

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, August 20th, 2025 @ 11:00 AM

PURPOSE: Regular meeting to consider the following business:

Board Administration

1. The meeting was called to order at 11:00 AM by Ric Wasserman, Chair. Roll call by Ric Wasserman, Chair. Board members present were Ric Wasserman, Chris Chmiel, Nathan Simons, Steve Patterson, and Lenny Eliason.
2. Motion to approve agenda by Mr. Eliason, 2nd by Mr. Chmiel. All Yeas.
3. Motion to approve minutes from July 23rd, 2025 board meeting by Mr. Eliason, 2nd by Mr. Chmiel. All Yeas.
4. Financial Report from Treasurer LaVerne Humphrey

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

Ms. Humphrey reviews the balance summary, noting that the \$75,000 income was for the purchase of 4070 Washington Road, Albany and most expenses were to the Clerk of Courts, property maintenance, legal fees, and the purchase of the truck. Mr. Wasserman notes that Southern Ohio Chestnut Company has already begun work on the farmhouse on Washington Road. Motion by Mr. Chmiel to approve the financial report, 2nd by Mr. Eliason. 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. 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. Mr. Wasserman notes that only 3 cases have been filed by the Prosecutor for the Treasurer in 2025.

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 notes that some Land Banks are on the verge of bankruptcy because of the time it has taken to receive reimbursements.

Mr. Wasserman, Mr. Chmiel, and Aaron met with Kelly Love from the Ohio Department of Development on August 14th. 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. 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: 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 8th, 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. Mr. Wasserman notes he was contacted by the original applicant earlier in the day and he should be taking care of the state tax lien against him shortly.
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 15th, 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 1st, 2025.
5. 8670 Hollister Road, Hollister: The sales agreement was signed on July 24th, 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 30th 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.

Guest Drew Daniels of Chauncey Code Enforcement was present at the meeting. He noted that there will be village excavations next to the parcel and providing the fill dirt will be no issue. He continues that they haven't heard from Athens Preservation if the siding on the building contained asbestos and hasn't seen any workers out there helping with cleanup. Mr. Chmiel asks who has sent photos of the site to Athens Preservation. Mr. Wasserman responds that all communication has occurred between our legal counsel and theirs. Mr. Wasserman summarizes that the building has been demolished, we will not be paying them until the site is satisfactorily cleaned up, and issues regarding debris on site are likely a code issue and that code enforcement will need to contact Athens Preservation. Mr. Daniels notes that they may need to find their own fill dirt. Mr. Wasserman notes our legal bill for this case is currently running \$15,000-16,000.

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

Mr. Simons notes that the architect is waiting on a stamp of approval and the project can go out for bid.

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. Mr. Wasserman notes that the Land Bank would likely be best off to pay that amount, which is a quarter of the original amount that was being requested. We would be paying the amount we probably would have paid if the process went accordingly. Motion by Mr. Eliason that the Land Bank remit payment to the Clerk of Courts in the amount determined as the "remaining balance" contingent on the Prosecutor's acceptance of the offer, 2nd by Mr. Patterson. All Yeas.

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.

Mr. Wasserman notes that the Land Bank would likely be best off to pay the remaining amount of approximately \$30,000, which is a quarter of the original amount that was being requested. We would be paying the amount we probably would have paid if the process went accordingly. Motion by Mr. Eliason that the Land Bank remit payment to the Clerk of Courts in the amount determined as the "remaining balance" contingent on the Prosecutor's acceptance of the offer, 2nd by Mr. Patterson. All Yeas.

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

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 23rd, 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. Motion by Mr. Wasserman to provide a sponsorship to the Ohio Land Bank Association's Fall Land Bank Summit in the amount of \$500.00, 2nd by Mr. Patterson. All Yeas.

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.

Mr. Wasserman notes that Mr. Chmiel is currently the Vice Chair and moves to elect Mr. Chmiel as Chair of the Athens County Land Bank Board, 2nd by Mr. Eliason. All Yeas.

- 4. Dispositions
No dispositions.

- 5. New Projects

Taxes Owed	Last Pymt	Parcel ID	Owner Name	Property Address
\$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.

Motion by Mr. Wasserman to accept the above properties as projects, 2nd by Mr. Simons. All Yeas.

- 6. Scheduling of next meeting: September 17th, 2025
Mr. Patterson notes that he appreciates having some of the board meetings at the County Administration building. Mr. Wasserman notes that perhaps moving forward, every other meeting could be in the County Administration Building so some meetings could still be held in areas of the community where the Land Bank is active.
- 7. Adjournment: Motion by Mr. Eliason to adjourn, 2nd by Mr. Chmiel. All Yeas. Adjournment at 11:28 PM.

Minutes submitted for approval by Aaron Dye, Secretary


Secretary

9/17/2025

Date

Approved, as amended (if any) on 9/17/2025