

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

Location: Live Meeting held at Athens County Records Center (27 S. High Street, Glouster) with guests joining virtually on Google Hangout ([meet.google.com/bbz-ywph-ygf](https://meet.google.com/bbz-ywph-ygf))  
Day/Time: Wednesday July 21, 2021 at 11:08am  
Purpose: Regular Meeting to consider the following business:

**Board Administration**

1. The meeting was called to order by Commissioner Chris Chmiel. Roll Call by Mr. Chmiel - Board members present were: Commissioner Lenny Eliason, Mayor Steve Patterson (Joined Late), Aaron Dye as in-person proxy for Ric Wasserman, and Ric Wasserman (Virtual).
2. Approval of agenda with the amendment to add 41 S. Sixth Street, Jacksonville to Dispositions and the removal of 24 Locust Street, Glouster from New Projects. Moved by Mr. Eliason, 2<sup>nd</sup> by Mr. Chmiel. All Yeas
3. Approval of minutes for the meeting held on June 16, 2021. Moved by Mr. Eliason, 2<sup>nd</sup> by Mr. Chmiel. All Yeas
4. Financial Report from Ric Wasserman, Land Bank Chair. Summary of June ending balance.

Summary	
Starting Balance	425,576.71
Actual Income	1,048.80
Actual Expenses	3,120.91
Ending Balance	423,504.60

Approval of financial report moved by Mr. Eliason, 2<sup>nd</sup> by Mr. Chmiel. All Yeas

**Business**

Old Business

1. 47 Main, Chauncey. Mr. Funk sent an email saying that his contractor was ready-to-go with remediation work. The village solicitor replied that it was in the Council's hands to approve the solution. The Mayor later wrote that there were several more steps that needed to happen before work could begin. Another update will be given at July board meeting.
2. Update on acquisition/process pipeline from Mr. Wasserman.
  - i. No properties were acquired in June. A hearing was held on July 15<sup>th</sup> on the pay-in-advance case of 16537 S. Canaan Road and a foreclosure was obtained. There will now be a 28-day BOR period before we get the deed. Two other cases are being scheduled for late August.
  - ii. We will be sending out for more title searches from Nolan and Meek to allow for the filing of more cases from our pipeline. There are currently about 20 cases waiting to be filed.
3. Update on self-funded demolitions from Mr. Wasserman.
  - i. Progress is being made on the "Group I" demos. Asbestos surveys are complete and demolition bids should be out this week. The actual demo group is only 3 houses as we are waiting to see if other options (deconstruction, end-user demo) are viable for the remaining houses on the list. Sean Brooks from HAPCAP noted that Group J projects are currently in-progress as well.
4. Update on previously approved projects from Mr. Wasserman.
  - a. Gloucester Citgo (10 High St., Gloucester) –. Grant papers have been signed. Matt Wagner from TetraTech noted that they will be conducting soil and ground water tests soon.
  - b. Rehabs: Land Bank Rehabs underway or nearly completed in the county: 29 Main, Gloucester; 24 Cherry, Gloucester; 614 W. High, 495 Patton & 141 Monroe, Nelsonville; and 30 Front, Gloucester (Integrated Svc); 8 S. 8<sup>th</sup> St, Jacksonville (Habitat). Projects slated but not yet underway: 57 Summit, Gloucester (Habitat) and; 141 Monroe, Nelsonville.
  - c. 9 Clinton St., The Plains (2018-35), Attorney for the estate Garry Hunter has a sales agreement in place with a private citizen. If he can get the title to the property cleaned up the sale could close in August. The tax foreclosure case would be dismissed upon payment of the more than \$16,000 in taxes owed. No change on this situation this month.
  - d. Trimble FEMA project: Demos are complete! After 2.5 years this project has finally come to fruition.
5. Update on Rural Acquisition Program Projects (Pay-In-Advance) from Mr. Wasserman:

- a. The case filed late last year (2020-14); Letha Matheny (20BR0016) had a final hearing on 7/15/21 (as stated above). Foreclosure decreed by the BOR.
  - b. Sargent Road, Lodi Township (2021-02) - Nathan and Kayleigh Stotts. Case was filed last week by Mollica, Gall, Sloan and Sillery (David Mott). It appears that a relative of the owner intends to redeem the property and go through probate to acquire. If that happens the case would be dismissed, and the up-front money refunded. UPDATE: The individual who indicated their intention to redeem did not do so by June 30<sup>th</sup> and attempts at further contact have been unsuccessful. Foreclosure case is ongoing. Their option to redeem lasts until a foreclosure is decreed and the 28-day ROR period expires.
6. Update on pending dispositions from Mr. Wasserman.
- a. 31 Front Street, Gloucester to Integrated Services to become a community park/garden. They are building a 2-family house across the street. Integrated Services did go ahead and approve the acquisition and while getting a new deed prepared, we discovered that the parcel must be surveyed before transfer can take place. Currently looking for a surveyor to take the job.
  - b. Many contracts have been sent to end-users from previously approved dispositions and are currently in review. Transactions will close soon.
  - c. Free United Pentecostal Church, Buchtel. A former church that has stood on that spot for 118 years. Final disposition was granted to Mr. & Mrs. John Hurd in May. We have now been informed that the property will require a survey prior to transfer. Ken Highland has been contacted and will take the job.
7. Mowing in Gloucester.
- i. Smoking Eagle Lawncare was paid \$780 for one iteration of mowing all the Land Bank parcels in the Gloucester Corp. Commissioner Chmiel has an in-house solution using our workforce development person to do mowing going forward. Mr. Chmiel notes that he will continue to be the supervisor for the subsidized employment people from HAPCAP that serve on our Waste Diversion team. He also notes that we are in the process of hiring one of the subsidized employment people, Shane Burton, through Rural Action to handle Waste Diversion and the mowing of Land Bank properties.

