

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 September 15th, 2021 @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
2. Approval of agenda
3. Approval of minutes of July 21st, 2021 meeting
4. Financial Report –

Summary	
Starting Balance	420,927.72
Actual Income	116,806.09
Actual Expenses	8,830.45
Ending Balance	528,903.36

Business: 35 minutes

Old Business – 15 minutes

1. 47 Main, Chauncey – We received a copy of a letter from the Mayor of Chauncey to Mr. Funk outlining reasons why their current plan does in not, in the village’s view, sufficient. Our hope is that they will be able to work things out.
2. Update on acquisition process/pipeline –Ric
 - i) 1 property was acquired in August, 16357 S. Canaan Road, a Rural Acquisition project. It will come up for disposition at the October meeting.
 - ii) Kirk Shaw at the prosecutor’s office has filed several new cases from title searches contracted through Nolan and Meek. Additionally, a final hearing for 518 W. High St. (LB-2018-52) was held on August 26th and a foreclosure was decreed. A final hearing for the Sargent Road Rural Acquisition project (LB-2021-02) has been scheduled at the BOR for October 13th.

- iii) Title searches from Nolan and Meek have been received to allow for the filing of more cases from our pipeline. Currently about 23 cases are waiting to be filed.
- 3. Self-Funded Demos – “Group I” demos have been bid and a contractor chosen. Hope to have them down by mid-September.
- 4. Update on previously approved projects, Ric
 - A. Gloucester Citgo (10 High St., Gloucester) – Work is to begin on environmental remediation shortly.
 - B. 83 Columbus Road (LB2021-18) – abandoned gas station- previous asbestos work that the city was able to find will help fast-track this project. Updates have been contracted for by our consultant. Hoping to have a grant application in-hand soon.
 - C. 27 Main Street, Gloucester (LB2018-72), neighbors report that we may have a squatter. Local police were notified. Plans are being made to secure the first floor of the house
 - D. 15990 Millfield Road (LB2019-47), squatter has moved out but neighbors report that people have been looting/scraping from the house. Plans are being made to secure the structure.
 - E. Rehabs: Land Bank Rehabs underway or nearly completed in the county: 29 Main, Gloucester; 24 Cherry, Gloucester, & 141 Monroe, Nelsonville; and 30 Front, Gloucester (Integrated Svc); 8 S. 8th St, Jacksonville (Habitat). Projects slated but not yet underway: 57 Summit, Gloucester (Habitat) and 141 Monroe, Nelsonville. The project at 614 W. High, Nelsonville is just about complete. Aaron went there to document, and a FB post is being released this week. The project at 495 Patton is nearly complete as well.
 - F. 9 Clinton St., The Plains (2018-35), Attorney for the estate Garry Hunter has a sales agreement in place with a private citizen. If he can get the title to the property cleaned up the sale could close in August. The tax foreclosure would be dismissed upon payment of the more than \$16,000 in taxes owed. No change on this situation this month.
 - G. Washington Rd, Albany parcels (LB2021-16) – We have discovered there is a family living in a mobile home on one of the subject parcels. They have been living there for several years, never knowing who owned the land. They purchased the mobile home from a grandparent who had moved it to the parcel. The parcel with the MH is the smallest parcel in the project and the MH does not cross parcel boundaries.
 - H. Rural Acquisition Program Projects (Pay-in-advance) – Two new foreclosures will be filed on two recently accepted projects. See below.
 - 1) The case filed late last year (2020-14); Letha Matheny (20BR0016) had a final hearing on 7/15/21 (as stated above). We have received a deed to 16357 S. Canaan Rd, Guysville.
 - 2) Sargent Road, Lodi Township (2021-02) - Nathan and Kayleigh Stotts. Case was filed by Mollica, Gall, Sloan and Sillery (David Mott). It appears that a relative of the owner intends to redeem the property and go through probate to acquire. If that happens the case would be dismissed, and the up-front money refunded. UPDATE: The individual who indicated their

intention to redeem did not do so by June 30th and attempts at further contact have been unsuccessful. Foreclosure case is ongoing, and a final hearing notice has been filed with the court. Their option to redeem lasts until a foreclosure is decreed and the 28-day ROR period expires.

5. Update on pending dispositions

- A. 31 Front Street, Gloucester to Integrated Services to become a community park/garden. They are building a 2-family house across the street. Integrated Services did go ahead and approve the acquisition and while getting a new deed prepared, we discovered that the parcel must be surveyed before transfer can take place. Currently looking for a surveyor to take the job.
- B. The following transactions approved by the board have closed: 130 Jefferson Street, Nelsonville sold to North Fairlawn Property Group; 14 Main Street, Trimble sold to Karen McCoy; 41 S. Sixth (North Parcel) sold to Ray Steyer; 41 S. Sixth (South Parcel) sold to Mr. & Mrs Simons; 1790 SR 56 sold to Mr. & Mrs. Andrew Dick. Transactions waiting to close include: 111 Monroe Street, Chauncey; 5298 Stephenson Street, Buchtel.
- C. Free United Pentecostal Church, Buchtel (5298 Stephenson Street, Buchtel). A former church that has stood on that spot for 118 years. Final disposition was granted to Mr. & Mrs. John Hurd in May. The survey is now done, and this transaction can proceed to closing
- D. 189 Ashton St, Nelsonville – After being approved by the board for disposition to Teige Fisk, daughter of the neighbor, she has no decided they don't want it. She leveled some accusations that the demo contractor buried trash in the basement but after checking with the contractor we believe these accusations are unfounded.
- E. The end-user who took possession of 611 Patton Street, agreeing to rehab the property (Uriah Creamer) has listed it on Facebook for sale. In an email to the Land Bank, he indicated that he is no longer willing/able to do the rehab he agreed to and wants to sell it. This creates several problems.

