

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

LOCATION: Live meeting held at the 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, June 14th, 2023 @ 11:01 AM

PURPOSE: Regular meeting to consider the following business:

Board Administration – 5 minutes

1. The meeting was called to order by Ric Wasserman, Chair. Roll Call by Aaron Dye, Secretary. Board members present were Ric Wasserman, Township Trustee Gregg Andrews, Stephanie Morris for Commissioner Chris Chmiel, Charlie Adkins for Commissioner Lenny Eliason, and Andrew Chiki for Mayor Steve Patterson.
2. Motion to approve agenda by Mr. Chiki, 2nd by Mr. Andrews. All Yeas.
3. Motion to approve minutes from May 17, 2023 board meeting by Mr. Andrews, 2nd by Mr. Chiki. All Yeas.
4. Financial Report – Treasurer LaVerne Humphrey

Summary	
Starting Balance	387,042.92
Actual Cash In	195,025.98
Actual Cash Out	41,735.48
Ending Balance	540,333.42

Treasurer LaVerne Humphrey notes that cash-in included an ODOD grant reimbursement, the sale of the sandstone from 61 Summit Street, Glouster, the sale of 21 W. High Street, Jacksonville, the sale of 4667 Sand Ridge Road, Guysville, the sale of 30 Cross Street, Glouster and the sale of 27 Main Street, Glouster. Mr. Wasserman notes that there was a large outstanding bill for environmental work in Chauncey, but it was paid in June so it is not reflected in the financial report above. Mr. Wasserman continues that upcoming expenses include the renovation of 11 Maple Street, Glouster. Aaron asks if the ODOD grant that came in was the

BD&SR grant reimbursement. Mr. Wasserman responds no, it was reimbursement of an environmental grant. Motion to approve financial report by Ms. Morris, 2nd by Mr. Chiki. All Yeas.

Business:

Old Business – 20 minutes

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

- i) Properties acquired since March board meeting:
25 Town Street, Gloucester has been acquired. The Land Bank has filed two petitions to acquire properties that did not sell at sheriff sale, including 24 Spring Street, Gloucester. Assistant Prosecutor Zach West will be filing several more Land Bank cases soon.

Mr. Wasserman notes that if there are any properties that if any cities, villages, or citizens know of any properties that could be potential Land Bank properties, please bring them to our attention.

2. 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.

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. All Group K demos have been completed.

Asbestos inspections have been performed on the upcoming demolitions (Group L) and we have been notified that two of the structures came back hot. Mike Tatman of Industrial Insulation Specialists, Inc. is in the process of getting us quotes for the remediation. Structures in Group L include: 26070 Congrove Street, Coolville; 26540 Main Street, Coolville; 472 SR-124, Hockingport; 18111 SR-13, Gloucester; 62 Firehouse Drive, Gloucester; 19549 Congress Street, Trimble (Garage at Village Hall).

Aaron notes that ODOD informed the Land Bank that substitutions would be allowed through the current BD&SR grant program. He continues that some of the initially

submitted projects have fallen through for reasons such as owners deciding to demolish them with their own funding or withdrawing their access agreements. The Land Bank now can substitute the projects that fell through with other projects so all of the initially applied for funding can be utilized. Mr. Wasserman notes that he and Aaron will be meeting to decide which structures will be substituted. Aaron notes that about 26 demolitions have been performed so far during this program. Mr. Wasserman notes that the remaining demolitions include some of the larger projects such as the old mill in Gloucester (62 Firehouse Drive).

3. State Brownfield Grant Application:

All Land Bank Brownfield programs funded through the 2021-22 budget have been completed. We are awaiting the final report on the assessment for 4070 Washington Road, Albany and then a BUSTR application will be filed for remediation of that site. Mr. Wasserman notes that the tanks used to collect samples were picked up last week.

The Land Bank is currently looking into potential brownfield projects across the county in preparation for the next round of brownfield funding from the ODOD. If anybody knows of any potential brownfield sites (sub-surface contamination; heavy asbestos; often old service stations, etc.), please notify the Land Bank. Mr. Wasserman notes that there has been a lot of discussion around the Columbus Road (Russell's Garage) property. He follows up that the owner cannot sign a clean hands affidavit, meaning that because the property is still owned by the entity who created the environmental situation and remediation will not be funded. A sale will need to take place before any remediation could occur.

