

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

LOCATION: Athens County Records Center (live) and on Google Meet  
(<https://meet.google.com/bbz-ywph-ygf>)

DAY/TIME: Wednesday, June 26<sup>th</sup>, 2024 @ 11:00 AM

PURPOSE: Regular meeting to consider the following business:

Board Administration – 5 minutes

1. Call to order by Ric Wasserman, Chair – Roll Call by Aaron Dye, Secretary
2. Approval of agenda
3. Approval of minutes from May 15<sup>th</sup>, 2024 board meeting
4. Financial Report - Treasurer LaVerne Humphrey

<b>Summary</b>	
Starting Balance	184,026.41
Actual Cash In	10,234.23
Actual Cash Out	16,010.25
Ending Balance	178,250.39

Business:

Old Business – 35 minutes

1. Update on acquisition process/pipeline from Mr. Wasserman
  - i) Assistant Prosecutor TL Warren is currently working on several foreclosures for the Land Bank. Several foreclosure decrees have been adjudicated in the last month and those properties will be scheduled for Sheriff sale in the next couple of months. Additionally, several new cases have been filed with more to come.

- ii) 45 Atkins Street, Glouster (2024-07): This property was officially conveyed to the Land Bank on May 31<sup>st</sup>, 2024.

## 2. State Demo project

The final report for the last round of the Building Demolition & Site Revitalization program was submitted by Aaron at the end of May. We are waiting on our final reimbursement.

The 2024-25 BD&SR application was submitted on Friday, March 29<sup>th</sup>. Other Land Banks across the state have begun receiving cure lists for the applications from ODOD, so we expect to receive one soon. Since we did not surpass the \$500,000 per county set-aside, we do not foresee any issues regarding funds. The final list of submitted properties includes:

Properties owned by the Athens County Land Bank: 25 Town Street, Glouster; 29 Hill Street, Glouster; 34 Spring Street, Glouster; 23 Morgan Street, Glouster; 319 Oak Street, Glouster; 10190/10194 Chase Road, Albany; 73 High Street, Glouster (partial demo only); 20 Campbell Street, Nelsonville.

Properties owned by private citizens or businesses: 2388 Trout Road, Albany; 4910 Vore Ridge Road, Athens; 14560 McDaniel Road, Amesville; 30 Connett Road, The Plains; 21 E. 1<sup>st</sup> Street, The Plains; 24518 Rowley Lane, Coolville; 26 N. Clinton Street, The Plains; 50 Front Street, Glouster; 20 Smith Street, Chauncey; 55 Mill Street, Chauncey; 8 Ellis Avenue, Chauncey; 14 Mound Street, Chauncey; 71 Main Street, Chauncey; 16 High Street, Chauncey; 16 Lexington Avenue, Chauncey; 100 Main Street, Chauncey; 4382 N. Gun Club Road, Athens; 17759 SR-377, Chesterhill; 805 River Front Road, Hockingport; 21196 Chapman Road, Guysville; 11535 Carbondale Road, Nelsonville; 5 Oak Street, The Plains; 902 Chestnut Street, Nelsonville.

## 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.

Cornerstone Harvest Church in Hollister is an old school that has been used as a church for several years. The congregation has built a new building and would like the old school torn down. Application has been made for a Level I and II assessment. 4070 Washington Road, Albany was also submitted as part of the application after we were informed the Abandoned Gas Station Program had run out of funding.

The Port Authority has noted that they are awaiting a grant agreement from ODOD. Once the grant agreement has been received, Tetra Tech will begin moving forward with the demolition of the service station on Washington Road as well as other remediation work.

The Port Authority notified us that there was an excess of available funds, and it has been decided that the funds will be utilized to expand infrastructure at the Washington Road property. Jody met with Richard Shultz on May 1<sup>st</sup>, 2024 to begin looking into the potential of running a new water tap, installing a fire hydrant, and routing a new sewer line to the property.

#### 5. Update on previously approved projects

- A. Rehabs: Land Bank Rehabs underway or nearly completed in the county: 24 Cherry Street (new owner), Gloucester; 141 Monroe Street, Nelsonville; 354 Chestnut Street, Nelsonville; 4667 Sand Ridge Road, Guysville; 14 Barbour Street, Gloucester; 11 Maple Street, Gloucester.

Mike Smith, end-user of 14 Barbour Street, Gloucester, informed us that folks will be moving into the residence shortly. Jody viewed the renovation and took several photos which will be presented by Aaron.

