

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

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

DAY/TIME: Wednesday, July 23rd, 2025 @ 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 18th, 2025 board meeting
4. Financial Report from Treasurer LaVerne Humphrey

Summary	
Starting Balance	448,278.71
Actual Cash In	0.00
Actual Cash Out	83,635.74
Ending Balance	364,642.97

Business:

Old Business

1. Update on acquisition process/pipeline
 - i) Seven public sales took place on foreclosures where the Land Bank has targeted the property for acquisition. These sales occurred in June and July. These properties need to become forfeited land and then we can acquire them from that list. It is our understanding that the Prosecutor needs to file a motion to have it declared forfeited to the state.

- ii) We have acquired 18592 Greens Run Road, Gloucester, from the forfeited lands list. Jody will be performing an inspection on the property shortly. There is a mobile home on the parcel that will need to be demolished.
- iii) Aaron met with Cherie Gall and the Brammers on Friday, July 18th to close on the re-acquisition of 354 Chestnut Street, Nelsonville. The property will be listed shortly and we hope to identify an end-user willing to renovate the structure quickly.
- iv) A number of other cases where title searches have been provided to the Prosecutor over the last several months will hopefully be filed soon.

2. State Demo project

Aaron was notified that the grant agreement has been approved by ODOD and is currently working on submitting our first reimbursement request for asbestos work already completed, the Group N1 and N2 demolitions, and publication costs. Once the request is submitted, we will begin publishing requests for proposals for the remaining group demos, most likely in groups of two or three.

Asbestos surveys have been ordered for demo groups N1, N2, N3, O1, O2, and O3.

Demolitions have been grouped as follows:

Group N1: 21 E. 1st Street, The Plains; 26 N. Clinton Street, The Plains; 5 Oak Street, The Plains

Group N2: 319 Oak Street, Nelsonville; 902 Chestnut Street, Nelsonville; 23 Morgan Street, Gloucester

Group N3: 4382 N. Gun Club Road, Athens; 8356 Marsh Street, New Marshfield; 4910 Vore Ridge Road, Athens; 11535 Carbondale Road, Nelsonville; 20 Campbell Street, Nelsonville

Group O1: 20 Smith Street, Chauncey; 71 Main Street, Chauncey; 100 Main Street, Chauncey; 14 Mound Street, Chauncey

Group O2: 73 High Street, Gloucester (back addition only)

Group O3: 24518 Rowley Lane, Coolville; 805 River Front Road, Hockingport; 21196 Chapman Road, Guysville; 20757 US 50, Guysville

Group P1: 55 Mill Street, Chauncey; 8 Ellis Avenue, Chauncey; 16 High Street, Chauncey; 16 Lexington Avenue, Chauncey

Group P2: 14560 McDaniel Road, Amesville; 17759 SR-377, Bern Township

Group P3: 25 Town Street, Gloucester; 29 Hill Street, Gloucester; 34 Spring Street, Gloucester; 50 Front Street, Gloucester

Group P4: 10190/10194 Chase Road, Albany; 2388 Trout Road, Albany

3. State Brownfield Grant Application

We do not currently have any active brownfield projects. Ohio land banks were notified that the next iteration of the state brownfield program will not be as restrictive as initially proposed.

4. Update on previously approved projects

- A. 233/235 Kontner St., Nelsonville: At the June meeting, it was noted that there was a large tree that primarily hung over the neighbor's house and had been dropping limbs while they were trying to have a new roof installed. The tree has been cut down to the stubs at a cost of \$6000. Another neighbor informed Ric, Jody, and Aaron of another tree on the parcel that is dropping limbs on her property. This will likely have to be addressed shortly as well.
- B. Rehabs: Land Bank Rehabs or new construction underway or nearly completed in the county: 24 Cherry Street, 141 Monroe Street, Nelsonville; 75 High Street, Glouster; 217 Harper Street, Nelsonville; 354 Chestnut Street, Nelsonville; 19476 Maple Street, Trimble.

5. Rural Acquisition (Pay-in-advance) Program Projects

- 1. 4070 Washington Road (3 parcels, LB-2021-16): The sales agreement was signed on July 8th, 2025.
- 2. Haga Ridge Road, Rome Township (2 parcels, LB-2024-01): This property was acquired in early December 2024. Other interested parties have been reaching out inquiring about acquisition.
- 3. 17636 Jacksonville Road, Millfield (1 parcel, LB 2024-05): The property owner, Mr. Rente, contacted Mr. Wasserman and informed him that he would like to redeem the property. Aaron and Ric are currently working with Frank Lavelle on items that need to occur to have the case dismissed.

6. Update on pending dispositions

- 1. 4070 Washington Road, Albany: Update provided above. The sales agreement was signed on July 8th, 2025.
- 2. 8001 SR-78, Hollister: We are currently waiting on the survey to be complete before transfer can occur.

