

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

LOCATION: Live Meeting held at Athens County Records Center (27 S. High Street, Glouster, OH) with guests joining virtually on Google Hangouts (meet.google.com/bbz-ywph-ygf)

DAY/TIME: Wednesday, September 15th, 2021 at 11:04 am

PURPOSE: Regular meeting to consider the following business:

Board Administration

1. The meeting was called to order by Chairman Ric Wasserman. Roll call by Secretary Aaron Dye. Board members present were: Commissioner Chris Chmiel, Mayor Steve Patterson, and Board Chairman Ric Wasserman.
2. Approval of agenda with Item 8 under New Business regarding the hire of a new Property Manager being stricken from the agenda. Motion by Mr. Chmiel to approve the agenda with this subtraction, 2nd by Mr. Patterson. All Yeas.
3. Approval of minutes from July 21st, 2021 Board Meeting. Motion by Mr. Chmiel, 2nd by Mr. Patterson. All Yeas.
4. Financial Report. Summary of August ending balance from Treasurer La Verne Humphrey.

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

Approval of Financial Report moved by Mr. Chmiel, 2nd by Mr. Patterson. All Yeas.

## **Business**

### Old Business

1. 47 Main Street, Chauncey: We received a copy of a letter from the Mayor of Chauncey to Mr. Funk outlining reasons why their current plan is not, in the Village's view, sufficient. Our hope is that they will be able to work things out. Since the agenda was written, there has been another communication from Mr. Funk to the Village and the Village seems to be complying with his proposal.
  
2. Update on acquisition process/pipeline from Mr. Wasserman
  - a. One property was acquired in August: 16537 S. Canaan Road, a Rural Acquisition project. It will come up for disposition at the October board meeting.
  - b. 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 Street (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.
  - c. 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 out and a contractor chosen. We hope to have them down by mid-September. An update on the demos from Mr. Sean Brooks of HAPCAP: The demolition equipment is hoped to be at one of the Group I properties by Friday of this week (September 17th). 32 Locust Street was added to the Group I demos with a given cleanup estimate of \$5,000. Group J proposal requests will go out next week and, since they have already been inspected for asbestos, it is hoped that they will be done by the end of October.
  
4. Update on previously approved projects from Mr. Wasserman
  - a. Glouster Citgo (10 High Street, Glouster): Work is to begin on environmental remediation shortly.
  - b. 83 Columbus Road (LB-2021-18): Abandoned gas station in Athens. Previous asbestos work that the city was able to find will help fast-track this project. Updates have been contracted by our consultant. We're hoping to have a grant application in hand soon. Awaiting to hear back from Ohio EPA.

