

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, August 17th, 2022 @ 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, Commissioner Lenny Eliason, Township Trustee Gregg Andrews, Commissioner Chris Chmiel, and Mayor Steve Patterson.
2. Motion to approve agenda by Mr. Chmiel, 2nd by Mr. Eliason. All Yeas.
3. Motion to approve minutes from July 20th, 2022 board meeting by Mr. Chmiel, 2nd by Mr. Eliason. All Yeas.
4. Financial Report from Treasurer 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

Motion to approve financial report by Mr. Chmiel, 2nd by Mr. Patterson.
All Yeas.

Business:

Old Business

1. Update on acquisition process/pipeline from 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. Ric and Aaron are currently prioritizing the next round of demos and working through the reimbursement portal via ODOD.
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 statewide. Mr. Andrews asks how properties submitted by Townships will be prioritized. Mr. Wasserman notes that he and Aaron will be making priority lists and comparing them to create a master priority list. He mentions that an obstacle we're facing regarding prioritizing these demolitions is that many of them are privately owned. Mr. Eliason asks if we should perhaps give each of the Townships that submitted properties at least one demolition to ensure full consideration and then prioritize beyond that. All agree. Guest Kenneth Oehlers of Habitat for Humanity of Southeast Ohio notes that other counties are engaging in a similar process.
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. Mr. Patterson asks if BUSTR will remove above-ground structures and not just underground tanks. Mr. Wasserman notes that they remediate all environmental hazards, including the building as they did with 16 Main Street in Chauncey.

5. Update on previously approved projects from 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. Guest Kenneth Oehlers notes that 57 Summit is a very narrow lot and excess dirt was dumped onto the property and the lot was disqualified from CHIP grant funding due to regrading. The two lots will make a nice spot for a large single-family home or duplex. Mr. Oehlers notes that due to a change in funding, they will be able to utilize the 57 Summit lot as it will no longer be disqualified.

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. Aaron presented some photo updates of the renovation process.

10. Update from new Property Manager

- a. Jody Barnes, new Property Manager, has been working with the Land Bank for nearly a month. Aaron and Ric note that Jody has been doing fantastic work.

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.
- b. Mr. Chmiel notes that a request was sent to the Commissioners, and it was sent to their Auditors to verify that it is an approved expense.

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. Mr. Wasserman notes that an update was included in the July board meeting minutes.

14. USDA Application for 83 High, Glouster Roof Repair from Comm. Chmiel

- a. Mr. Chmiel notes that USDA may be willing to assist in funding the roof on 83/85 High Street, Glouster. We received a quote and USDA said that they would fund 75% of the roof repair cost and the Land Bank would have to match the remaining 25%. USDA noted that they recommend working through the county, and the Commissioners approved this motion at their August 16th meeting. Motion to approve applying for the grant and supplying the 25% match by Mr. Patterson, 2nd by Mr. Eliason. All Yeas.

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. This structure will be demolished during the upcoming Group J2 demolitions.
 - 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. 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, 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.
- 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:

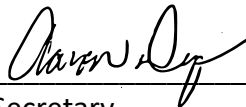
- i) 10436 Sycamore Street, Trimble (LB-2019-13): Two parcels on Sycamore Street in Trimble. Previously hosted a burned-out house that was demolished by the Land Bank in 2021. Neighbor Becky Miller has applied to acquire the property as green space. Motion to dispose of the property to Becky Miller for \$1,000.00 by Mr. Chmiel, 2nd by Mr. Eliason. All Yeas.

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. Note from Guest Kenneth Oehlers of Habitat for Humanity of Southeast Ohio: Though some challenges were presented with the build at 19606 Plum, Trimble, the build is complete and there were over 600 volunteers on that site. The house was sold on July 21st and the new owners are now moved in. The next Land Bank property that Habitat will build on is 10 S. Seventh Street, in Jacksonville.
- C. Jordan Castle, Nelsonville's new Code Enforcement Officer, was present at the meeting and introduced themselves.
- D. Adjournment: Motion to adjourn by Mr. Chmiel, 2nd by Mr. Eliason. All Yeas. Adjournment at 11:44 am.

Minutes submitted for approval by Aaron Dye, Secretary

 9/21/2022
Secretary _____ Date

Approved, as amended (if any) on _____ 9/21/2022