

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

LOCATION: Live meeting held at Athens County Commissioners Meeting Room with guests joining on Google Meet (<https://meet.google.com/bbz-ywph-ygf>)

DAY/TIME: Called to order Wednesday, July 23rd, 2025 @ 11:01 AM

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, Lenny Eliason, Steve Patterson, and Joann Rockhold for Chris Chmiel.
2. Motion to approve the agenda by Ms. Rockhold, 2nd by Mr. Patterson. All Yeas.
3. Motion to approve minutes from June 18th, 2025 board meeting by Mr. Eliason, 2nd by Ms. Rockhold. All Yeas.
4. Financial Report from Mr. Wasserman

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

Mr. Wasserman reviews the financial report as Ms. Humphrey is on vacation. Aaron notes that next month’s financial report will include the \$75,000 purchase of 4070 Washington Road, Albany and the first reimbursement request for the current BD&SR program will be submitted shortly. Motion to approve financial report by Mr. Eliason, 2nd by Mr. Patterson. All Yeas.

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. Mr. Wasserman notes that these seven projects will likely be the last acquisitions for a while. He continues that a contiguous property owner next to a property we own at 62 Grover, Nelsonville has come forward interested in donating the parcel to the Land Bank. The current parcel we own is not big enough to build on, but with the contiguous parcel, it's very likely that a new build could be implemented. The property is up to date on taxes.
 - ii) We have acquired 18592 Greens Run Road, Glouster 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. Mr. Wasserman notes that this property was forfeited in 2014 and no movement occurred until the neighbor came forward earlier this spring.
 - 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, Glouster

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, Glouster (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, Glouster; 29 Hill Street, Glouster; 34 Spring Street, Glouster; 50 Front Street, Glouster

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. Aaron notes that he is coordinating with the Port Authority and

the Southern Ohio Chestnut Company to have a new water line installed on the parcel that was occupied by the old service station.

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.

Mr. Wasserman notes that one of our projects, 840 High Street, Nelsonville, was purchased at sheriff sale.

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. Aaron notes that the survey has been completed and closing should occur shortly.
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.

Mr. Wasserman notes that we are moving a lot of property back to private hands, especially properties that we have owned for many years with little interest.

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. Mr. Wasserman notes that he has not totaled up the legal bills, but he estimates the current amount spent has been \$10-15,000.

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. Aaron recaps that they are implementing a new façade, a new roof, and new front windows. Aaron notes that the current estimate provided by BDT is \$295,906.95. Our original spendable grant amount is \$235,200, and anything over that will be our responsibility to cover. Aaron notes that with the current estimate, there is a discrepancy of \$60,706.95. He continues that the increase is due to every item tested on the roof came back hot for asbestos, which the architect has never seen, and new roof issues. We were originally aware of one large crack that spanned the width of the roof, and Barber & Hoffman found 3 more. BDT noted that they found brick for the façade that matches the originally almost exactly. Mr. Wasserman notes that there aren't any immediate prospects for the purchase of the building but believes that these repairs are important to make it sellable. Mr. Eliason notes that the only other option is demolition which would likely cost somewhere in the ballpark of the estimate discrepancy. Motion by Mr. Eliason to approve the expenditure for the repairs to 87 High Street, Glouster, 2nd by Mr. Patterson. All Yeas.

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, Gloucester

50 Locust Street, Gloucester

45 Atkins Street, Gloucester

8800 SR-685, Gloucester

8525 SR-78, Hollister

15 N. Third Street, Jacksonville

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

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

New Business

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

Aaron presented a quarterly review of the strategic plan for the board, addressing each item and progress that has been made so far. He and Jody recently met with Erin Sykes, strategic planning consultant from Mission Met, to troubleshoot any issues and work through updates. Completed items include a

storage space for the Land Bank supplied by the Village of Glouster and the purchase of a new-to-us truck for the Property Manager.

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.

Motion by Mr. Eliason to dispose 8160 State Street, Stewart to Steven Coen for \$3,000.00, 2nd by Mr. Patterson. All Yeas.

4. New Projects

Taxes Owed	Last Pymt	Parcel ID	Owner Name	Property Address
\$72,241.38		H010010056001 H010010058600	Trout, Marilyn	Washington Road, Lee Twp
N/A	N/A	P030040000300	Phillips, Jonathan R	0 Grover Street, Nelsonville

Mr. Wasserman notes that the Washington Road property has been discussed before, but at that time there was no consensus on who would maintain the property or the potential park that would be there. He was recently contacted again by the village who confirmed they would take responsibility for maintenance. Mr. Eliason notes that he would like some sort of signed agreement with the village that they would be maintaining the property. Motion by Mr. Eliason to accept both properties as new projects, 2nd by Mr. Patterson. All Yeas.

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

6. Adjournment: Motion to adjourn by Mr. Eliason, 2nd by Ms. Rockhold. All Yeas. Adjournment at 11:45 AM.

Minutes submitted for approval by Aaron Dye, Secretary



Secretary

8/20/2025

Date

Approved, as amended (if any) on 8/20/2025