,800. Aaron notes that some of the discrepancies include several cases listed more than once, some cases present that are not pertinent to the Land Bank, and dollar amounts that are not consistent with what is listed in the case dockets on Courtview. He continues that Mr. Wasserman is hopeful that we can reach a settlement amount at the meeting on May 30<sup>th</sup> that all parties are comfortable with. Mr. Simons asks for clarification on the current acquisition process and what it will be like once we move to claiming properties from the Auditor's forfeited land list. Aaron responds that the current process includes properties going through two sheriff sales and if they do not sell, certain entities are notified and may file a petition to claim the property. He continues that it seems to be the opinion of the current Prosecutor and Clerk of Courts that in this instance, the Land Bank is responsible for all the court costs. If a petition is not filed, the property will go to the Auditor's forfeited land list. By claiming properties from this list, ORC dictates that we would only be responsible for 35% of the court costs. Aaron clarifies that this will add a notable amount of time to the acquisition process. It can often take two years for the Land Bank to acquire a property through the currently utilized process, and this will likely add additional months to that timeline. It is dependent on the willingness of the Auditor and Prosecutor's office to work with the Land Bank through this process. He notes that the forfeited land list does not seem to be made use of in Athens County, though there is some confusion around a property in Trimble Township that allegedly went to the forfeited land list, but no one has been able to produce record of this. Guest Taylor Sappington asks if it seems likely that all parties are willing to reach a settlement amount, and Aaron responds that he is hopeful that everyone can come to an agreement.

#### 14. New work truck

Jody recently found a truck at Don Wood Ford Lincoln that meets the specifications desired in a new work truck. It's a one-owner 2010 Ford F-150 with 109,600 miles. The dealership noted that they are currently installing new brake pads, rotors, and struts. During a test drive, Mr. Chmiel noted that there was some "hesitation" when accelerating on the highway. Once the dealership finishes their new installations, we will have the truck examined by a mechanic to ensure that the issue isn't a serious problem with the engine, etc. If the mechanic finds no serious problems, we would like to begin the purchasing process. Final cost with title work and the like would be \$10,537.00. We are seeking board pre-approval for Aaron Dye to execute the purchase of the truck should no serious issues be made apparent by a mechanic.

Motion by Mr. Eliason to grant Aaron Dye permission to execute the purchase of the above-mentioned truck should a mechanic find no serious issues, 2<sup>nd</sup> by Mr. Simons. All Yeas.

#### New Business

1. Future Dispositions – Several potential dispositions are in progress, and we hope to bring them to the board soon. They include:
  - a. 4070 Washington Road, Albany: Sealed bids will be opened during this meeting.
  - b. Haga Ridge Road, Rome Township: See update under Rural Acquisition projects.
  - c. 8001 SR-78, Hollister: Two new end-users have approached us with interest in this property. On today's agenda.
  - d. 184 Sheppard Street, Nelsonville: Two qualified applicants have recently expressed interest in acquiring this property. One applicant is interested in building. Aaron is waiting to hear back from him regarding a site visit as this could be a difficult location to build.
  - e. 8670 Hollister Road, Hollister: The neighboring property owner has requested to acquire this property and perform the demolition himself.
  - f. 19537 S Center Street, Trimble: An interested applicant who is looking to relocate to Athens County and establish a ceramics center on these parcels. He has recently expressed interest in acquiring properties in Nelsonville to supplement this project and has been in discussions with the City of Nelsonville. Applicant and guest Steven Kiefer notes that he is willing to move forward with the disposition of the S Center Street, Trimble property without engaging the Nelsonville properties of interest at this time.

