

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

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

DAY/TIME: Called to order Wednesday, June 18th, 2025 @ 11:01 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 Chris Chmiel, Ric Wasserman, Lenny Eliason, Nathan Simons, and Meghan Jennings for Steve Patterson.
2. Motion to approve the agenda with the addition of 19616 Maple Street, Trimble under “Dispositions” by Mr. Chmiel, 2nd by Mr. Eliason. All Yeas.
3. Motion to approve minutes from May 21st, 2025 board meeting by Mr. Eliason, 2nd by Mr. Chmiel. All Yeas.
4. Financial Report from Treasurer LaVerne Humphrey

Summary	
Starting Balance	463,295.73
Actual Cash In	203.00
Actual Cash Out	15,220.05
Ending Balance	448,278.71

Mr. Wasserman notes that a large slew of checks were just signed and prepped to be mailed out. Motion to approve the financial report by Mr. Chmiel, 2nd by Mr. Simons. All Yeas.

Business:

Old Business

1. Update on acquisition process/pipeline

- i) Seven public sales have been scheduled on foreclosures where the Land Bank has targeted the property for acquisition. These sales will terminate in June and July. We will allow these properties to become forfeited land and then acquire them from that list. There is a significant lag between the time foreclosures are decreed and the sales taking place. We are not certain what is causing the lag. Mr. Wasserman notes that two of the parcels soon to be acquired are the additional parcels associated with the Ruth Klingenberg (8800 SR-685, Glouster) property and the Charles Wood (191711 Lake Drive, Trimble) property.
- ii) A number of other cases where title searches have been provided to the Prosecutor will hopefully be filed soon.

2. State Demo project

Aaron received the grant agreement from ODOD on Friday, June 6th, 2025. It was signed and returned to ODOD. We are now awaiting final approval, following which we will be able to begin requesting reimbursements for the asbestos work that has been performed as well as the Group N1 and N2 demolitions, publication costs, and the like.

Asbestos surveys have been ordered for demo groups N1, N2, N3, O1, O2, and O3. The Group N1 demolitions have been completed by Running G Farms and Group N2 demos have been completed by Hutton Excavating.

Demolitions have been grouped as follows:

Group N1: 21 E. 1st 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.

Aaron notes that the current proposed guidelines for the next iteration of the brownfield program would not be ideal for smaller counties like Athens County. The current proposal includes language such as limiting all projects to for-profit entities and requiring an “economic development” end-use. This would exclude many housing, park, and community-driven projects that land banks and local communities have led across the state. We’re hopeful that this will be remedied before the program is finalized.

4. Update on previously approved projects

- A. 233/235 Kontner St., Nelsonville: Aaron, Jody and Ric walked through the house, acquired via donation from Habitat for Humanity in May. The house is solid though in need of a lot of work. It is a 2-family house with three bedrooms on each side. Neighbors expressed concern for the future of the house as well as gratitude that something is being done. After that meeting Ric received a call from a neighbor who has been impacted by falling limbs from a tree on the property. Aaron and Jody engaged a tree trimming company and we will evaluate their recommendations as soon as the estimate/recommendation is received. Mr. Wasserman notes that the quotes are coming in around \$6,000 as it is a very large tree. We will likely move on remediation before the next board meeting.

- B. Rehabs: Land Bank Rehabs or new construction underway or nearly completed in the county: 24 Cherry Street, 141 Monroe Street, Nelsonville; 75 High Street, Glouster; 217 Harper Street, Nelsonville; 354 Chestnut Street, Nelsonville; 19476 Maple Street, Trimble. An update regarding 354 Chestnut Street and 141 Monroe Street, Nelsonville is provided under New Business. Regarding two other renovation projects where little progress has been made (770/784 Poplar Street, Nelsonville) we would like to engage our legal counsel to send the end-user a letter. Mr. Wasserman notes that several developments are underway.

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

1. 4070 Washington Road (3 parcels, LB-2021-16): The draft sales agreement has been sent to Southern Ohio Chestnut Company and we are waiting to move forward with closing.
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. Mr. Wasserman notes that publication has occurred.

