

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

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

DAY/TIME: Wednesday, July 20th, 2022 @ 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 15th, 2022 meeting
4. Financial Report – La Verne Humphrey

| Summary | |
|------------------|--------------|
| Starting Balance | \$447,742.11 |
| Actual Income | \$9,600.00 |
| Actual Expenses | \$40,372.43 |
| Ending Balance | \$416,969.68 |

Business:

Old Business – 20 minutes

1. Update on acquisition process/pipeline – Mr. Wasserman
 - i) Properties acquired this past month are: None. A great many properties (more than 15) are headed to Sheriff sale in the next 45 days. Additionally, 5 properties from the 6 property DBJ Holdings foreclosure, which did not sell at Sheriff sale have been offered to us via court petition, as expected. These properties were targeted for acquisition by the LB over two years ago but due to multiple obstacles erected by attorneys and some errors made in the prosecution of the case it was significantly delayed. Included are: 631 Cherry St, Nelsonville; 42 Front, 14 Barbour, 63 E. Main and 30 Cross Street in Glouster.

156 Monroe Street in Chauncey was also included in this foreclosure but sold at Sheriff sale. This highlights the risk of routing cases in such a way as to risk a sale, but on the bright side, the taxes will be paid.

- 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 for them to obtain an easement and a new survey. Field work for the survey/easement has been done and the work product should be done soon.
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. Aaron met with HAPCAP to review documents required for demos and is currently working on new bid specs. We've received an asbestos remediation estimate for the one property in this group that came back hot (8810 Center Street, Stewart).
 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. All counties received a grant agreement from ODOD last week for only the \$500,000 set-aside portion of the program, so we are officially guaranteed to receive the \$500,000 and are cleared to move-ahead with some demo work. This was not really news. No indication has been given as to how they will handle the remaining \$200,000 of our request or the millions of additional requests statewide. The awarding of the set-asides leaves \$106 million in the program with an estimated \$136 million in applications statewide.
 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" and now "round 3" applications for projects that are ready including the Chauncey school, 83 Columbus Road and possibly an uptown Athens hotel project. The state closed the "round 3" one day after opening it as the program is now millions of dollars over-subscribed. Specific info on the Athens County Land Bank's 3 projects appears below in the "Brownfield Projects" section.
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). Habitat is planning a dedication of the new 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. 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.
- 3) 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. Mr. Guda has decided to not pursue Rural Acquisition at this time. Coincidentally, the owner of the building has come forward and has let us know that they may be interested in donating the property to the Land Bank.
- 4) 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. This project is considered to be closed-out other than 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.
- 5) 83 Columbus Road (LB-2021-18): abandoned gas station owned by the City of Athens. This project was granted a Level 1-2 assessment in the Round 1 brownfield funding and we applied for remediation (demo) of the property in Round 2. We expect the remediation to be funded since it is within our \$1 Million county set-aside. Best estimate on timeline is a mid-late fall 2022 demo.

- c. Trimble-Jacksonville 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.

Bid packets were sent out last month and we held a “bid-walk” on July 1 attended by Chairman Wasserman, Mollie Fitzgerald, Exec. Director of the Port Authority (our partner in the application), Tetra-Tech (our environmental consultant) and 5 potential bidders. The bidders were able to view the project, ask questions and flesh out logistical issues. Bids were due on July 8th and 5 bids were received ranging from \$189,000 to over \$300,000. Tetra-Tech is in the process of vetting the bids now. We expect the bid to be awarded within the next two weeks and work should start in early August.

- d. 4070 Washington Rd, Albany (LB-2021-16): Foreclosure was completed.

Phase 1 and 2 evaluations were done with Brownfield project money and it was decided to move this project to the EPA’s BUSTR program as there is over \$10 million left in that fund and Tetra-Tech believes there is an easier path to funding there. It will not, however be quick. It will probably take 6 months to finish the work on the Phase 1 & 2 and get an approval from Ohio EPA for a remediation grant.

