

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

LOCATION: Live meeting held at Athens County Records Center with guests joining virtually on Google Hangouts (<https://meet.google.com/bbz-ywph-ygf>)

DAY/TIME: Called to order on Wednesday, July 20th, 2022 @ 11:04am

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 Ric Wasserman, Commissioner Chris Chmiel, Township Trustee Gregg Andrews, and JoAnn Rockhold, designee for Commissioner Lenny Eliason.
2. Motion to approve agenda with the addition of an update on 47 Main Street, Chauncey under Old Business by Mr. Chmiel, 2nd by Mr. Andrews. All Yeas.
3. Motion to approve minutes from June 15th, 2022 board meeting by Mr. Chmiel, 2nd by Mr. Andrews. All Yeas.
4. Financial Report from Treasurer LaVerne Humphrey:

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

Comments on the Financial Report:

Mr. Wasserman notes that we've taken in more money on property sales thus far into 2022 than in the entirety of 2021. The budget line-item for property sales is very high this year due to factoring in the sale of the 17922 N. Akron Avenue, Buchtel house.

He notes that the Sargent Road property had a survey, and the total cost was \$5,700 rather than \$3,000 because of a number of issues. The end users have asked if the Land Bank can cover any of the survey cost. Mr. Wasserman moves to credit the Stotts' \$1,500 for the survey and

easement process for the Sargent Road property (LB-2021-02), 2nd by Mr. Chmiel. All Yeas.

Ms. Humphrey read through some of the expense items including: mowing, legal fees, wastewater, and a large Sanborn Family Builders check for the Buchtel renovation. Motion to approve financial report by Mr. Chmiel, 2nd by Mr. Andrews. All Yeas.

Business:

Old Business

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.

In response to a question by Mr. Chmiel, Mr. Wasserman notes that because the Athens County Auditor has erected so many obstacles over time to expedited foreclosures, the Prosecutor and Treasurer decided to begin routing many properties to Sherriff's sale instead of the usual Direct Transfer process. This creates a considerable delay in acquisition.

- 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 recently only for 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 state-wide.
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. Mr. Wasserman notes we’re optimistic that there will be machinery on the ground at the Jacksonville-Trimble School by the end of next month. He notes that our consultant believes we should take the 4070 Washington Road property and 83 Columbus Road, Athens through the BUSTR program. We are expecting it will take about a year for the building at 4070 Washington Road to come down.

5. Update on previously approved projects: Mr. Wasserman

- A. 27 Main Street, Glouster (LB-2018-72): Disposition of this property is on hold until it is demolished in the current “Group J2”.
- 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 will hold a dedication of the new house on 7/21/22.

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 building's owner has entered a tax payment plan. Mr. Chmiel was in contact with ODOT and was informed that the connection to the bridge should not have any effect on renovating the structure.
- 4) 4667 Sand Ridge Road, Lodi Twp (LB-2020-07): Contracts have been signed by Mr. Dixon and the Land Bank. The Treasurer has sold lien certificates on these parcels and the foreclosure case has been filed by Mr. Lavelle.

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.
- 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. Tetra-tech now believes it will be best to apply for demo funding under the BUSTR program through the Ohio EPA rather than going back to ODOD and trying to get them to fund the demo since the brownfield program is oversubscribed by millions of dollars. There is still about \$10 million in the BUSTR fund.
- b. 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. ODOD approved our grant for the actual remediation and demo in late April.

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.

- c. 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 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 N. 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. Mr. Wasserman notes that there is a drainage situation with the house, and our contractor has hired an excavator to remedy this issue.

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 Street, Chauncey – The Land Bank’s attorney, David Mott of Mollica, Gall, Sloan and Sillery has been speaking with the village solicitor about the issue and believes that those talks will result in solution that the village and the owner can accept.