#### 6. Rural Acquisition (Pay-in-advance) Program Projects

- 1) 4070 Washington Road (3 parcels, LB-2021-16): We have acquired this property. See above for update on environmental remediation at this property. See update regarding 4070 Washington Road above in the Brownfield section.
- 2) Haga Ridge Road, Rome Township (2 parcels, LB-2024-01): The foreclosure case has been filed. Motion for Summary Judgement will be filed on this case in July.
- 3) 6807 N. Coolville Ridge Road, Athens (1 parcel, LB-2024-08): The pay-in-advance contract was signed by Rebecca Wood on May 30<sup>th</sup>, 2024. The Treasurer will be selling the Land Bank a tax lien certificate shortly so that foreclosure can begin.

#### 7. Update on pending dispositions

1. 32 Locust Street, Gloucester: Disposition was approved to neighbors Joyce and Allen Flowers pending a new survey, of which the end-users agreed to fund half. The Land Bank has been unable to find a surveyor for the parcel.
2. 75 High Street, Gloucester: Aaron met with Don Gillie on June 14<sup>th</sup>, 2024 to sign the sales agreement. This allows Mr. Gillie to begin work on the building.

3. 1128 High Street, Nelsonville: Closing occurred on June 13<sup>th</sup>, 2024.
4. 631 Cherry Street, Nelsonville: Closing occurred on June 4<sup>th</sup>, 2024.
  
8. Update on 47 Main Street, Chauncey  
In February, there was an adjudication from Judge McCarthy denying the opposing counsel's request to have the case dismissed. No update since March. The judge in the case has approved mediation between the parties and dates are now being vetted for a mediation session.
  
9. Update from Jeff Jenkins on the Community Development Block Grant opportunity in collaboration with HAPCAP for downtown revitalization  
Nathan Simons informed the Land Bank on May 6<sup>th</sup> that the state approved the Flexible Grant Program application for structural work on 87 High Street, Glouster. Aaron is currently looking for a structural engineer to engage the repair work.
  
10. 11 Maple Street, Glouster Renovation  
The house has been on the market since May 20<sup>th</sup>, 2024. Aaron and Jody hosted an open house on June 12<sup>th</sup>. We have not yet received an official offer.
  
11. Structural Assessment of Downtown Glouster Buildings  
At the July 2023 board meeting, contract was approved with Barber & Hoffman for the structural assessments of 73, 83/85, and 87 High Street, Glouster. We received the final report late last week. It is recommended that any interested parties reach out to Aaron to view the report.  
  
Through funding made available by Buckeye Hills, we had 110 High Street, Glouster inspected as well. We have not yet heard back on when their findings will be made available to us.
  
12. Partnership with SAOP for Welcome Home Ohio (WHO) grant application  
The Ohio Department of Development notified the Land Bank that our application was approved in full. The Athens County Land Bank is one of 17 counties in Ohio that will be utilizing WHO funding to build affordable housing across the state. In partnership with the Survivor Advocacy Outreach Program (SAOP), 13 new residences will be built. Four of these structures will be on Land Bank-owned lots.

Aaron received the grant agreement from ODOD on Friday, June 21<sup>st</sup>.

New Business – 35 minutes

1. Future Dispositions – Several potential dispositions are in progress, and we hope to bring them to the board soon. They include:
  - a. 55 Madison Street, Gloucester: The house at this address was also demolished during our Group M1 demolitions. A couple of Gloucester residents have reached out with interest in acquiring the property.
2. Money from Clerk of Courts  
By statute, the Land Bank may be entitled to any “excess funds” held by the Clerk on overages from foreclosure sales that have not been claimed after 3 years. An analysis of these funds done by the Land Bank Chair shows more than \$25,000 of such funds. The Chair has been trying to get a meeting set up between the Prosecutor and the Clerk to discuss. Part of this discussion will also be outstanding court costs on direct transfer foreclosure cases where there was no sale, but the Land Bank ended up with the property.
3. Disposition Action:  
No disposition action.
4. New Projects:

<b>Taxes Owed</b>	<b>Last Pymt</b>	<b>Parcel ID</b>	<b>Owner Name</b>	<b>Property Address</b>
\$6,778.26	2009	A040240501600	Dodge, Robert M & Vichien, Techatanalai	9 Johnson Road, The Plains

No new projects this month.

5. Scheduling of next meeting: July 17<sup>th</sup>, 2024.
6. Adjournment