Guest Alice Richards asks about the old Hollister school. Mr. Wasserman responds that the building is currently being used and is not tax delinquent, and the demolition would have to be a voluntary situation.

Mr. Wasserman asks guest Steve Pierson if the demolition on Elm Street, The Plains was performed to satisfaction. Mr. Pierson responds that everyone is very appreciative and others in the area are now cleaning up their properties. Mr. Wasserman asks about the yellow building on the corner owned by the same folks. Mr. Pierson notes that Mr. Chmiel brought to his attention that there was a new pot of money for demolitions of structures not owned by the Land Bank. Mr. Pierson continues that there are 5-6 properties that are not tax delinquent that are potential demos, including a couple of burned-out structures. Mr. Wasserman says that any interested folks should contact Aaron so we can keep a list of potential projects to submit. He follows up that if the owner is unwilling and they have to go through the condemnation process, it would be beneficial to start that sooner rather than later. Mr. Pierson asks if asbestos inspections would be required. Mr. Wasserman responds yes, and that the Land Bank can get

expenses for asbestos inspections and remediations reimbursed through the BD&SR program.

Guest Neal Reynolds notes that he checked with the owner of the old service station across from the funeral home in downtown Albany and a tank remains underground. He asks if the Land Bank would be interested in taking this project on. Mr. Wasserman says yes, but the application will not be submitted until the first of the year. Mr. Reynolds asks if the owner should contact Mr. Wasserman directly. Mr. Wasserman responds affirmatively.

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 at 130 Jefferson St., Nelsonville 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.

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. Mr. Wasserman notes that the Land Bank will be engaging with the same individual who has been cutting and removing the hay from the property. Aaron notes that there are currently 13 applicants for this property.
- 2) 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. Disposition on today's agenda.

- 3) 3012 Perry Ridge Road, Nelsonville (LB-2023-02): Pay-in-advance with Chris Breeze.
- 4) SR-691, York Township (LB-2023-03): Pay-in-advance with Jeff and Laura Brown.
- 5) Nelsonville Avenue, Stewart (LB-2021-11): Pay-in-advance with Charles Cochran.

Mr. Wasserman notes that all of the titles of the above properties are in rough shape and title searches/foreclosures may cost more than what end-users were initially charged.

7. Brownfield Remediation Projects:

- a. 4070 Washington Rd, Albany (LB-2021-16): Foreclosure was completed.

See sections 5 & 6 for details.

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. Aaron notes that the end-user has not received a call back from any surveyors she has contacted. Mr. Wasserman notes that difficulty finding a surveyor has become a regular occurrence.
- b. Closing for 4667 Sand Ridge Road, Guysville is occurred on May 26th, 2023.
- c. Closing for 21 W. High Street, Jacksonville occurred on June 2nd, 2023.
- d. 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 from Tim Newman.

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. Update on 47 Main Street, Chauncey:

An Executive Session was held at the May board meeting to discuss potential paths forward with 47 Main Street, Chauncey. It was then voted by the board to have the Land Bank's legal counsel send Athens Preservation, LLC a letter offering to purchase 47 Main Street, Chauncey back from him for the initial purchase price plus the value of the roof improvement. The deadline for his response is June 16th, 2023.

Chauncey Code Enforcer Drew Daniels notes that there have not been any updates yet and with only two days left until the deadline, they are not expecting anything from him.

11. 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.

12. 11 Maple Street, Gloucester Renovation

Jody and her crew are in the process of preparing 11 Maple for its renovation by removing paneling, plaster, carpet, and other materials. Sanborn Family Builders expects to begin the renovation within the next month or so once they finish up their current project in Athens. Mr. Wasserman notes that he will be visiting the house after this meeting to check in on the progress being made. He continues that he believes the renovation will be completed faster than the Buchtel renovation. Guest Alice Richards notes that she believes there will be a lot of interest in the property once the renovation is complete. Mr. Wasserman notes that he is unsure if Mike Smith has begun work on the 30 Cross, Gloucester renovation. Guest Alice Richards responds that he has been working on that house for a couple of weeks.

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, Gloucester (LB-2018-73): Large blue boarded up Victorian house in Gloucester. 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. 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.
- d. 3798 Woodlane Drive, Nelsonville (LB-2018-46): A structure occupied this small structure and was demolished during the Group K2 demolitions. So far there are two applicants for the property. Both applicants have been sent the information necessary to assemble a project proposal. We expect this property to come up for disposition at the July board meeting.