2. 15 W. Stimson project with PassionWorks and the Port Authority

We were approached regarding potential involvement in the remediation of a brownfield site at 15 W. Stimson Street, Athens. The property is currently owned by Michael Downard. PassionWorks has been in discussion with the owner regarding acquiring this property and remediating existing environmental contamination in partnership with the Port Authority. The Land Bank would serve as the conduit for the transfer, first being transferred from the Downards to the Land Bank and then to PassionWorks. We are requesting permission for Aaron and Ric to engage in discussions with the parties to see if and how the Land Bank can play a role. No Land Bank funds would be expended in the process and the Land Bank is statutorily exempt from liability if acquiring a brownfield providing we don't worsen the contamination. This might be a fantastic opportunity to clean up one of the most contaminated sites in the City of Athens and help an important community organization at the same time.

Motion by Mr. Eliason to permit Mr. Wasserman and Aaron to engage in discussions with all parties to determine if the Land Bank can play a role in the 15 W. Stimson Street, Athens project, 2<sup>nd</sup> by Mr. Simons. All Yeas.

3. Dispositions

1. 4070 Washington Road, Albany (LB-2021-16): Project proposals were reviewed at the April board meeting, and it was decided that 6 applicants (Benjamin Shonk/Nicolette Anderson, Ian/Ashley Lawson, Jason Morosko/Sustainablepath LLC, Jeff/Shari Gabriel, Laura/Thomas McDowell, Southern Ohio Chestnut Company) submitted viable proposals and would be permitted to submit sealed bids with a minimum bid of \$40,000.00 due by 4:00 PM on Friday, May 16<sup>th</sup>, 2025.

Aaron opened the sealed bids as follows: Benjamin Shonk submitted a bid in the amount of \$40,000; Ian Lawson submitted a bid in the amount of \$45,000; Laura McDowell submitted a bid in the amount of \$55,000; Sustainablepath LLC submitted a bid in the amount of \$57,000; Southern Ohio Chestnut Company submitted a bid in the amount of \$75,000.

Mr. Chmiel inquires if any further discussion needs to take place. Mr. Eliason responds that proposals were reviewed and discussed at the April meeting with all applicants permitted to submit sealed bids being deemed as having viable and acceptable end-use plans.

Motion by Mr. Eliason to accept Southern Ohio Chestnut Company's bid in the amount of \$75,000.00 for the purchase of the property at 4070 Washington Road, Albany, 2<sup>nd</sup> by Mr. Simons. All Yeas.

2. 8001 SR-78, Hollister (LB-2019-10): This property was voted to be disposed 2+ years ago. After a year of hearing nothing back from the end-user, the board chose to re-list the property. Two applicants were interested in utilizing this parcel as a primitive campground, which was its initial proposed end-use. Only one applicant, Austin McCoy/Invictus CRE, submitted a proposal. He has made an offer of \$2,000 for purchase and would split the cost of a new survey with the Land Bank, which was the previous disposition agreement. See more in This Month's Dispositions folder.

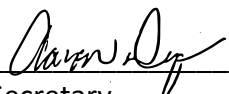
Motion by Mr. Eliason to dispose 8001 SR-78, Hollister to Invictus CRE for \$2,000.00 with the Land Bank covering half the cost of a new survey, 2<sup>nd</sup> by Mr. Simons. All Yeas.

4. New Projects  
No new projects this month.

Taxes Owed	Last Pymt	Parcel ID	Owner Name	Property Address

5. Executive Session with Attorney David Mott  
Motion by Mr. Eliason to enter executive session with guests Aaron Dye, Jody Barnes, and Taylor Sappington, 2<sup>nd</sup> by Mr. Simons. All Yeas. Executive session entered at 11:53 AM. Executive session exited at 12:08 PM.
6. Scheduling of next meeting: June 18<sup>th</sup>, 2025
7. Adjournment: Motion to adjourn by Mr. Eliason, 2<sup>nd</sup> by Mr. Simons. All Yeas. Adjournment at 12:09 PM.

Minutes submitted for approval by Aaron Dye, Secretary

  
 Secretary \_\_\_\_\_ Date 6/18/2025

Approved, as amended (if any) on 6/18/2025