- c. 27 Main Street, Gloucester (LB-2018-72): Neighbors reported that there may be a squatter. Local police were notified. Plans are being made to secure the first floor of the house.
- d. 15990 Millfield Road, Millfield (LB-2019-47): Squatter has moved out, but neighbors report that people have been looting the house. The structure has been secured by the Waste Diversion team.
- e. Rehabs: Land Bank rehabs underway or nearly completed in the county: 29 Main, Gloucester; 24 Cherry Street, Gloucester; 141 Monroe Street, Nelsonville; 30 Front Street, Gloucester (Integrated Services); 8 S. 8th Street, Jacksonville (Habitat for Humanity). Projects slated but not yet underway: 57 Summit Street, Gloucester (Habitat for Humanity), and 141 Monroe Street, Nelsonville. The project at 614 W. High Street, Nelsonville is nearly complete. Aaron went there to document progress and a Facebook post was released earlier this month. The project at 495 Patton Street, Nelsonville is nearly complete as well.
- f. 9 Clinton Street, The Plains (LB-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 in the situation this month.
- g. Washington Road, Albany parcels (LB-2021-16): 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 mobile home is the smallest parcel in the project and the mobile home does not cross parcel boundaries. We will move forward with the three unoccupied parcels.
- h. Rural Acquisition Program Projects (Pay-in-advance): Two new foreclosures will be filed on two recently accepted projects. See below.
  - i. The case filed late last year (LB-2020-14), Letha Matheny (20BR0016), had a final hearing on July 15th, 2021. We have received a deed to 16537 S. Canaan Road, Guysville.
  - ii. Sargent Road, Lodi Township (LB-2021-02): Nathan and Kayleigh Stotts. A 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 it. If that happens, the case will be dismissed and the up-front money refunded. Update: The individual who indicated their intention to redeem did not do so by the June 30th deadline and attempts at further contact have been unsuccessful. The 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, Glouster 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 the transfer can take place. We are 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 Street, Jacksonville (North Parcel) sold to Ray Steyer; 41 S. Sixth Street, Jacksonville (South Parcel) sold to Mr. and Mrs. Gary Simons; 1790 SR-56, New Marshfield sold to Mr. and 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): A former church that has stood on that spot for 118 years. Final disposition was granted to Mr. and Mrs. John Hurd in May. The survey is now finished and this transaction can proceed to closing.
  - d. 189 Ashton Avenue, Nelsonville: After being approved by the board for disposition to Teige Fisk, daughter of the neighbor, she has decided that they no longer want it. She leveled some accusations that the demo contractor buried trash in the basement, but after checking with the contractor, we believe that these accusations are unfounded.
  - e. The end-user who took possession of 611 Patton Street, Nelsonville (Uriah Creamer) has listed the property for sale on Facebook. 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 a number of problems. Deed restrictions have been put in place.
6. Mowing in Glouster: All Glouster properties were mowed in early July by our in-house crew. More mowing was completed last week. We are moving to hire one of the in-house crew to be a Property Manager. We have purchased a lawnmower so mowing can be more efficiently executed.

## New Business

1. New Truck: The Land Bank was gifted a small truck from county surplus. It is a 2007 Ford Ranger and it has been re-titled and re-registered. It is a stick-shift so Ric will be teaching Land Bank staff how to drive it!

2. Accepting "Proposal for Services" from Frank Lavelle to conduct Land Bank foreclosures. Motion to approve by Mr. Wasserman, 2nd by Mr. Chmiel. All Yeas.
3. Proposal to pay taxes off on 1790 SR-56, New Marshfield. Delinquent taxes are in the amount of \$6,500. Moved by Mr. Wasserman, 2nd by Mr. Chmiel. All Yeas.
4. "Agreement to Purchase Tax Lien Certificates" from the County Treasurer. Moved by Mr. Wasserman, 2nd by Mr. Chmiel.
5. Purchase of Tax Lien Certificates on Rural Acquisition projects LB-2021-16 and LB-2021-10. One is on Ball Drive--an already accepted project--and the other is for the three parcels on Washington Road in Albany, where gas station cleanup can begin with Ohio EPA afterward. Moved by Mr. Wasserman, 2nd by Mr. Chmiel. All Yeas.
6. "Agreement for Services" with Athens County Treasurer's office. Moved by Mr. Chmiel, 2nd by Mr. Patterson. All Yeas.
7. Proposal to foreclose on the four tax-delinquent buildings in Downtown Glouster through outside counsel via Tax Lien Certificates. Moved by Mr. Wasserman, 2nd by Mr. Chmiel. All Yeas.
8. Discussion on hiring Aaron Dye as Land Bank Manager when his AmeriCorps service period ends in November. A proposal will be written and brought up for discussion at October Board Meeting.
9. Survivor Advocacy Outreach Grant information from Mr. Chmiel
  - a. Survivor Advocacy Outreach Program - based in Nelsonville - along with Commissioner Chmiel and an employee at HAPCAP have been in discussion about a large CDBG Cares Grant. It would involve them trying to purchase 5-10 properties in Glouster and 5-10 in Nelsonville from the Land Bank. They would build new houses and provide housing for individuals who have experienced trauma. The organization works as a type of three-legged support system where they have a job, housing, and supportive services. There are businesses in Glouster and Nelsonville where they will be employing people.
10. Future Dispositions: Several dispositions are in progress and we hope to bring them to the board soon. They include:
  - a. 19616 Maple Street, Trimble: An existing house to be demolished before considering disposition.
  - b. 201 Edwards Street, Nelsonville: An extremely dilapidated house. On today's agenda.
  - c. 14 Main Street, Trimble: Disposed to Karen McCoy -- now closed.
  - d. 111 Monroe Street, Chauncey: A burned-out house that the Land Bank demolished. It was disposed to Corinne Shaffer and is closing soon.
  - e. 98 Franklin Street, Nelsonville: A dilapidated house that is rough but rehab-able. A walk-through is being scheduled. Several end-users have come forward and we will be soliciting rehab plans.

