

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

LOCATION: Community Cares Resource Center (live) and on Google Meet
(<https://meet.google.com/bbz-ywph-ygf>)

DAY/TIME: Wednesday, August 21st, 2024 @ 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 17th, 2024 board meeting
4. Financial Report - Treasurer LaVerne Humphrey

Summary	
Starting Balance	158,795.96
Actual Cash In	0.00
Actual Cash Out	8,324.68
Ending Balance	150,471.28

Business:

Old Business – 35 minutes

1. Update on acquisition process/pipeline from Mr. Wasserman
 - i) Assistant Prosecutor TL Warren is currently working on several foreclosures for the Land Bank. We received 3 deeds this month. Several other properties will be scheduled for Sheriff sale in the next couple of months. 5 new title searches were recently provided to the Prosecutor to facilitate the filing of new cases.

- ii) 9 Johnson Road, The Plains (LB-2024-09): This property was conveyed to the Land Bank on July 22nd, 2024. Habitat for Humanity may be interested in building there.
- iii) 191771 Lake Drive, Trimble (LB-2019-14): The petition to acquire this property was filed on June 27th, 2024.
- iv) 8800 SR-685, Glouster (LB-2022-06): The petition to acquire this property was filed on August 6th, 2024.

2. State Demo project

The final report for the last round of the Building Demolition & Site Revitalization program was submitted by Aaron at the end of May. The Ohio Department of Development sent us a cure list for the final reimbursement request, and we have supplied them the requested documentation. The final reimbursement request amount is \$161,196.81.

The 2024-25 BD&SR application was submitted on Friday, March 29th. Other Land Banks across the state have begun receiving cure lists for the applications from ODOD, so we expect to receive one soon. Since we did not surpass the \$500,000 per county set-aside, we do not foresee any issues regarding funds. To ensure we can begin demolitions quickly after the grant agreement is received, we have ordered asbestos surveys for the first two demolition groups.

Demolitions have been grouped as follows:

Group N1: 30 Connet Road, The Plains; 21 E. 1st Street, The Plains; 26 N. Clinton Street, The Plains; 5 Oak Street, The Plains

Group N2: 319 Oak Street, Nelsonville; 20 Campbell Street, Nelsonville; 902 Chestnut Street, Nelsonville

Group N3: 4382 N. Gun Club Road, Athens; 8356 Marsh Street, New Marshfield; 4910 Vore Ridge Road, Athens; 11535 Carbondale Road, 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, Gloucester; 29 Hill Street, Gloucester; 34 Spring Street, Gloucester;
23 Morgan Street, Gloucester; 50 Front Street, Gloucester
Group P4: 10190/10194 Chase Road, Albany; 2388 Trout Road, Albany

3. State Brownfield Grant Application

In collaboration with the Athens County Port Authority, we made application for two brownfield remediation projects in conjunction with the Athens County Port Authority.

Cornerstone Harvest Church in Hollister is an old school that has been used as a church for several years. The congregation has built a new building and would like the old school torn down. Application has been made for a Level I and II assessment. 4070 Washington Road, Albany was also submitted as part of the application after we were informed the Abandoned Gas Station Program had run out of funding.

It is our understanding that the Port Authority has received a cure list for their application from ODOD. Once the grant agreement has been received, Tetra Tech will begin moving forward with the demolition of the service station on Washington Road as well as other remediation work.

The Port Authority notified us that there was an excess of available funds, and it has been decided that the funds will be utilized to expand infrastructure at the Washington Road property. Jody met with Richard Shultz on May 1st, 2024 to begin looking into the potential of running a new water tap, installing a fire hydrant, and routing a new sewer line to the property.

The owners of Cornerstone Harvest Church met with Tetra Tech and potential demolition bidders for a walkthrough of the structure.

5. Update on previously approved projects

- A. Rehabs: Land Bank Rehabs underway or nearly completed in the county: 24 Cherry Street (new owner), Gloucester; 141 Monroe Street, Nelsonville; 354 Chestnut Street, Nelsonville; 14 Barbour Street, Gloucester.
- B. 4667 Sand Ridge Road, Guysville (LB-2020-07): End-user Jeremy Dixon has supplied Aaron with photos to review at the meeting.