- 6. Mowing in Gloucester – All Gloucester properties were mowed in early July by our in-house crew. We are moving to hire one of the in-house crew to be a Property Manager (discussion in new business).

New Business –20 minutes

- 1. New Truck – The Land Bank was gifted a small truck from county surplus. It is a Ford Ranger. We have re-titled and registered it. It is apparently a stick-shift so I will be teaching Land Bank staff how to drive it!
- 2. Accepting “Proposal for Services” from Frank Lavelle to conduct Land Bank foreclosures.
- 3. Proposal to pay taxes off on 1790 SR 56.
- 4. “Agreement to purchase Tax Lien Certificates” from the County Treasurer.
- 5. Purchase of Tax Lien Certificates on Rural Acquisition projects LB-2021-16 and 2021-10.

6. "Agreement for Services" with Athens County Treasurer's office.
7. Proposal to foreclose on the four tax-delinquent buildings in Downtown Glouster through outside counsel via Tax Lien Certificates.
8. Discussion on hiring Aaron Dye as Land Bank Manager when his Americorps volunteer period ends in November.
9. Survivor Advocacy Outreach Grant – Commissioner Chmiel
10. Future Dispositions – Several dispositions are in progress, and I hope to bring them to the board soon. They include:
 - a. 19616 Maple St., Trimble – Existing house to be demolished before considering disposition.
 - b. 201 Edwards Street, Nelsonville – Extremely dilapidated house. A new end-user has emerged, another neighbor. On the agenda today.
 - c. 14 Main Street, Trimble – Disposed to Karen McCoy, closing soon.
 - d. 111 Monroe, Chauncey. Burned-out house we demo'd. Disposed to Corinne Shaffer, closing soon.
 - e. 98 Franklin Street, Nelsonville. Dilapidated house in a neighborhood. Rough but rehab-able. A walk-through is being scheduled. Several end-users have now come forward. We will be soliciting rehab plans.
 - f. 16871 River Road, Cannan Twp. One end-user left standing. A renovation plan has been submitted. Deadline for proposals is Oct 13th.
 - g. 130 Jefferson, Nelsonville – Disposed of to North Fairlawn Property Group, closing occurred last week.
 - h. 13 Republic Street, Glouster – Empty village lot. 3 end-users, two of whom want to build a garage there. Still waiting for proposals.
 - i. 41 S. Sixth St, Jacksonville – Dilapidated house on two lots that needs demo. One lot to Lawrence Steyer, another to Mr. & Mrs. Simons, both closed in early September.
 - j. 36 S. Second Street, The Plains – 2 empty lots. Several potential end-users.
 - k. 27 Main Street, Glouster – Large, 2-story house. Our consultant has examined it and believes it is not economically feasible to rehab. One end-user currently on-file.
 - l. 10 S. Sixth St. Jacksonville – Large abandoned, hollowed-out house. We have an end-user willing to demo. On today's agenda.
 - m. 10 S. Seventh St. Jacksonville – 2 parcels with a small structure on the back one. Comm. Chmiel is working with end user to develop a credible plan.
 - n. 8841 Penn Street, Hollister – 1 end user, one end-user with a rehab plan. On today's agenda.
11. Brownfield projects: Much work is going on to identify and lay groundwork for environmental remediation projects now that funds have been earmarked in the current state budget for such programs. Meetings have been held with the CDC and County Planner to help identify projects. Also working off the "abandoned gas station list". One exciting potential project involves the old Trimble School. On today's agenda under "New Projects".
12. Disposition Action:

- A) 17922 Akron Avenue, Buchtel – Abandoned suburban-style house. 1 neighbor, the church, wishes to demo the structure and use the ground as additional green-space. The other neighbor wishes to rehab the house for an adult child to inhabit. Comm. Chmiel contacted a contractor to evaluate the house and estimate rehab costs. That report indicated that about \$50,000 will be required to rehab the house properly. The end user who wants to rehab contends he can do it for less. The other end user simply wants to tear it down.
- B) 8841 Penn Street, Hollister (Glouster) – Dilapidated house. 1 end-user, Sam Hardy, who brought the house to our attention would like to acquire it, remediate the blight and turn it into a workshop/storage building.
- C) 201 Edwards Street, Nelsonville – Severely dilapidated ranch-style house. Two potential end users, both neighbors. One is willing to demo it at their own expense.
- D) 10 S. Sixth Street, Jacksonville - severely dilapidated large 2-story house. 2 end-users, one is willing to demo at their expense.

13. Annual Report – The annual report is done and being mailed out this week. Copies will also be made available at locations around the community. Please let Ric know if you have a location you think we should put them in.

14. New Projects:

Taxes Owed	Last Pymt	Parcel ID	Owner Name	Property Address
0	Current	M060010000100	Bradley Yuska	19415 SR 13
0	Current	H010010058100	Karen Bobo	5405 Washington Road

A. Scheduling of next meeting: October 20th, 2021.

B. Adjournment