6. Update on pending dispositions

1. 4070 Washington Road, Albany: Update provided above. We will be moving to signing the sales agreement and exchanging payment shortly.
2. 8001 SR-78, Hollister: The end-user has secured a surveyor to complete the new survey. It is scheduled to occur in early June. Once the survey is received, we can move forward with closing.

7. Update on 47 Main Street, Chauncey litigation

The second round of mediation occurred on March 5th, 2025. All parties have reached a settlement agreement. Athens Preservation has until June 30th, 2025 to demolish the structure. The property will then be conveyed to the Village of Chauncey.

Mr. Wasserman notes that the structure has been demolished. Once all cleanup has occurred, payment will be remitted to Athens Preservation and the property will 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. Aaron notes that Jeff Jenkins informed him that BDT Architects are waiting on approval from the state regarding the brick choice for the

building. Mr. Simons provided an update on the status of the project. Mr. Wasserman asks Mr. Chmiel if he is aware of any grant that may provide additional funding for this project. Mr. Chmiel responds that he will look into it.

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 7th, 2025. Foundation work has already begun at each property. 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. Aaron spoke with Matt Wagner on June 9th, 2025, and he noted that they will begin moving on the contractor bid process in mid-June with another update likely being provided in early July.

11. 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. A meeting was held on May 30th where the issues were discussed between members of the Prosecutor's staff, Clerk of Courts, Treasurer and Aaron Dye. The initial spreadsheet supplied by the Clerk of Courts was reviewed and it was noted that there were duplicate charges, cases not pertaining to the Land Bank, and dollar amounts inconsistent with what was documented on the Courtview case dockets.

A tentative agreement was worked out which will entail the Land Bank making full payment to the Clerk on certain cases that the LB initiated with private counsel. Costs would be completely dismissed on cases that were "transferred" to the Common Pleas Court from the Board of Revision against the wishes of the plaintiff. For the remainder of the cases a compromise was reached where the Land Bank will pay 35% of the outstanding costs, but research is needed into an issue surrounding publication fees already paid by the Land Bank or Treasurer and if those fees were reimbursed to the Treasurer's DRETAC fund by the Clerk. Once this research is complete, we will know the ACTUAL amount of costs and can proceed toward getting a settlement ratified by everyone involved.

Aaron and Ric submitted our research on legal advertising fees paid by the Treasurer or Land Bank, but we were unable to find sufficient documentation of the Clerk of Court's possible reimbursements.

The final settlement will have to be approved by the judges, who actually control court costs. The Land Bank will need to be represented by counsel at that hearing. Chair Wasserman recommends that the board engage Jeffery Harris of Bricker and Graydon to represent us in this matter as it is a very particular area of law where our ordinary counsel has no expertise. Motion by Mr. Chmiel to engage Jeffrey Harris to represent the land bank regarding court costs, 2nd by Mr. Eliason. All Yeas.

12. 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. No further update currently.

New Business

1. Future Dispositions – Several potential dispositions are in progress, and we hope to bring them to the board soon. They include:
 - a. Haga Ridge Road, Rome Township: See update under Rural Acquisition projects.
 - b. 8160 State Street, Stewart: Aaron notes that there has been an interested end-user in this property for some time that would like to acquire it for a future build. The problem is that there is no sewer/septic. The end-user would like to acquire the contiguous property from the property owner, and that property does have compliant septic. His plan would be to build on the 8160 State parcel and hook it into the compliant septic on the contiguous parcel. Aaron notes that the contiguous property owner has stopped responding to the end-user's attempts at contact. The end-user would still like to acquire the property with the plan to build on it in the future if he can acquire the neighboring parcels. He is not sure how the board would feel about this. Mr. Chmiel notes that the county will soon be engaging a sewer project in Stewart, and it may become a non-issue. The board notes they would be open to this disposition. Aaron says that he will bring it to the July board meeting.