- f. 16871 River Road, Canaan Township: There are several interested end-users. One project proposal has been submitted. The deadline for proposals is October 13th. It will be on next month's agenda.
  - g. 130 Jefferson Street, Nelsonville: Disposed to North Fairlawn Property Group. Closing occurred last week.
  - h. 13 Republic Avenue, Glouster: An empty village lot. There are currently 3 interested end-users, two of whom want to build a garage there. We are still waiting for proposals.
  - i. 41 S. Sixth Street, Jacksonville: A dilapidated house that needs to be demolished sitting on two lots. One lot went to Lawrence Steyer, the other to Mr. and Mrs. Gary Simons. Closed in early September.
  - j. 36 W. Second Street, The Plains: Two empty lots. There are several potential end-users. It will be on next month's agenda.
  - k. 27 Main Street, Glouster: A large 2-story house. Our consultant has examined it and believes it is not economically feasible to rehab. One end-user is currently on file.
  - l. 10 S. Sixth Street, Jacksonville: A large, abandoned, hollowed-out house. We have an end-user who is willing to demolish it. It is on today's agenda.
  - m. 10 S. Seventh Street, Jacksonville: Two parcels with a small structure on the back one. Commissioner Chmiel is working with the end-user to develop a credible plan.
  - n. 8841 Penn Street, Hollister: One end-user has submitted a rehab plan. It is on today's agenda.
11. Brownfield Projects: A lot of work is going on to identify and lay the 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. We are also working off of the "abandoned gas stations list". One exciting potential project involves the old Trimble School, which is on today's agenda under New Projects.

12. Disposition Action:

- a. 17922 N. Akron Avenue, Buchtel: An abandoned, suburban-style house. One neighbor - Buchtel UMC - wishes to demo the structure and use the ground as additional green space. The other neighbor - Mr. Gary Wisor - wishes to rehab the house for one of his adult children to inhabit. Commissioner Chmiel contacted a contractor to evaluate the house and estimate rehab costs. That report indicated that it would take approximately \$50,000 to properly rehab the house. The end-user who wants to perform the rehab contends that he can do it for less money. Buchtel UMC still wants to demolish the structure and has no interest in renovating it. Mr. Patterson suggests that if an end-user wants to rehab a Land Bank property, it should be done to the professional contractor's estimate. Mr. Chmiel suggests that the Land Bank could potentially take on the property as an in-house renovation project through certain grants. Mr. Wasserman proposes

that we go back to the end-user with the resolution that the renovation must be done to Mr. Yahini's estimate and see how he responds. It will be brought back up at October's board meeting.

