

**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  
(<http://meet.google.com/fsb-zcxe-znj>)

DAY/TIME: Wednesday, September 17<sup>th</sup>, 2025 @ 11:00 AM

PURPOSE: Regular meeting to consider the following business:

Board Administration – 5 Minutes

1. Call to order by Chris Chmiel, Chair. Roll call by Aaron Dye, Secretary.
2. Approval of agenda
3. Approval of minutes from August 20<sup>th</sup>, 2025 board meeting
4. Financial Report from Treasurer LaVerne Humphrey

<b>Summary</b>	
Starting Balance	407,512.16
Actual Cash In	3,625.00
Actual Cash Out	20,554.32
Ending Balance	390,582.84

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) 21 Braun Street, Glouster has been conveyed to the Land Bank. This is our second property claimed from the Forfeited Land List. We expect more properties to be sent to the Forfeited Land List shortly after the sales that occurred in June and July, mentioned above.

## 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. One additional item was requested from ODOD and Aaron has provided it to them. We are hoping to receive the reimbursement shortly.

The next group demolitions will be Groups N3, O1, and O2. The bid specs are complete and will be published in the Athens Messenger and dispersed to our email list of contractors shortly.

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. Jody is ordering the tree remediation, and it should be completed 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: On today's agenda.
- 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. Haga Ridge Road, Rome Township (2 parcels, LB-2024-01): On today's agenda.
- 2. 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.
- 3. 0 Marietta Avenue, Buchtel (3 parcels, LB-2025-06): Draft contract is being prepared for end-user's review.

### 6. Update on pending dispositions

- 1. 184 Sheppard Street, Nelsonville: Aaron is in communication with the end-user to schedule a closing before the end of the month.
- 2. 23 Morgan Street, Glouster: Aaron is in communication with the end-user to schedule a closing before the end of the month.

3. 19537 S Center Street, Trimble: The end-user has stopped contact after Mr. Wasserman informed him that the deedhold procedure would not be waived.
4. 8160 State Street, Stewart: We are awaiting the deed from our legal counsel and closing will be scheduled upon receipt.
  
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. Payment will not be remitted until the site is satisfactorily cleaned up.
  
8. Community Development Block Grant opportunity in collaboration with HAPCAP for downtown revitalization  
Jody attended the walkthrough with BDT Architects and contractors interested in submitting bids for the project on September 9<sup>th</sup>, 2025.
  
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  
Matt Wagner at Tetra Tech informed us that we were awarded the grant for the cleanup of this property and we hope to receive a contract shortly.
  
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.

At the August meeting, the board voted to move forward with remitting payment to the Clerk of Courts in the amount determined to be the "remaining balance" contingent on the Prosecutor's acceptance. We are awaiting notice from the Prosecutor's office and will move forward with payment at that time.

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

21 Braun Street, Glouster

We hope to soon acquire: 64 E. Palmer Street, Jacksonville

#### 14. 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.

#### New Business – 30 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: On today's agenda.
  - b. 354 Chestnut Street, Nelsonville: On today's agenda.
  
2. New steward for the Land Bank credit card  
The board must vote on a new steward for the Land Bank credit card. The card is currently housed in the safe in the Treasurer's office. Additionally, a new card will need to be issued as Mr. Wasserman's name is on the current card.
  
3. Google Workspace for Land Bank  
All virtual meetings to this point were administered from Mr. Wasserman's county email. Moving forward, meetings will either need to be administered from another board member's account—our current free Gmail account does not allow for a call-in option, attendees are limited, recording and meeting time is limited—or we could purchase Google Workspace for the Land Bank. The Standard Google Workspace plan is \$14/month (\$7/first 3 months) and would resolve any virtual meeting issues while allowing for more professional email addresses and 2TB of storage compared to our current 15GB. This would also allow for easier file access during any transition period.
  
4. Dispositions
  - i. Haga Ridge Road, Rome Township: This project was a pay-in-advance with Richard Cremeans. Mr. Cremeans has taken care of the tax lien issue and would like to move forward with closing. He has asked to pay in 3 consecutive monthly payments. The total amount he would owe is \$7,800.00. Mr. Wasserman informed him that this is not the usual payment circumstance but could likely be worked out at the board level.
  
  - ii. 354 Chestnut Street, Nelsonville: Re-acquired from previous end-users after they informed us they were moving out of the area. Some renovation work has already occurred. There are two qualified

applicants: Mike Smith of Smitty's Interior & Exterior, who has completed two Land Bank renovations in Gloucester, and Danny Simms. More in This Month's Dispositions folder.

5. New Projects

<b>Taxes Owed</b>	<b>Last Pymt</b>	<b>Parcel ID</b>	<b>Owner Name</b>	<b>Property Address</b>
\$6,969.67		M040050000100	Sikorski, Dennis	66 Madison Street, Gloucester

66 Madison Street, Gloucester: Dennis Sikorski would like to donate this property on a deed-in-lieu. It is a dilapidated house next to the Madison Street bridge in Gloucester. The board would need to approve this as a project before we could engage an attorney to do a title search and the paperwork for the deed-in-lieu.

6. Scheduling of next meeting: October 15<sup>th</sup>, 2025

7. Adjournment