- c. 184 Sheppard Street, Nelsonville: On today's agenda.
- d. 8670 Hollister Road, Hollister: On today's agenda.
- e. 19537 S Center Street, Trimble: On today's agenda.
- f. 42 Locust Street, Glouster: On today's agenda.
- g. 23 Morgan Street, Glouster: On today's agenda.

2. 354 Chestnut Street, Nelsonville

The end-user has informed Mr. Wasserman that his family will be moving out of the area and has inquired about selling the property back to the Land Bank for its original purchase price of \$7,600.00. This is a renovate-able house close to Shriver's Pharmacy. Jody will be meeting with the end-user shortly to inspect the house and take photos of the interior to ensure that it is still in decent shape.

Jody notes that she toured the property earlier in the morning and the house is in good shape with only one cracked window. She continues that it is mostly gutted inside, and that there is some new drywall, insulation, and wiring as well as a new electric panel that has been inspected by AEP.

Motion by Mr. Chmiel to purchase the house back from Jacob Brammer for the original purchase price of \$7,600.00, 2nd by Ms. Jennings. All Yeas.

3. 141 Monroe Street, Nelsonville

The end user has informed Mr. Wasserman that he now works outside the area and has signed a contract with a local building contractor to finish the renovation at a cost of about \$70,000. No timeline was provided. The end-user promised to get back in touch with Mr. Wasserman with the name of the contractor and the expected timeline to completion.

4. Property Acquisition via the Forfeited Lands List

At the meeting with the Prosecutor's office and the Clerk of Courts on May 30th, it was noted that if the Land Bank petitioned to claim a property after it did not sell at two sheriff sales, we would be responsible for 100% of the court costs. This is not a feasible option. Moving forward, the Land Bank will have to acquire properties by claiming them off the Auditor's forfeited lands list. If no local entity claims a property after it has gone through two sheriff sales, the property goes to the Auditor's forfeited lands list. Pursuant to R.C. 5723.04(B), land banks may request lands from this list, which "the county auditor shall promptly transfer." While this process will undoubtedly lengthen the acquisition process, it leaves us responsible for only 35% of the court costs and any existing liens will be extinguished. On June 16th our counsel, Mr. Mott, made a request from the County Auditor for the only property known to be on the list. The subject

property was foreclosed upon back in 2015 but never conveyed to the “state” until late last month after the neighbor made several complaints with the Treasurer, Auditor and Prosecutor. Why the property was not conveyed when the foreclosure occurred is not completely clear.

Going forward we intend to allow all foreclosed properties targeted for acquisition to the Land Bank and not sold at public sale to become forfeited land.

5. Self-Funded Demolitions

The unprecedented amount of time that this round of the Building Demolition & Site Revitalization program has taken has left the Land Bank with several newly acquired properties with structures that require demolition with no timeline for the demolitions to occur. Several of these properties have interested end-users. If the current BD&SR timeline is any indicator, we would likely not be able to address these properties for two years at the earliest. We would like to discuss the potential of executing two groups of self-funded demolitions that would include the following properties:

191771 Lake Drive, Trimble (Mobile home)

6 Morgan Street, Gloucester

50 Locust Street, Gloucester

45 Atkins Street, Gloucester

8800 SR-685, Gloucester

8525 SR-78, Hollister

15 N. Third Street, Jacksonville

We hope to soon acquire: 21 Braun Street, Gloucester; 64 E. Palmer Street, Jacksonville

Motion to move forward with two rounds of self-funded demolitions by Mr. Chmiel, 2nd by Mr. Eliason. All Yeas.

6. Dispositions

1. **19616 Maple Street, Trimble:** Approved applicant Brittany Spears has applied to acquire this property to maintain as green space. Ms. Spears was present at the meeting and has noted the maintenance she has put into this property over the years, providing cost estimates and labor breakdowns. She notes that because of the financial and labor contributions, she offers to purchase the property for \$200.00. Motion by Mr. Chmiel to dispose 19616 Maple Street, Trimble to Brittany Spears for \$200.00, 2nd by Mr. Eliason. All Yeas.