8. Update on pending dispositions:

- a. 615 W. Washington, Nelsonville (LB-2019-03): We have received the new survey and will continue with acquiring a new deed. We expect closing to occur within the next month.
- b. 60 Converse, Chauncey (LB-2018-22): We are awaiting confirmation from the approved end-user so we can move forward to closing.
- c. 82 Front Street, Glouster (LB-2019-31): This transaction closed on July 5th.
- d. 67 ½ E Palmer, Jacksonville (LB-2019-62): This transaction closed on July 5th.
- e. 13 Republic Avenue, Glouster (LB-2019-56): This transaction closed on July 14th.

9. Buchtel Renovation

- a. 17922 Akron Avenue, Buchtel (LB-2020-01): Abandoned split-level house. This is our first in-house renovation. We are in full-blown construction-mode. A new roof was installed, new plumbing throughout, most of the wiring had to be replaced, new heating and A/C and we are re-configuring some of the walls. When finished it will have 3 bedrooms, 2.5 bathrooms, hardwood floors in parts, a full basement and a fantastic kitchen.

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

- a. A new property manager, Jody Barnes, has been hired. Her start date was July 18th.

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

- a. A proposed resolution for the request has been submitted to the Commissioners.

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

- a. Aaron met with HAPCAP to begin training on creating and sending out bid specs for demolitions. We expect to have the bid spec posted shortly.

13. Update on 47 Main, Chauncey

New Business – 25 minutes

1. Future Dispositions – Several potential dispositions are in progress, and we hope to bring them to the board soon. They include:
 - a. 27 Main Street, Glouster (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.
 - b. 8001 SR-78, Glouster (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.
 - c. 10436 Sycamore, Trimble (LB-2019-13): Structure demolished during Group I demos. Potentially interested end-users have begun to come forward.
 - d. 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.
 - e. 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.
 - f. 14 and 16 Maple Street, Glouster (LB-2019-25 and LB-2019-26): Empty parcels. Structures previously demolished by Land Bank. A new approved end-user and neighbor has applied for these properties.
2. Petty cash request: Our petty cash fund is mostly depleted. Asking the board to authorize another \$25.00 for mailing costs and incidentals.
3. New Rural Acquisition (Pay-in-advance) Program Projects:
 - i) 61 Summit Street, Glouster (LB-2021-06): Burned out church along Summit in Glouster. This property is already a Land Bank project. The church is slated to be demolished with BD&SR funds later this summer. Habitat for Humanity of Southeast Ohio is interested in

moving forward with acquiring this property through the Rural Acquisition program. We typically sell property to Habitat for \$1. In this case they will pay for the foreclosure.

4. Disposition Action:

- i) 37 Summit Street, Gloucester (LB-2019-30): Empty parcel along Summit Street where the Land Bank previously tore down a large commercial building. The parcel is contiguous to the 13 Republic Avenue parcel, which has been disposed to Michelle Everett-Tracey. Michelle has applied to acquire this parcel as green space as well to keep it maintained.

5. New Projects:

| Taxes Owed | Last Pymt | Parcel ID | Owner Name | Property Address |
|-------------------|------------------|------------------|---|-----------------------------|
| \$12,187.13 | N/A | M010210112200 | Barrell, Vernon W et al | SR-78, Hollister |
| \$161.07 | N/A | M010210112300 | Barrell, Vernon W et al | SR-78, Hollister |
| \$12,688.07 | N/A | M040100003600 | Shifflet, James Edward Jr & Candy Roxanne | 21 Braun Street, Gloucester |
| \$ 1,799.13 | | M040060001400 | Village of Gloucester | E. Main Street |
| \$ 902.74 | | M040060001500 | Village of Gloucester | E. Main Street |
| \$ 2,677.36 | | M040060001300 | Village of Gloucester | E. Main Street |
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A. Scheduling of next meeting: August 17th, 2022.

B. Adjournment