2. Funding request to set up a new office space:

The Commissioners have asked us to relocate Aaron from the shared space he has been in with the County Planner in the courthouse. We will need authorization to sign a lease as well as funds for a security deposit, desk, and other furnishings and likely a computer, printer, and other office items. Mr. Wasserman notes that Bob Toy renovated a building next to the parking garage and he has one office space available. He continues that Mr. Toy is asking \$600 per month for rent. Other items will likely need purchased such as a desk, printer, computer, and other general office supplies. Mr. Wasserman asks the board to approve \$5,000 for this set-up which would include a security deposit and the above-mentioned items. He notes that he does not believe it will cost \$5,000. Motion by Mr. Wasserman to allocate up to \$5,000 to get Aaron's office space set up, 2nd by Mr. Andrews. Mr. Adkins notes that the Commissioners may be able to surplus a computer and a desk. All Yeas.

3. Disposition Action:

- i) 61 Summit Street, Gloucester (LB-2021-06): A burned-out church formerly occupied this parcel. The structure was demolished during the Group K demolitions. Habitat

for Humanity of Southeast Ohio is the only applicant for this property. Their intention is to acquire it so they may build on it along with 57 Summit Street, a former Land Bank property that they acquired in 2019. Mr. Wasserman notes that part of the reason they need this property is that during the building of the two-family house at 30 Front Street, some of the soil was disturbed on the 57 Summit property and this led to Habitat being unable to build on that portion of the property. Having the adjoining lot at 61 Summit would make it possible for them to build. He continues that he believes it is going to be a 3 bedroom house. Motion by Mr. Andrews to dispose of 61 Summit Street, Glouster to Habitat for Humanity for \$1.00, 2nd by Ms. Morris. Mr. Wasserman notes that Habitat has a good track record with the Land Bank. There was discussion at the May board meeting to enforce deed-in-escrow but it was amended at the end to note that this would be for first-time Land Bank end-users. Habitat has built four houses on Land Bank lots. All Yeas. Guest Alice Richards asks if they've built four houses in Trimble Township. She notes that she can think of three. Mr. Wasserman notes that the fourth is currently in the works in Dover Township. He continues that they own the lot at 36 Main Street, Glouster across from Darbyland Lumber, and will begin work on that soon. He mentioned that he and Aaron have a meeting with Kenneth from Habitat to discuss potential locations where they could complete more than one build in an area.

4. Land Bank Network (Quarterly) Meeting:

The OLBA will be holding the summer quarterly meeting in Mansfield on July 27th. We anticipate Ric and Aaron will attend. Any other board members who wish to attend are welcome. Please see Ric or Aaron for details. Mr. Wasserman notes they will likely have a speaker from the Ohio Department of Development. He continues that it is a great opportunity to meet others doing Land Bank work in their respective counties.

5. New Projects:

None this month.

A. Scheduling of next meeting: July 19th, 2023

Mr. Wasserman notes that if the July meeting will be primarily housekeeping with no major business, he proposes the location be at the courthouse (15 S. Court Street, Athens) for everybody's convenience.

B. Roundtable Discussion:

Treasurer LaVerne Humphrey notes that there is a hole in the roof of the Ditty Box (60 Main Street, Glouster). Mr. Wasserman responds that Chris Chmiel informed us that he would be talking to Mike Smith about the issue. He continues that Mike Smith relayed to Chris that the nails are

rusting through which has led to more slate sliding off. He continues that he is unsure if some areas could be re-nailed.

Guest Alice Richards requests permission to go to 25 Town Street, Gloucester, which was owned by her grandfather and later herself, as there is a rose bush she would like to take some cuttings from in attempt to propagate them. Mr. Wasserman responds that the Land Bank has no problem with that request.