2. 184 Sheppard Street, Nelsonville: There was a residential structure on this property that was demolished in 2021. It is very difficult to access this location and any parties with potential interest in building on the parcel have pulled out. Contiguous property owner Lindsey Bishop has applied to acquire this property as green space. Aaron notes that he would like to offer the property to Lindsey Bishop for \$1,000.00. Motion by Mr. Chmiel to dispose 184 Sheppard Street, Nelsonville to Lindsey Bishop for \$1,000.00, 2nd by Mr. Eliason. All Yeas.
3. 42 Locust Street, Glouster: This is a very small parcel (4,224sqft / 32x132) between two structures. The contiguous property owner Delbert Waldeck has applied to acquire the property as green space. Motion by Mr. Chmiel to dispose 42 Locust Street, Glouster to Delbert Waldeck for \$200.00, 2nd by Mr. Eliason. All Yeas.
4. 8670 Hollister Road, Hollister: Contiguous property owner Michael Russell has applied to acquire this property and demolish the existing structure. The demolition would be performed by hand and the applicant has submitted a timeline of 9 months for completion of the demolition. The parcel would be utilized as additional green space. The deed would not be transferred until the work is complete. See more in "This Month's Dispositions" folder. Mr. Russell was present at the meeting and reviewed his proposal for the board. Motion by Mr. Chmiel to dispose 8670 Hollister Road, Hollister to Michael Russell for \$200.00, 2nd by Mr. Eliason. All Yeas.
5. 23 Morgan Street, Glouster: Neighbor Brittney Hall, who is in land contract to acquire the property at 27 Morgan Street, Glouster, has applied to acquire this property as green space. The house at this property was recently demolished by Hutton Excavating. Ms. Hall was present at the meeting and reviewed her plan for the property to maintain as green space. She notes that her land contract for 27 Morgan Street should be satisfied by the end of the year. Motion by Mr. Chmiel to dispose 23 Morgan Street, Glouster to Brittney Hall for \$200.00, 2nd by Mr. Simons. All Yeas.
6. 19537 S Center Street, Trimble: The structure at this property was demolished in 2022. There has been very little interest in this property since demolition occurred. Approved applicant Steven Kiefer has applied to acquire this property as part of a larger plan to establish a ceramics partnership that would include a residence, artist space, a kiln, and more. Further information and proposal in "This Month's Dispositions" folder.

Mr. Kiefer was present virtually and reviewed his proposal for the board. Mr. Wasserman asked how he will accomplish his project from so far away. Mr. Kiefer responds that he would be coming here to work as soon as approvals on the project could be made. At this time, it would probably be September. Motion by Mr. Chmiel to dispose 19537 S Center Street, Trimble to Steven Kiefer for \$1,000.00, 2nd by Mr. Eliason. All Yeas.

7. New Projects

Taxes Owed	Last Pymt	Parcel ID	Owner Name	Property Address
\$2,274.80	Aug, 2023	M040090001400	Ahle, Max E, deceased	54 Front Street, Glouster
\$22,780.38	2013	M040090001300	Lowery, Barry W Jr & Amanda L	56 Front Street, Glouster
\$ 9,142.61	2010	M010010063101	State of Ohio (forfeiture)	18592 Greens Run Rd

54 Front Street: Motion to accept 54 Front Street, Glouster as a project by Mr. Chmiel, 2nd by Mr. Eliason. All Yeas.


56 Front Street: Motion to accept 56 Front Street, Glouster as a project by Mr. Chmiel, 2nd by Mr. Eliason. All Yeas.

18592 Greens Run: Motion to accept 18592 Greens Run Road, Glouster as a project by Mr. Chmiel, 2nd by Mr. Eliason. All Yeas.

8. Scheduling of next meeting: Mr. Wasserman notes that he will be unavailable on the usual third Wednesday of July. He asks if the following Wednesday, July 23rd, 2025 would work. All agree.

9. Adjournment: Motion to adjourn by Mr. Eliason, 2nd by Mr. Chmiel. All Yeas. Adjournment at 12:19 PM.

Minutes submitted for approval by Aaron Dye, Secretary


 Secretary _____ Date 7/23/2025

Approved, as amended (if any) on 7/23/2025