New Business

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. Motion by Mr. Chmiel, 2nd by Ms. Rockhold. All Yeas.
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. Dawn Sims, Habitat for Humanity of SEO's Director of Community Engagement, was present at the meeting as a guest. She notes that this would be a wonderful site for a single-family home or a duplex. Habitat will be hosting a house dedication at 19606 Plum Street, Trimble at 5:00pm on July 20th. The livestream will be available on their Facebook page. Motion to accept 61 Summit Street, Glouster as a pay-in-advance foreclosure for Habitat for Humanity of Southeast Ohio by Mr. Chmiel, 2nd by Ms. Rockhold. All Yeas.
4. Disposition Action:
- i) 37 Summit Street, Glouster (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. Motion to dispose to Michelle Everett-Tracey for \$200.00 by Mr. Wasserman, 2nd by Mr. Chmiel. All Yeas.

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, Glouster
\$ 1,799.13		M040060001400	Village of Glouster	E. Main Street
\$ 902.74		M040060001500	Village of Glouster	E. Main Street
\$ 2,677.36		M040060001300	Village of Glouster	E. Main Street

- a. Motion to accept the SR-78, Hollister property as a project, moved by Mr. Chmiel, 2nd by Mr. Andrews. All Yeas.
- b. Motion to accept 21 Braun Street, Glouster as a project by Mr. Chmiel, 2nd by Ms. Rockhold. All Yeas.
- c. E. Main St, Glouster: Mr. Wasserman notes that these parcels were once part of a flood mitigation project that was led by the county. The structures were torn down, and the county transferred the parcels to the Village of Glouster. He notes that the Village made some attempt at making the parcels tax exempt, but it was unsuccessful. The parcels have accrued property taxes which are now delinquent for many years. Neighbors have come forward with interest in acquiring the parcels, but do not want to acquire them with their current tax bill. Chairman Wasserman has spoken with our legal counsel and there is a process where the parcels could be acquired by the Land Bank by donation from Village of Glouster. Once acquired, the property would go through the typical Land Bank process where others interested in the property may apply to acquire it.

He notes that the Land Bank should only do this if the potential end-users pay-in-advance as in a Rural Acquisition deal. This is to prevent the Land Bank from owning the parcels long-term and to defray the cost of the

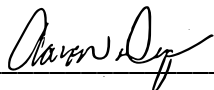
legal work necessary to execute the transaction. Motion to accept the E. Main Street parcels as a project by Mr. Wasserman, 2nd by Mr. Chmiel.

Ms. Rockhold notes that she believes there are about 20 parcels that have the same issue as the E. Main parcels. Mr. Wasserman notes that he does not believe the Land Bank should be acquiring parcels in this situation unless there is an interested end-user.

Mayor Samantha Sikorski, who joined the meeting virtually, notes that the Village of Glouster has been working on these parcels for about 10 years and believes the county should have extinguished property taxes on the parcels before they were transferred to the Village. Ms. Rockhold notes that the County Auditor informed her that the taxes were not extinguished before they were transferred. Mayor Sikorski asks why the Village would pay taxes on properties that they had not previously owned. Ms. Rockhold notes that this was a FEMA project and HAPCAP was involved, and often when FEMA is involved, a parcel becomes greenspace, and nothing can be built on it in the future. She notes that the Auditor informed her that the taxes on the properties were not cleared prior to transfer. Mr. Wasserman notes that there was no Land Bank at the time of this project. Ms. Rockhold asks if the taxes should have been extinguished before being transferred to the Village. Mr. Wasserman sums up that the parcels were not made tax exempt when the Village acquired them, there is now a tax bill for the parcels, and the Land Bank is trying to assist by running the parcels through the Land Bank process so the taxes can be effectively extinguished. Mayor Sikorski notes that some of the parcels transferred to the Village are not within the Village of Glouster. Mr. Chmiel asks if the Village wants any of these properties, Mayor Sikorski says no and notes that the Village will not be paying the taxes on these properties. No further discussion. All Yeas.

- A. Scheduling of next meeting: August 17th, 2022.
- B. Adjournment: Motion to adjourn by Mr. Chmiel, 2nd by Mr. Andrews. All Yeas. Adjournment at 11:52 pm.

Minutes submitted for approval by Aaron Dye, Secretary



8/17/2022

Secretary

Date

Approved, as amended (if any) on 8/17/2022

