

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

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

DAY/TIME: Wednesday, July 19th, 2023 @ 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 14th, 2023 meeting
4. Financial Report – Treasurer LaVerne Humphrey

Summary	
Starting Balance	540,333.42
Actual Cash In	2,500.00
Actual Cash Out	87,493.29
Ending Balance	455,340.13

Business:

Old Business – 20 minutes

1. Update on acquisition process/pipeline – Mr. Wasserman
 - i) Properties acquired since June board meeting:
23 Morgan Street, Glouster and 34 Spring Street, Glouster have been acquired. Assistant Prosecutor Zach West has filed several more cases and with the exception of a couple of difficult cases we are very close to up-to-date with Land Bank case filings. Recently filed include 2022-06 (SR 685, Klingenberg), 2021-08 (Maple St., Glouster, Levandofsky), 2021-04 (Sylvester, 4011 Circle Dr., New Marshfiled-although this property owner subsequently entered a payment plan).

We did have a case dismissed because the owner paid the taxes off, 2022-09 (Lake Dr., Trimble-Exline).

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.

Asbestos inspections and remediation have been completed on structures in the upcoming Group L demolitions. Structures in Group L include: 26070 Congrove Street, Coolville; 26540 Main Street, Coolville; 472 SR-124, Hockingport; 62 Firehouse Drive, Glouster; 19549 Congress Street, Trimble (Garage at Village Hall). Aaron has completed the bid specifications for the demolitions and we expect them to be made public shortly.

The ODOD informed the Land Bank that substitutions would now be allowable under the program rules. So far, 7 structures that were submitted as projects are no longer slated for demolition due to various reasons such as owners demolishing the structures themselves, property sales, or revocation of approval. Ric and Aaron have discussed adding the following properties to the grant program as substitutions: 3 Fairlawn, Glouster; 42 Front, Glouster; 631 Cherry, Nelsonville; 1128 High/Poplar, Nelsonville; 63 E. Main, Glouster. Aaron had a discussion with Matt Wagner from Tetra Tech regarding the service station at the Washington Road property in Lee Township. He informed us that we could use this substitution opportunity to demolish the remnants of the old service station, and Tetra Tech would still utilize BUSTR funding to remove any remaining storage tanks and execute any necessary soil remediation.

3. 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. As part of this program the Jacksonville-Trimble school, vacant and dilapidated for over 40 years, has been torn down. Two other projects have had assessments completed and will be shifted to the OEPA BUSTR program for remediation. Greening has been carried out at the Jacksonville-Trimble school, marking the demolition as complete. The old service station at 83 Columbus Road, Athens was demolished on February 24th, 2023. The one remaining contact the Land Bank has with the Brownfield program is the Washington Road property in Lee Township. Once the Environmental Site Assessments are complete, the Land Bank will be submitting an application to the BUSTR program for demolition and remediation. At the April 2023 board meeting, Mr. Wasserman noted that there was a state budget revision in-process for \$500 million to go toward demolition and brownfield remediation.

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; 354 Chestnut Street, Nelsonville; 637 High Street, Nelsonville. North Fairlawn Property Group has informed the Land Bank that the renovation of 130 Jefferson Street, Nelsonville has been completed. Aaron will be visiting the site soon and will report back with photos. Additionally, Tony Dunfee has informed us that 141 Monroe is now under renovation on the inside and should be done by fall.

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.
- 2) 110 High Street, Glouster (LB-2022-08): This property was transferred to the Land Bank on November 29, 2022. The previous owner has removed items from the structure. Jody and her waste diversion crew have been working to clean out the building.
- 3) 33012 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.

7. Brownfield Remediation Projects:

1. See sections 5 & 6 for details.

8. Update on pending dispositions:

1. 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.
2. 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. Tim Newman informed Aaron that he would check out the property and get back to us whether or not he could take it

on and what the estimate would be. He has not yet returned Aaron's attempts at contact.

3. Closing for 61 Summit Street, Gloucester is expected to occur by the end of July.
4. 3798 Woodlane Drive, Nelsonville: On today's agenda.

9. ARPA request in the amount of \$200,000 for demolitions and nuisance properties in collaboration with the Health Department

1. 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

The deadline for Mr. Funk to respond to the Village of Chauncey's condemnation notice and the letter from the Land Bank's legal counsel was June 16th, 2023.

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

The Land Bank board has approved moving forward with a renovation at 11 Maple Street using Sanborn Family Builders as our contractor. Jody and her crew have completed the pre-renovation work and a pest control company has been contracted to perform any necessary pest problems. Sanborn expects to begin the renovation shortly once their current project in Athens is completed.

13. 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.

14. New office space for Aaron

At the June board meeting, the board allocated up to \$5,000 to be spent on setting up Aaron's new office space. Bob Toy has noted that the old radiators have been removed and a vent was added to the room. We expect to see a draft lease agreement from him soon.

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, Glouster (LB-2018-73): Large blue boarded up Victorian house in Glouster. 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. 21 W. High Street, Jacksonville (LB-2019-40): On today's agenda.
 - d. 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.

2. Request to move forward with structural assessments of Downtown Glouster buildings
Niru Dabholkar of Barber & Hoffman Inc. forwarded the Land Bank estimates for performing detailed structural assessments on 73 High, 83/85 High, and 87 High, Glouster. These inspections would include structural assessments of the facades, working closely with a restoration contractor of our choosing to determine strategic locations for investigative openings for visual assessments (often by making holes in the floor or ceiling), determining if the buildings or portions of the buildings are worth salvaging including recommendations on restoring the structural integrity of the buildings if applicable, determining preliminary structural restoration costs, sealed memos for each building, and identifying emergency measures that may need to be taken. The proposed fees were:

73 High Street: \$11,750
 83/85 High Street: \$11,750
 87 High Street: \$9,800

In collaboration with the Port Authority, we were able to secure a grant through OhioSE that would cover \$10,775 of the cost.

3. Appalachian Community Grant Application
 - i. One of the primary focuses of this program is on downtown revitalization. Mr. Chmiel brought up the downtown Glouster buildings and took the grant planners on a tour of the buildings. Update from Mr. Chmiel.

4. Additional parcel at 4667 Sand Ridge Road, Guysville
 - i. 4667 Sand Ridge Road was disposed to Dixon Rentals LLC in May 2023. There is a small sliver of a parcel contiguous with one of the 4667 Sand Ridge parcels, and one of the structures is partially on this small parcel. Mr. Dixon is ready to pay the current owners of the parcel to quit claim it to the Land Bank. It is very tax delinquent because of a mistake in the Auditor's office. We would like board approval for the quit claim since it will not go up for public sale like other Land Bank properties, but would instead be transferred over to Dixon Rentals.

5. Disposition Action:
 - a. 3798 Woodlane Drive, Nelsonville (LB-2018-46): This small parcel had a dilapidated structure upon it that was demolished during the recent Group K demos. Neighbor James Bahl has submitted a proposal to acquire the property. See This Month's Disposition folder.

6. New Projects:

Taxes Owed	Last Pymt	Parcel ID	Owner Name	Property Address
0.00	Exempt	M010010075702	Cornerstone Harvest Church	8768 SR 78 Hwy
\$4,121.59	2018	P030060007000,P030060007100	Gregory Clark	464 Adams, Nelsonville

- A. Scheduling of next meeting: August 16th, 2023
- B. Adjournment