Guest Kathy Trace asks about the old flower shop in Gloucester (62 Firehouse Drive) and what will happen to it. Mr. Wasserman notes that it is owned privately by Kyle Bingman. He continues that with all of the privately-owned properties the Land Bank is demolishing as part of the Building Demolition and Site Revitalization program will remain privately owned after demolition. She asks what the rules are when someone takes over a Land Bank property. Mr. Wasserman responds that it depends on the property. He continues that a clause is added to the end of each deed noting what each end-user has agreed to do. He notes the example of the Monroe Street property where the end-user was acquiring the lot as green space: the clause states that he must keep the property mowed and maintained according to all local and state ordinances. Alternatively, when an individual acquires a property for renovation such as Mike Smith and 30 Cross Street, there is specific language about the renovation and the plan that he submitted. Ms. Trace asks if somebody does an excellent job with a renovation and then rents the property out, do the tenants become held to the standards of the contract? Mr. Wasserman responds that once a project is complete, it becomes a local enforcement situation. Each village, township, etc. will have its own rules and they are responsible to enforce them upon property owners. Ms. Trace responds that it seems the problem within Gloucester is that there is no code.

Treasurer LaVerne Humphrey inquires about the timbers in the Bingman property (62 Firehouse Drive). Mr. Wasserman responds that he knows Mr. Bingman spent some time attempting to have somebody demolish the structure in exchange for the timbers, but it did not come to fruition. He continues that since we do not own the property, it is not for us to say what happens with the timbers. If the contractor pulls the timbers and the owner wants to sell them, he would be within his rights to do that. Aaron notes that it would be nice to know what the situation with the timbers is before demolition so it could be discussed with the contractor.

Guest Alice Richards asks if there is still interest in the High Street buildings. Mr. Wasserman responds yes, and that the Land Bank is

attempting to get a grant to renovate 83/85 High Street to make it more readily available for end-users. Mr. Wasserman asks if 110 High has been cleaned out yet. Aaron responds that he will have to check with Jody, as it was full of various items. Mr. Wasserman continues that we will have to start planning for the demolition of 75 High Street. He notes that SAOP has received the money for the renovation of the Fouts building. Guest Alice Richards notes that Dirty Girl Coffee has begun roasting. Ms. Humphrey follows-up that Jane has said anybody is welcome to stop in if they see folks working inside.

Guest Joseph Humphrey asks what the plan is for the recently acquired house on Hill Street. Mr. Wasserman responds it will likely be demolished and hopes we can add it into the current round of BD&SR funding. He notes that 34 Spring Street is in the same situation and that it is in a more difficult spot.

Guest Steve Pierson notes that the two Land Bank lots in The Plains (36 W. 2nd Street) sold to Bryan Lutz now have to structures erected. The first completed structure is now occupied, and the second structure has had a new roof installed. Mr. Wasserman asks if Mr. Lutz is occupying the first structure, as that was the original agreement. Mr. Pierson responds that Mr. Lutz was going to build a bigger house on both lots and that he would have to verify with the Land Bank on how he could redevelop that area. Mr. Pierson continues that he has an upcoming Board of Zoning Appeals meeting and that Mr. Lutz is on the board, so he will ask him then. He mentions that neighbors in that area have noted how appreciative they are of his work and how the township and Land Bank work together. Mr. Wasserman notes that the only reason he brings up the occupancy item is because the board gives preference to end-users who will owner-occupy the structures, and Mr. Lutz was in competition with another builder. Mr. Lutz was given preference over the other end-user because he noted that he would be occupying one of the structures. Aaron shows an image of the new finished build at 36 W. 2nd Street for board members and guests to view. Mr. Pierson notes that the other build has a hip roof and is just to the right of the finished build. He continues that Danny Riley obtained two lots on W. 3rd Street and is building two new houses. He notes that once a structure is demolished and a property is redeveloped, the effect snowballs to the rest of the community. He also notes the 3 Elm demolition that the Land Bank recently completed is at the main entrance to the high school and is so visual that people are getting the idea that there are many opportunities for structure demolition and property clean-up in the area. Mr. Wasserman notes that there is a great real estate market in The Plains and values continue to increase. He continues that the Auditor announced at a recent Board of Revision

meeting that they will be under a rule from the state that the average property value increase in Athens County would be 40%.

Guest Alice Richards asks if the old bank building (75 High Street) was planned to be demolished. Mr. Wasserman responds yes, a structural engineer noted that it would be the one High Street building that would not be worth saving.

Guest Kathy Trace notes her appreciation for the work the Land Bank does in the area.

- C. Adjournment: Motion to adjourn by Ms. Morris, 2nd by Mr. Chiki. Adjournment at 11:50 PM.

Minutes submitted for approval by Aaron Dye, Secretary

Aaron Dye	7/19/23
Secretary	Date

Approved, as amended (if any) on Aaron Dye