

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, August 17th, 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 July 20th, 2022 meeting
4. Financial Report – La Verne Humphrey

Summary	
Starting Balance	416,969.68
Actual Cash In	6,850.00
Actual Cash Out	50,629.19
Ending Balance	373,190.49

Business:

Old Business – 20 minutes

1. Update on acquisition process/pipeline – Mr. Wasserman
 - i) Properties acquired this past month are: None. Sheriff sales are pending this week and next. If they don't sell (as expected) those properties will eventually come to us. Additionally, 5 properties from the 6 property DBJ Holdings foreclosure, have been claimed by us via petition. 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.

- 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. A survey has been completed and the easement process is underway. It was voted on and accepted at the July board meeting to credit the Stotts' \$1,500.00 for the survey and easement process.
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. We've received an asbestos remediation estimate for the one property in this group that came back hot (8810 Center Street, Stewart). Proposals for Group J1 (Nelsonville), Group J2 (Glouster, Jacksonville, Trimble) and Group J3 (Chauncey, Stewart) were due on August 12th. Proposals are currently being reviewed and we expect to make a final decision on each group demo shortly.
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 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. Demolition of the Jacksonville-Trimble school began on Thursday, August 11th.
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 held a dedication for the new house on Plum Street on July 21st.

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 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. 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): The Land Bank purchased the tax certificates and sent them to Frank Lavelle, who has already filed the foreclosure case.
- 5) 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. It was voted at the July board meeting to accept Habitat for Humanity of Southeast Ohio's proposal to acquire this property through the Rural Acquisition program.

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.
- 6) 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.

- 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. Demolition of the structure began on Thursday, August 11th.
- 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 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. 60 Converse, Chauncey (LB-2018-22): We are awaiting confirmation from the approved end-user so we can move forward to closing.
- b. 37 Summit Street, Glouster (LB-2019-30): This transaction closed on August 4th.
- c. 615 W. Washington Street, Nelsonville: (LB-2019-03): This transaction closed on August 10th.

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 from new Property Manager

- a. Jody Barnes, new Property Manager, has been working with the Land Bank for nearly a month.

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. Update from Commissioner Chmiel?

12. HAPCAP contract for Building Demolition & Site Revitalization demolitions

- a. See above. Proposals for three group demolitions were due on Friday, August 12th. We are currently in the process reviewing proposals.

13. Update on 47 Main, Chauncey – Nothing new to report.

14. USDA Application for 83 High, Gloucester Roof Repair: Comm. Chmiel

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, Gloucester (LB-2018-72): Large, 2-story house. Our consultant has examined it and believes it is not economically feasible to rehab. This structure will be demolished during the upcoming Group J2 demolitions.
 - b. 8001 SR-78, Gloucester (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. On today's agenda.
 - 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, Gloucester (LB-2018-73): Large blue boarded up Victorian house in Gloucester. 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, Gloucester (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.
 - g. 823 Walnut Street, Nelsonville (LB-2020-13): Currently on our list to be demolished in the next round of BD&SR funding demolitions. An end-user came forth with an interest in potentially renovating the structure. Jody met with local contractor Danny Yahini to inspect the house to determine if it is a viable renovation. He is currently working on a summary to submit to the Land Bank.

2. Disposition Action:
 - i) 10436 Sycamore Street, Trimble (LB-2019-13): Two parcels on Sycamore Street in Trimble. Previously hosted a burned-out house that was demolished by the Land Bank in 2021. Neighbor Becky Miller has applied to acquire the property as green space.

3. New Projects: No new projects this month.

Taxes Owed	Last Pymt	Parcel ID	Owner Name	Property Address

A. Scheduling of next meeting: September 21st, 2022.

B. Adjournment