#### New Business

1. Future Dispositions: Several dispositions are in progress and Mr. Wasserman hopes to bring them to the board soon. They include:
  - a. 615 W. Washington (Coffee Cup), Nelsonville – 2 potential end-users.

- b. 19616 Maple St., Trimble – Existing house to be demolished before considering disposition.
- c. 1790 SR 56, New Marshfield – We hosted a walk-through for 5 potential end-users. Proposals are due on April 12th and will be considered at the April board meeting. On today's agenda.
- d. 201 Edwards Street, Nelsonville – Extremely dilapidated house. A new end-user has emerged, another neighbor. There are now two end-users developing plans.
- e. 189 Ashton Street, Nelsonville - House we demo'd. Two potential end-users.
- f. 111 Monroe, Chauncey - Burned-out house we demo'd. Only one end-user remains. Discussion on today's agenda.
- g. 98 Franklin Street, Nelsonville - Dilapidated house in a neighborhood. Rough but rehab-able. A walk-through is being scheduled. Several end-users have now come forward. We will be soliciting rehab plans.
- h. 16871 River Road, Cannan Twp. - A number of potential end-users looking at it.
- i. 130 Jefferson, Nelsonville – On today's agenda.
- j. 13 Republic Street, Glouster – Empty village lot. 3 end-users, two of whom want to build a garage there. Still waiting for proposals.
- k. 41 S. Sixth St, Jacksonville – Dilapidated house on two lots that needs demo. Two neighbors would like to each take one of the lots. One of the neighbors is willing to demo the structure. On today's agenda.
- l. 10 S. Sixth St. Jacksonville – Large abandoned, hollowed-out house.
- m. 10 S. Seventh St. Jacksonville – 2 parcels with a small structure on the back one. Neighbor is interested. On today's agenda.

2. Appointment of Treasurer: LaVern Humphreys, resident of Trimble Township and former clerk (retired) at the Sunday Creek Water District, has accepted our offer to become the new Treasurer of the Land Bank. Motion to appoint Ms. Humphreys as Treasurer by Mr. Eliason, 2<sup>nd</sup> by Mr. Chmiel. All Yeas

### 3. New Dispositions:

- i. 1790 SR 56, New Marshfield– The winning bidder, Mr. & Mrs. Andrew Dick are requesting a rebate based upon material damage to the value of the property from vandalism/theft that occurred in mid-June when the garage on the property was “skinned” (all exterior siding removed). They are requesting an \$8,000 rebate to their

bid of \$56,179.00. Motion to approve the request by Mr. Eliason, 2<sup>nd</sup> by Mr. Chmiel. Mr. Chmiel notes that having boots-on-the-ground people at the Land Bank to help secure properties could help prevent this in the future. All Yeas

- ii. 184 Sheppard Street, Nelsonville – A dilapidated house on Sheppard previously owned by Shad Koon. Final disposition was granted in May with a price of \$3000.00. Mr. Pettit countered, saying the most he was willing to pay is \$1,000.00. The board approved that price at the June meeting and now Mr. Pettit says he has done more research about the cost of hauling away the spoils from the structure and he is no longer interested.
- iii. 111 Monroe, Chauncey – 2 end users. The board elected to request bids with a minimum bid of \$4,000. Only one bid was received and it was from Corinne Shafer in the amount of \$7,000. Motion to accept by Mr. Eliason, 2<sup>nd</sup> by Mr. Chmiel. All Yeas
- iv. 17922 N Akron Avenue, Buchtel – Abandoned suburban-style house. One neighbor, Buchtel United Methodist Church, wishes to demo the structure and use the ground as additional green space. The other neighbor, Mr. Wisor, wishes to rehab the house for an adult child to inhabit. Our inspection revealed that the house seems to be a rehab candidate. Proposals have been received from both parties. Mr. Chmiel motions to accept Mr. Wisor's proposal, 2<sup>nd</sup> by Mr. Eliason. Rev. Shoemaker of Buchtel United Methodist Church suggests that Mr. Wisor's proposal does not reflect an accurate cost of renovation. Mayor Patterson notes that for this property and future properties it would be wise to have an disinterested third-party conduct an inspection to present an accurate renovation quote. Mr. Chmiel withdraws his previous motion. Mayor Patterson moves to have a third-party consultant conduct an inspection and present a quote for what the full rehab of 17922 N. Akron Avenue would cost. 2<sup>nd</sup> by Mr. Eliason. All Yeas Separately, Rev. Shoemaker asks if the grass at the property can be mowed, Mr. Chmiel agrees to get it taken care of.
- v. 14 Main Street, Trimble – Narrow parcel where we removed a dilapidated mobile home. Two potential end-users. The board decided to allow the two end-users to bid. Materials were sent to the end-users and one bid was received. The received bid was from Karen McCoy in the amount of \$4,052. Motion to accept Ms. McCoy's bid by Mr. Eliason, 2<sup>nd</sup> by Mr. Chmiel. All Yeas
- vi. 130 Jefferson Street, Nelsonville – Dilapidated structure in Nelsonville that we believe could be renovated. One end-user remains, North Fairlawn Property Group, who has submitted all necessary proposals and paperwork. Mr. Eliason moves that we award the property to North Fairlawn Property Group. 2<sup>nd</sup> by Mr. Chmiel. Mr. Chmiel asks if we should have a third-party rehab review for all properties moving forward. Mr. Wasserman suggests that it be on a case-by-case basis. Mr. Eliason agrees that it be done on a case-by-case basis. Township Trustee Steve Pierson notes that a duplex may

