

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

LOCATION: Live meeting held at Athens County Records Center with guests joining virtually on Google Hangouts (<https://meet.google.com/bbz-ywph-ygf>)

DAY/TIME: Called to order on Wednesday, June 15th, 2022 at 11:04am.

PURPOSE: Regular meeting to consider the following business:

Board Administration

1. The meeting was called to order by Ric Wasserman, Chair. Roll Call by Aaron Dye, Secretary. Board members present were: Ric Wasserman, Commissioner Chris Chmiel, Commissioner Lenny Eliason, and Andrew Chiki for Mayor Steve Patterson (joined late).
2. Motion to approve agenda by Mr. Chmiel, 2nd by Mr. Eliason. All Yeas.
3. Motion to approve minutes from May 18th, 2022 board meeting by Mr. Chmiel, 2nd by Mr. Eliason. All Yeas.
4. Financial Report from Treasurer LaVerne Humphrey:

Summary	
Starting Balance	\$468,473.72
Actual Income	\$2,575.00
Actual Expenses	\$23,306.61
Ending Balance	\$447,742.11

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

Business:

Old Business –

1. Update on acquisition process/pipeline from Mr. Wasserman
 - i) Properties acquired this past month are: None. Zach West has filed about 13 motions for summary judgments over the last two weeks.

- ii) Sargent Road, Lodi Township (LB-2021-02): Nathan and Kayleigh Stotts. The Stotts' proposal was voted on and accepted at the February 2022 board meeting. We are waiting on them to obtain an easement and a new survey.
- 2. Self-Funded Demos: 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 Mr. Wasserman – The applications were due on February 28th. The Land Bank applied to demolish 42 buildings and six mobile homes across the county. We expect to hear back from the state in the coming month regarding which applications were accepted and which ones need to be revised. 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 11th during which ODOD provided no new information on the timeline. Members of OLBA recently met with Senator Huffman and are hoping this will assist in expediting the process. Only one of the structures from this round of demos was positive for asbestos.
- 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 27th 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. The Port Authority will be voting to approve the bid packet at their meeting this week.
- 5. Update on previously approved projects: Mr. Wasserman
 - A. 27 Main Street, Glouster (LB-2018-72): Disposition of this property is on hold until we hear back from the State about BD&SR funds.
 - B. Rehabs: Land Bank Rehabs underway or nearly completed in the county: 24 Cherry (new owner), Glouster, & 141 Monroe, 130 Jefferson St., 354 Chestnut St, 637 High St, 495 Patton St, & 770/784 Poplar St, Nelsonville. 19606 Plum St, Trimble (Habitat) is under construction of a new 3-bedroom house.
- 6. Rural Acquisition (Pay-in-advance) Program Projects:
 - 1) Sargent Road, Lodi Township (LB-2021-02): Nathan and Kayleigh Stotts. Currently in the disposition process. See above.

- 2) 4070 Washington Road (3 parcels, LB-2021-16): We have acquired this property. An application was submitted with the ODOD to have this site evaluated with a “Phase 1” assessment. Aaron and Ric conducted a level one inspection of the house, which seems to be in very good condition. We now have several potential end users for this property.
- 3) Ball Drive (LB-2021-10): Closing was executed for this property on June 6th.
- 4) 110 High Street, Glouster (LB-2022-08): The board voted to accept Grant-Grey Guda’s proposal and begin moving forward with this project at the May board meeting. A contract should be signed shortly.
- 5) 4667 Sand Ridge Road, Lodi Twp (LB-2020-07): Contracts have been signed by Mr. Dixon and the Land Bank. The Treasurer will be selling the Land Bank lien certificates and a foreclosure will be initiated shortly thereafter.

7. Brownfield Remediation Projects:

- a. 10 High Street, Glouster: Tetra-tech (our environmental consultant) disclosed to us that there is significant contamination in the soil around this property and they are monitoring its potential spread to other parcels. The contamination is by chemicals typically associated with former gas stations. Two wells have been placed on adjacent properties to facilitate ongoing monitoring.
- b. 16 Main Street, Chauncey (LB-2020-15): Several truckloads of contaminated soil were removed from this property last month. Tetra-Tech is trying to get clearance from ODOD to replace with crushed limestone as per the Village’s request (the Village of Chauncey now owns this property). Once stone is placed there this project will be complete.
- c. 83 Columbus Road (LB-2021-18): Abandoned gas station 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. The Port Authority is set to approve the bid documents this week and then bids will go out in mid-July.
- e. 4070 Washington Rd, Albany (LB-2021-16): Foreclosure was completed, and an application has been made to Ohio EPA. This project was submitted to the State for Phase I assessment under the Brownfield remediation program. We are waiting to hear back on the application. Tetra-Tech feels that the Brownfield program will pay

for the assessments, but we will seek funding for the actual remediation from the BUSTR program for abandoned gas stations instead of the Brownfield program.

