

**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, July 17<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 June 26<sup>th</sup>, 2024 board meeting
4. Financial Report - Treasurer LaVerne Humphrey

<b>Summary</b>	
Starting Balance	178,250.39
Actual Cash In	18,875.00
Actual Cash Out	38,329.43
Ending Balance	158,759.96

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. Several new title searches have come in and have been provided to the Prosecutor.

- ii) 9 Johnson Road, The Plains (LB-2024-09): The petition to acquire this property was filed on July 3<sup>rd</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. The Ohio Department of Development has sent us a cure list for the final reimbursement request, and we are working on getting them the requested documents. The final reimbursement request amount is \$161,196.81.

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.

The owners of Cornerstone Harvest Church met with Tetra Tech and potential demolition bidders for a walkthrough of the structure.

#### 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.

#### 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. No updates.

#### 8. Update on 47 Main Street, Chauncey

Mediation between the Land Bank, Athens Preservation, and the Village of Chauncey is scheduled for August 13<sup>th</sup>, 2024.

9. Update from Jeff Jenkins on the Community Development Block Grant opportunity in collaboration with HAPCAP for downtown revitalization  
Aaron, Ric Wasserman, and Chris Chmiel met with Jeff Jenkins of HAPCAP and BDT Architects on Monday, July 15<sup>th</sup> to discuss preliminary work on 87 High Street, Glouster. We were informed that it may streamline the process if we pay BDT for the design work outside of the grant budget.
  
10. 11 Maple Street, Glouster Renovation  
The house has been on the market since May 20<sup>th</sup>, 2024. No offers have been received. We would like board approval to engage a realtor for the sale of the property.
  
11. Structural Assessment of Downtown Glouster Buildings  
Previous updates have been given regarding the structural reports for 73, 83/85, and 87 High Street, Glouster from Barber & Hoffman. We are awaiting the report on 110 High made available through Buckeye Hills funding.
  
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 (32 Front Street, Glouster; 823 Walnut Street, Nelsonville; 923/931 E. High Street, Nelsonville; 20 Campbell Street, Nelsonville).  
  
The grant agreement has been submitted. SAOP appears to be in a situation of transitioning leadership and we are awaiting next steps from them. Mr. Wasserman has spoken to a member.

#### New Business – 10 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, Glouster: The house at this address was also demolished during our Group M1 demolitions. A couple of Glouster residents have reached out with interest in acquiring the property.

2. Disposition Action:  
No disposition action.

3. New Projects:

<b>Taxes Owed</b>	<b>Last Pymt</b>	<b>Parcel ID</b>	<b>Owner Name</b>	<b>Property Address</b>

No new projects this month.

4. Scheduling of next meeting: August 21<sup>st</sup>, 2024.

5. Adjournment