

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

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

DAY/TIME: Wednesday, August 20<sup>th</sup>, 2025 @ 11:00 AM

PURPOSE: Regular meeting to consider the following business:

Board Administration – 5 Minutes

1. Call to order and roll call by Ric Wasserman, Chair.
2. Approval of agenda
3. Approval of minutes from July 23<sup>rd</sup>, 2025 board meeting
4. Financial Report from Treasurer LaVerne Humphrey

<b>Summary</b>	
Starting Balance	364,642.97
Actual Cash In	75,218.72
Actual Cash Out	32,349.53
Ending Balance	407,512.16

Business:

Old Business – 15 Minutes

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. The Prosecutor has begun sending out petitions to the taxing entities (school district, village, township) as required after a property doesn't sell. Assuming no entity

claims the property, it will be forfeited to the state and the Land Bank can claim it off the Forfeited Land List.

- ii) We have filed our second request to claim a property from the forfeited land list: 21 Braun Street, Glouster. The Auditor's office has noted to Aaron that the Prosecutor's office is currently fixing an error on the deed, and the property will be conveyed after that error is remedied.
- iii) 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 submitted the first reimbursement request after the July board meeting. The initial reimbursement request amount totals to \$72,891.76 and includes current asbestos surveys and abatement, some acquisition costs, administration costs, and the Group N1 and N2 demolitions.

Mr. Wasserman, Mr. Chmiel, and Aaron met with Kelly Love from the Ohio Department of Development on August 14<sup>th</sup>. This was the first site visit conducted by ODOD and more will be taking place throughout the remainder of the program. Ms. Love reviewed frequently asked questions received from other lead entities and discussions were had regarding any challenges we've dealt with. She noted that the wait time for the grant agreements was the biggest challenge noted by other lead entities. She followed up that there are several new staff members, and this will hopefully reduce any lag in programming or reimbursements.

The next group demolitions will be Groups N3, O1, and O2. These will begin once Aaron returns from vacation.

Demolitions have been grouped as follows:

Group N1: 21 E. 1<sup>st</sup> 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: Neighbors noted a Tree of Heaven is dropping branches on their property. Jody received a quote of \$2,300.00 to remove the tree and the remaining stump from the previous tree removed. This will be addressed shortly.
- B. 20 Campbell Street, Nelsonville: Two large trees are dropping limbs on this property as well. The same tree service that supplied the above quote submitted an estimate for \$3,350.00 for the pruning of the two trees. This will be dealt with the same time as the Kontner tree.
- C. 354 Chestnut Street, Nelsonville: Walkthroughs are being scheduled and we hope to bring this property up for disposition in September.
- D. 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; 19476 Maple Street, Trimble; 4070 Washington Road, Albany.

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

- 1. 4070 Washington Road (3 parcels, LB-2021-16): The sales agreement was signed on July 8<sup>th</sup>, 2025. There is already a good deal of exterior work in progress at the property.
- 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. Mr. Rente has until mid-October to submit payment for the taxes owed on the tax lien certificate the Land Bank purchased and incurred legal fees to successfully redeem the property.

6. Update on pending dispositions

1. 8001 SR-78, Hollister: Closing occurred on August 15<sup>th</sup>, 2025.
2. 184 Sheppard Street, Nelsonville: Aaron is in communication with the end-user to schedule a closing in early September.
3. 23 Morgan Street, Glouster: Aaron is in communication with the end-user to schedule a closing in early September.
4. 19616 Maple Street, Glouster: Closing occurred on August 1<sup>st</sup>, 2025.
5. 8670 Hollister Road, Hollister: The sales agreement was signed on July 24<sup>th</sup>, 2025.
6. 19537 S Center Street, Trimble: The end-user is currently reviewing the terms of the sales agreement and signing will occur shortly after.
7. 8160 State Street, Stewart: The end-user is currently reviewing the contract and closing will be scheduled shortly.