6. Rural Acquisition (Pay-in-advance) Program Projects

- 1) 4070 Washington Road (3 parcels, LB-2021-16): We have acquired this property. See above for update on environmental remediation at this property. See update regarding 4070 Washington Road above in the Brownfield section.

- 2) Haga Ridge Road, Rome Township (2 parcels, LB-2024-01): The foreclosure case has been filed. Motion for Summary Judgement will be filed on this case in July. This property will be scheduled for public sale shortly.
 - 3) 6807 N. Coolville Ridge Road, Athens (1 parcel, LB-2024-08): The pay-in-advance contract was signed by Rebecca Wood on May 30th, 2024. The Treasurer sold the Land Bank a tax lien certificate last month and that case should be filed soon.
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7. Update on pending dispositions
 1. No updates.
 8. Update on 47 Main Street, Chauncey
Mediation between the Land Bank, Athens Preservation, and the Village of Chauncey occurred August 13th, 2024. Specifics to be discussed in Executive Session later in the meeting.
 9. Update from Jeff Jenkins on the Community Development Block Grant opportunity in collaboration with HAPCAP for downtown revitalization
Aaron, Ric Wasserman, and Chris Chmiel met with Jeff Jenkins of HAPCAP and BDT Architects on Monday, July 15th to discuss preliminary work on 87 High Street, Glouster. The Land Bank board decided against fronting the design costs. Once the environmental report is complete, HAPCAP will move forward with a request for proposals.
 10. 11 Maple Street, Glouster Renovation
The house has been on the market since May 20th, 2024. The Athens Real Estate Company was engaged to list the property in early August. The listing is now active, and all our marketing of the property now directs potential purchasers to them.
 11. Structural Assessment of Downtown Glouster Buildings
Previous updates have been given regarding the structural reports for 73, 83/85, and 87 High Street, Glouster from Barber & Hoffman. We have been informed that the structural report for 110 High Street, Glouster has been finished and we should receive it shortly.

12. Partnership with SAOP for Welcome Home Ohio (WHO) grant application

The Ohio Department of Development notified the Land Bank that our application was approved in full. The Athens County Land Bank is one of 17 counties in Ohio that will be utilizing WHO funding to build affordable housing across the state. In partnership with the Survivor Advocacy Outreach Program (SAOP), 13 new residences will be built. Four of these structures will be on Land Bank-owned lots (32 Front Street, Glouster; 823 Walnut Street, Nelsonville; 923/931 E. High Street, Nelsonville; 20 Campbell Street, Nelsonville).

The grant agreement has been executed. Greater clarity on the intentions and capacity of the SAOP organization is being sought. An alternative plan for several of the parcels will be discussed under New Business.

New Business – 15 minutes

1. Future Dispositions – Several potential dispositions are in progress, and we hope to bring them to the board soon. They include:
 - a. 55 Madison Street, Glouster: The house at this address was also demolished during our Group M1 demolitions. A couple of Glouster residents have reached out with interest in acquiring the property.
2. WHO application with Habitat for Humanity of Southeast Ohio:

Habitat has discussed with Aaron and Ric their desire to build houses on Land Bank parcels under the WHO program with the Land Bank as the applicant and Habitat as the builder. Habitat would also bring a pre-approved buyer to the collaboration. Habitat can assist the buyer with financing through FHA.
3. Employee loan contract with Rural Action for Aaron's employment
After extensive conversation between Ric and Rural Action's Executive Director, Rural Action is offering a 3-year contract for Aaron's employment as Manager of the Land Bank. This contract would bring the administrative cost fee back down to 10% as it was in the first year. Lengthening the contract would provide stability for both Aaron and the Land Bank. Request board approval for Ric to sign the contract.
4. Lease renewal for Aaron's office
The annual lease for Aaron's office space in the K. Robert Toy building is being renewed with no increase in cost. Request board approval.

5. New Projects:

Taxes Owed	Last Pymt	Parcel ID	Owner Name	Property Address
\$5,793.26	2021	M040050006300 M040050006400	Chiplinski, Eric L	55 Summit Street, Glouster

6. Scheduling of next meeting: September 18th, 2024.

7. Adjournment