8. Update on pending dispositions:

- a. Closing has occurred for 16 Morgan Street, Glouster and Ball Drive, Athens. Disposition for 80 Front Street, Glouster, 615 W. Washington, Nelsonville is waiting for a survey, and 60 Converse, Chauncey is expected to occur within the next month.
- b. 67 ½ E Palmer, Jacksonville: At the May board meeting, it was decided that the two remaining end-users would be sent a second round of bid notices with no set minimum bid. The Chair was empowered to accept the highest bid and begin moving forward after the submission deadline (May 31st). Robin McWhorter was the only end-user to submit a bid. Her offer of \$4,000.00 was accepted and we have begun to move forward with closing.

9. 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 met with Sanborn on Friday, June 10th for a final walkthrough before construction began. They are beginning by installing a new roof.

10. Update on hiring a Property Manager from Comm. Chmiel

- a. At the May board meeting, the deadline for applications was extended to Friday, June 3rd. We received four applications for the position. Interviews are currently being conducted. Motion by Mr. Eliason to authorize the committee in conjunction with the chair to hire an individual at the conclusion of the interviews in the agreed upon salary range. 2nd by Mr. Chmiel. All Yeas.

11. ARPA request in the amount of \$200,000 for demolitions and nuisance properties in collaboration with the Health Department - Update from Mr. Chmiel.

- a. Mr. Wasserman notes that he had a conversation with the health department administrator, and we are continuing to move forward.

12. HAPCAP contract for Building Demolition & Site Revitalization demolitions - Update from Mr. Wasserman.

- a. Contract has been signed and Aaron will begin demo training soon.

New Business – 35 minutes

1. Future Dispositions – Several dispositions are in progress, and I hope to bring them to the board soon. They include:
 - a. 13 Republic Avenue, Gloucester (LB-2019-56): There is new interest to acquire this property. On today's agenda.
 - b. 27 Main Street, Gloucester (LB-2018-72): Large, 2-story house. Our consultant has examined it and believes it is not economically feasible to rehab. An application was submitted to have this structure demolished with state BD&SR funds.
 - c. 80/82 Front Street, Gloucester (LB-2018-59 and LB-2019-31): Empty lot on 80, dilapidated house on 82 that we will demo. Starting to draw interest from people wanting to put a home on one or both parcels. An application was submitted to have this structure demolished with state BD&SR funds. 80 Front was voted to be disposed to Rashawna Dempsey at the May board meeting. 82 Front is on today's agenda.
 - d. 8001 SR-78, Gloucester (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 structure 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. Early discussion on potential Passion Works Studio pop-up at 85 High Street, Gloucester building – Comm. Chmiel
 - i) Patty Mitchell of Passion Works Studio was present at the meeting as a guest. Mr. Chmiel notes that in Albany, there was an abandoned building and he worked with Passion Works to turn the building into a pop-up art studio. Banners for the Village of Albany were created during this pop-up. The building was purchased soon after and is now a functioning business. He notes it is a strategy to build interest and awareness around a structure. Patty Mitchell notes that Passion Works wants to work with the community, find artists to collaborate on projects. The abandoned store fronts would essentially be galleries that you could see from the sidewalk. She notes that Passion Works has done this in the Athens mall as well as in other communities. Passion Works has a presence in the Gloucester community as they have been participating in First Fridays and have been invited to paint the fence in the park. Community support and participation, including examples working with artists, have been shown to assist in revitalizing communities.

3. Disposition Action:

D. Adjournment: Motion to adjourn by Mr. Eliason, 2nd by Mr. Chmiel. All Yeas.
Adjournment at 11:42am.

Minutes submitted for approval by Aaron Dye, Secretary



7/20/2022

Secretary

Date

Approved, as amended (if any) on 7/20/2022