7. Update on 47 Main Street, Chauncey litigation

The structure was demolished before the June 30<sup>th</sup> deadline. Our legal counsel is in communication with Athens Preservation's legal counsel regarding dismissal of the lawsuit. The Village of Chauncey has noted that the construction project that will supply fill dirt for the site should occur shortly. Payment will not be remitted until site work is complete.

8. Community Development Block Grant opportunity in collaboration with HAPCAP for downtown revitalization

At the July board meeting, the 95% review of the project at 87 High Street submitted by BDT Architects was reviewed. The board voted to continue forward with the project. Jeff Jenkins of HAPCAP informed Aaron that the plans are being submitted for permitting and he hopes the project can go out for bid this week or next week.

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.

11. Clerk of Court fees  
We have been working with the County Prosecutor and the Clerk of Courts regarding unpaid court costs on cases where the Land Bank acquired the property. Most recently we had been waiting for the Clerk of Courts to analyze whether publication charges, that appear on the case dockets as court costs but were already paid either by the Treasurer or the Land Bank itself, had been reimbursed by the Clerk to the Treasurer's DTAC fund. That analysis was completed by the Clerk's deputy and in only one case, where a parcel sold at sale, had there been an actual reimbursement of publication charges. Thus, all the entries in case dockets pertaining to "Treasurer's DTAC" are "phantom" costs that do not really exist. This reduces the amount of actual court costs by over \$30,000.

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. That payment of approximately \$8000 was made to the clerk to cover those costs in July. Costs have been completely dismissed on cases that were "transferred" to the Common Pleas Court from the Board of Revision against the wishes of the plaintiff. Those cases were dismissed by the BOR in early July. We are now waiting for the Prosecutor to review the analysis prepared by the Clerk's deputy and move the whole initiative forward. The amount remaining in dispute seems to be about \$31,800.

The final settlement may have to be approved by the judges, who actually control court costs, if that settlement calls for waiving any portion of the court costs. If such a hearing occurs, 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. The board approved that representation but we have held off signing an engagement letter pending the outcome of the Prosecutor's analysis and where the whole initiative stands.

12. 15 W. Stimson project with PassionWorks and the Port Authority  
It is our understanding that PassionWorks has terminated its contract with the owner of the property and there is currently no plan for either transfer of the property or remediation of the site.

### 13. Self-Funded Demolitions

See demolition update above under State Demo Program. Asbestos surveys have been ordered and demolition will occur in tandem with one of the upcoming BD&SR group demos.

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

18692 Greens Run, Glouster

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

### 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. 354 Chestnut Street, Nelsonville: See update above.

2. Fall Land Bank Summit

The second annual Fall Land Bank Summit will take place on October 23<sup>rd</sup>, 2025 in Marietta, OH. Aaron, Jody, and Taylor Sappington will be attending. Mr. Wasserman will be in attendance and presenting at the summit.

We would like to request a \$500.00 sponsorship from the Athens County Land Bank for the summit.

3. Appointment of a new Board Chair

This meeting marks the final meeting under the administration of Ric Wasserman as Athens County Treasurer and, as such, Chair of the Athens County Land Reutilization Corp. The board will need to elect a new Chair.

4. Dispositions

No dispositions.

5. New Projects

<b>Taxes Owed</b>	<b>Last Pymt</b>	<b>Parcel ID</b>	<b>Owner Name</b>	<b>Property Address</b>
\$9,782.63		P020010001301 P020010001300 P020010001400	Spencer, Thomas	0 Marietta Avenue, Buchtel
\$9,147.42		M060030018800	Hazen, William Clark	19509 Congress Street, Trimble

- i. 0 Marietta Avenue, Buchtel: We have been in discussion with a contiguous property owner to make this a pay-in-advance project. They have confirmed that the property is not occupied. The potential end-user has agreed to a \$10,000.00 purchase price. We would like to make this a project and begin the pay-in-advance process.
- ii. 19509 Congress Street, Trimble: Mr. Wasserman has spoken to the property owner several times over the last 7 years. The Athens City-County Health Department recently contacted us regarding complaints about the property. The current assessments are substantial.

6. Scheduling of next meeting: September 17<sup>th</sup>, 2025

7. Adjournment