- b. 8841 Penn Street, Hollister (Glouster): A small, dilapidated house with one interested end-user, Sam Hardy, who brought the house to our attention. He would like to acquire it, remediate the blight, and turn it into a workshop/storage building. He has renovated several other structures on Penn Street and lives adjacent to the 8841 Penn Street property. Motion to accept his proposal by Mr. Wasserman, 2nd by Mr. Patterson. All Yeas.
- c. 201 Edwards Street, Nelsonville: A severely dilapidated ranch-style house. There were three interested end-users, all neighbors. One dropped out and the other has not responded to contact attempts. The remaining neighbor, Ms. Victoria Thomas, is willing to demolish the structure at her own expense and wishes to utilize the parcel as green space. Motion to accept Ms. Thomas' proposal by Mr. Patterson, 2nd by Mr. Chmiel.
- d. 10 S. Sixth Street, Jacksonville: A severely dilapidated, large 2-story house. One end-user, Mr. James Andrews, is willing to demolish the house at their own expense. Mr. Andrews lives across the street and has tried to acquire the property for many years. Motion to accept Mr. Andrews' proposal by Mr. Chmiel, 2nd by Mr. Patterson. All Yeas.

13. Annual Report: The 2020 Annual Report is done and will be mailed out shortly. Copies will also be made available at locations around the community. Please let Ric know if you have a location that you think we should place some of the reports.

14. New Projects:

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

- a. 19415 SR-13 , Trimble: An abandoned and fire-damaged schoolhouse. Brownfield money could be used to demolish the structure. We do not need to acquire the property - the current owner can maintain ownership - for us to complete this project.
- b. 5405 Washington Road, Albany: The site of an old store and an old gas station. Similar to the above, the current owners can maintain ownership of the property while the environmental issues are remediated. They have been unable to sell the property due to its environmental issues.

Motion to accept these as projects by Mr. Wasserman, 2nd by Mr. Chmiel.  
Discussion: Mr. Patterson asks if the potential Washington Road project has already been part of the BUSTR program. Mr. Wasserman believes that the only work that has been done is that the tanks were removed. Mr. Patterson asks if the plan for the Trimble schoolhouse is to completely demolish it and Mr. Wasserman says yes and that it is full of asbestos. All Yeas.

15. Scheduling of the Next Meeting:

- a. Mr. Wasserman notes that October 20th, 2021 will be the next Land Bank board meeting and that the location will be the Athens County Records Center in Glouster.
- b. Mr. Patterson brings up that, in the County's journey to racial equity, the County has come across a platted PUD that had a race-restrictive comment associated with it. The state has passed a new law that allows for the streamlining of having any attachments in a deed - in other words, a reference back to the original land plat that has that racist language in it - to be removed from the deed. He would like to bring up more details on this at the next meeting. As we move forward and receive new property deeds, he believes we should have our legal counsel examine these and identify if any race-restrictive comments are present and, if there are any, go through the easy removal process. He notes that the removal must occur during the sale.
- c. Mr. Brooks makes a suggestion regarding private owner demolitions. In the case of the 10 S. Sixth, Jacksonville disposition (where Mr. Andrews will be paying to have a private demolition performed), HAPCAP has already conducted an asbestos survey on the structure and it has been deemed to be free of asbestos. He would like to know if the Land Bank would like to continue having HAPCAP perform asbestos inspections before disposition to prevent knowingly or Runknowingly passing off any liability to a new owner, and what would happen if the new owner potentially does not follow proper procedure. He encourages the Land Bank to have some written policy that lines out what we expect when a private individual will be the demolition entity. He suggests that this would ensure the private individual is performing their due diligence and it would keep the Land Bank from assuming any liability that we may be passing on when disposing a property to a private citizen. Mr. Wasserman asks what would happen if the Land Bank performed an asbestos survey and it comes back showing asbestos before we transfer it to an individual for private demolition. Mr. Brooks says he could hire a service like the one HAPCAP uses to come in pre-demo to remove the item that has been deemed to contain asbestos and then the property would be cleared for demolition. Mr. Chmiel agrees. Mr. Wasserman says he will draft a framework policy.
- d. Motion for adjournment at 12:07 pm by Mr. Patterson, 2nd by Mr. Chmiel. All Yeas.

Minutes submitted for approval by Aaron Dye, Secretary



9/15/2021

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Secretary

Date

Approved, as amended (if any) on 10/20/2021