3. 184 Sheppard Street, Nelsonville: The new deed was received late last week. Aaron will be scheduling closing as soon as possible.
 4. 23 Morgan Street, Glouster: The new deed was received late last week. Aaron will be scheduling closing as soon as possible.
 5. 19616 Maple Street, Glouster: The new deed was received late last week. Aaron will be scheduling closing as soon as possible.
 6. 8670 Hollister Road, Hollister: Aaron is scheduling to sign the sales agreement with Mr. Russell.
 7. 19537 S Center Street, Trimble: The end-user is currently reviewing the terms of the sales agreement and signing will occur shortly after.
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7. Update on 47 Main Street, Chauncey litigation
The structure was demolished before the June 30th deadline. Chauncey Code Enforcement informed the land bank that a great deal of demolition spoils were left in the creek and on the parcel. Chauncey Code also informed us that some of the demolition spoils were being dumped on another parcel owned by Capstone near Millfield. Ben Avery of the health department spoke with them about the issue. Our legal counsel spoke with the defense's legal counsel on July 17th and we were informed that the site and stream have been cleaned. We will be checking out the site prior to any payment being remitted.
 8. Community Development Block Grant opportunity in collaboration with HAPCAP for downtown revitalization
Aaron had a meeting with Jeff Jenkins of HAPCAP and Eric Smith of BDT Architects on Tuesday, July 22nd. Update will be provided at meeting.
 9. WHO application with Habitat for Humanity of Southeast Ohio
The structures at 923 and 931 High and 823 Walnut, Nelsonville are very far along in the build process.
 10. 10190/10194 Chase Road, Albany project
Surface cleanup by Running G Farms is currently on hold as Tetra Tech executes their Phase I and Phase II Environmental Site Assessments. Aaron spoke with Matt Wagner on June 9th, 2025, and he noted that they will begin moving on the contractor bid process in mid-June with another update likely being provided in early July.

11. Clerk of Court fees

We have been in discussion with the County Prosecutor and the Clerk of Courts regarding unpaid court costs on cases where the Land Bank acquired the property. A meeting was held on May 30th where the issues were discussed between members of the Prosecutor's staff, Clerk of Courts, Treasurer and Aaron Dye. The initial spreadsheet supplied by the Clerk of Courts was reviewed and it was noted that there were duplicate charges, cases not pertaining to the Land Bank, and dollar amounts inconsistent with what was documented on the Courtview case dockets.

A tentative agreement was worked out which will entail the Land Bank making full payment to the Clerk on certain cases that the LB initiated with private counsel. Costs would be completely dismissed on cases that were "transferred" to the Common Pleas Court from the Board of Revision against the wishes of the plaintiff. For the remainder of the cases a compromise was reached where the Land Bank will pay 35% of the outstanding costs, but research is needed into an issue surrounding publication fees already paid by the Land Bank or Treasurer and if those fees were reimbursed to the Treasurer's DRETAC fund by the Clerk. Once this research is complete, we will know the ACTUAL amount of costs and can proceed toward getting a settlement ratified by everyone involved.

Aaron and Ric submitted our research on legal advertising fees paid by the Treasurer or Land Bank, but we were unable to find sufficient documentation of the Clerk of Court's possible reimbursements. The Prosecutor has been waiting for the Clerk's office to verify if these reimbursements were in fact made.

The final settlement will have to be approved by the judges, who actually control court costs. The Land Bank will need to be represented by counsel at that hearing. Chair Wasserman recommended at the June meeting that the board engage Jeffery Harris of Bricker and Graydon to represent us in this matter as it is a very particular area of law where our ordinary counsel has no expertise. He has agreed to do so and a letter of engagement will be signed soon.

12. 15 W. Stimson project with PassionWorks and the Port Authority

We were approached regarding potential involvement in the remediation of a brownfield site at 15 W. Stimson Street, Athens. The property is currently owned by Michael Downard. PassionWorks has been in discussion with the owner regarding acquiring this property and remediating existing environmental contamination in partnership with the Port Authority. The Land Bank would serve as the conduit for the transfer, first being transferred from the Downards to the Land Bank and then to PassionWorks. We are requesting permission for Aaron and Ric to engage in discussions with the parties to see if and how the Land Bank can play a role. No Land Bank funds would be expended in the process and the Land Bank is statutorily exempt

from liability if acquiring a brownfield providing we don't worsen the contamination. This might be a fantastic opportunity to clean up one of the most contaminated sites in the City of Athens and help an important community organization at the same time. No movement on this project has been communicated to us by either party.

13. Self-Funded Demolitions

The unprecedented amount of time that this round of the Building Demolition & Site Revitalization program has taken has left the Land Bank with several newly acquired properties with structures that require demolition with no timeline for the demolitions to occur. Several of these properties have interested end-users. If the current BD&SR timeline is any indicator, we would likely not be able to address these properties for two years at the earliest.

At the June meeting, it was approved for the land bank to execute two rounds of self-funded demolitions. These are being worked on in tandem with the current BD&SR demolition work.

191771 Lake Drive, Trimble (Mobile home)

6 Morgan Street, Glouster

50 Locust Street, Glouster

45 Atkins Street, Glouster

8800 SR-685, Glouster

8525 SR-78, Hollister

15 N. Third Street, Jacksonville

We hope to soon acquire: 21 Braun Street, Glouster; 64 E. Palmer Street, Jacksonville

The trailer at 18592 Greens Run, Glouster will likely be added to this list.

New Business – 20 Minutes

1. Future Dispositions – Several potential dispositions are in progress, and we hope to bring them to the board soon. They include:
 - a. Haga Ridge Road, Rome Township: See update under Rural Acquisition projects.
 - b. 8160 State Street, Stewart: On today's agenda.

2. Strategic Plan Update

3. Dispositions

- i. 8160 State Street, Stewart: Steven Coen has applied to acquire this parcel where the land bank demolished a house. He hopes to build on the parcel, but with no compliant sewer in Stewart, he would need access to a permitted septic system. He is in talks to acquire a contiguous parcel that has active septic, and would loop into that system. There is no guarantee that Mr. Coen will be able to acquire this property. At the June meeting, the board noted they would entertain the possibility of this disposition. More in This Month's Dispositions folder.

4. New Projects

Taxes Owed	Last Pymt	Parcel ID	Owner Name	Property Address
\$72,241.38		H010010056001 H010010058600	Trout, Marilyn	Washington Road, Lee Twp

5. Scheduling of next meeting: August 20th, 2025

6. Adjournment