not be approved by the City. Of Nelsonville. Mr. Wasserman says that discussion has been had with the City Code Director and that they have given this project the green-light, and that if needed we could get that in writing. Mayor Patterson notes that in the future it should be the responsibility of the end-user to obtain necessary paperwork from the city in cases like this. He also suggests that if an end-user is not a reputable builder and they make a rehab estimate, that estimate needs to be backed up by a third-party estimate and that it should be the responsibility of the end-user to do this. Mr. Wasserman agrees and suggests that it be brought up at a policy meeting to get it in writing.

vii. 10 S. Seventh Street, Jacksonville – This is a structure that sits at the back end of a parcel in Jacksonville. The structure is a manufactured home with some additions that has been stripped over the years. The lawn at the back of the parcel has been kept by a neighbor, Martin Lowery, who also wishes to renovate it into a livable home. His proposal has been received. Mr. Dye notes that the estimate he has given is his own and is in the amount of \$1,975. Mr. Chmiel says that this is far too low given the condition of the structure. He moves that we reject the proposal and that he will go through Mr. Lowery’s estimates with him. Sean Brooks of HAPCAP asks if Mr. Lowery could hire someone to give a quote on what the rehab would cost, and Mr. Chmiel says yes. 2<sup>nd</sup> by Mr. Eliason. All Yeas

viii. 41 S. Sixth Street, Jacksonville – Dilapidated house on two lots that needs demo. Two neighbors would like to each take one of the lots. Gary Simons would like the vacant back lot and Lawrence Steyer is willing to demo the structure on the other lot and acquire that parcel. Mr. Wasserman notes that the spoils of a demo must be disposed of in a legal and proper manner no matter what an end-user provides as an estimate for demolition. Mr. Chmiel notes that we need to see receipts for this. Sean Brooks of HAPCAP ensures that this property is absent of asbestos. Mayor Patterson asks for assurance that the property line is defined, and Mr. Wasserman ensures that the county records denote the property lines and after disposition, end-users can have their awarded parcels officially surveyed. Mr. Chmiel notes that Jacksonville is in agreement with this disposition. Moved by Mr. Chmiel to dispose of the back parcel to Mr. Simons and the front parcel with the structure to Mr. Steyer. 2<sup>nd</sup> by Mr. Eliason. All Yeas

4. Annual Report – The annual report is complete. A final version has been sent to the board and will go to the printer soon.

5. New Projects

Taxes Owed	Last Pymt	Parcel ID	Owner Name	Property Address
0	N/A	A02-8200005000	City of Athens	83 Columbus Road

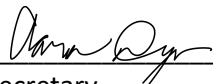
i. 83 Columbus Road is an abandoned gas station owned by the City of Athens. Mayor Patterson notes that the property was going to be a park-and-ride for the bike path spur but those plans have been dissolved and that he would like the property to be cleared. Mr. Wasserman notes that no foreclosure needs to occur with this property and by accepting this property as a project it will allow us to begin environmental remediation with ODSA and TetraTech as well as to get the necessary approval from Ohio EPA. Moved by Mr. Eliason, 2<sup>nd</sup> by Mr. Chmiel. All Yeas

6. Scheduling of the next meeting.

- i. Mr. Wasserman asks if the Athens County Records Center is an acceptable location for the August board meeting. All Yeas. August board meeting scheduled for Wednesday, August 18, 2021, at the Athens County Records center with the addition of a virtual attendance option.
- ii. Mr. Pierson notes that the City of Nelsonville worked with a local business to receive unbiased estimates for renovations, etc. and says that he would be willing to send the Land Bank that information if we would like to utilize the same business for our renovation estimates.

7. Adjournment at 12:10pm. Moved by Mr. Eliason, 2<sup>nd</sup> by Mr. Chmiel. All Yeas

Minutes submitted for approval by Aaron Dye, Secretary

  
Secretary

9/15/2021

Date

Approved, as amended (if any) on 9/15/2021