

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

DAY/TIME: Called to order Wednesday, September 17th, 2025 @ 11:00 AM

PURPOSE: Regular meeting to consider the following business:

Board Administration

1. The meeting was called to order at 11:02am by Chris Chmiel, Chair. Roll call by Aaron Dye, Secretary. Board members present were Chris Chmiel, Lenny Eliason, and Nathan Simons.
2. Motion to approve agenda by Mr. Eliason, 2nd by Mr. Simons. All Yeas.
3. Motion to approve minutes from August 20th, 2025 board meeting by Mr. Simons, 2nd by Mr. Eliason. All Yeas.
4. Financial Report from Treasurer LaVerne Humphrey

| Summary | |
|------------------|------------|
| Starting Balance | 407,512.16 |
| Actual Cash In | 3,625.00 |
| Actual Cash Out | 20,554.32 |
| Ending Balance | 390,582.84 |

Ms. Humphrey reviews the balance summary, noting that most expenses were regular bills and a payment to the Clerk of Courts. The cash-in includes the sale of one property at 8001 SR-78, Glouster. Aaron notes that the reimbursement from ODOD should be arriving shortly. Motion to approve the financial report by Mr. Eliason, 2nd by Mr. Simons. 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. Aaron notes that he expects two acquisitions to occur shortly.
 - 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. Aaron notes that an employee at ODOD recently informed him that there are now two new hires who specifically work on reimbursements, so that should speed up the process.

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. It is our goal to have the demolitions complete by the end of the year or January.

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. Mr. Chmiel notes the possibility of having the downtown Glouster buildings included in the next round of brownfield funding for asbestos remediation. Aaron notes they will have to work with the Port Authority on that since they are the lead applicant for the program in Athens County.

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. Aaron notes that the Maple Street and Washington Road properties have already gone through quite a bit of renovations.

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 30th 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. Aaron asks Code Enforcer Drew Daniels if any cleanup progress has been made and Mr. Daniels confirms there has been. Aaron notes that a letter from the Village of Chauncey when the site is at a point of satisfaction would be great to have so payment could be remitted to Athens Preservation with the property being then transferred to the village.

Aaron notes the next round of demos should begin soon, which includes several properties in Chauncey. Mr. Daniels asks if any progress has been made regarding the vultures roosting in 20 Smith Street. Aaron responds that he hasn't been able to find anyone with advice on how to move forward and notes if anyone has any recommendations to please reach out to him.

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 9th, 2025. Mr. Simons notes that the pre-bid walkthrough had great attendance.

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. Aaron notes that the High Street houses are nearly finished. The next house will have a groundbreaking within the next few weeks.

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. Aaron notes that we never received a grant agreement. Mr. Wagner informed Aaron he would be contacting the program lead so a grant agreement could be sent to us.

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.

Aaron asks if someone would be able to reach out to the Clerk of Courts to see if the offer has been accepted. Mr. Chmiel notes he will contact them.

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. Aaron notes that Matt Wagner of Tetra Tech will be in contact with the owners of the laundromat site to see if there is any path forward.

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, Gloucester

50 Locust Street, Gloucester

45 Atkins Street, Gloucester

8800 SR-685, Gloucester

8525 SR-78, Hollister

15 N. Third Street, Jacksonville

18692 Greens Run, Gloucester

21 Braun Street, Gloucester

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 23rd, 2025 in Marietta, OH. Aaron, Jody, and Taylor Sappington will be attending. Mr.

Wasserman will be in attendance and presenting at the summit. Aaron notes that the Fall Land Bank Summit focuses on rural and nascent Land Banks and the inaugural event last year in Mount Vernon was fantastic.

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: 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.

Mr. Chmiel asks Mr. Sappington, who was in attendance via Google Meet, if he is okay with his name being on the Land Bank credit card and for it to continue to be housed in the Treasurer's office. Mr. Sappington replies that he is fine with that if that is what the board prefers. He asks if Mr. Wasserman's name was on the card because he was the Board Chair or because he was the Treasurer. Mr. Eliason notes that there was no specific reason, it just occurred that way. Motion by Mr. Eliason to appoint Taylor Sappington the steward of the Land Bank credit card with a new card being issued with his name, 2nd by Mr. Simons. All Yeas.

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.

Motion by Mr. Eliason to authorize the purchase of Google Workspace for the Land Bank, 2nd by Mr. Simons. All Yeas.

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. Motion by Mr. Eliason to move forward with the Haga

Ridge Road disposition with Mr. Cremeans splitting the total owed (\$7,800.00) into three consecutive payments, 2nd by Mr. Simons. All Yeas.

- 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 Glouster, and Danny Simms. More in This Month's Dispositions folder.

Mr. Simms did not submit a proposal. He was present at the meeting and provided a filled-out form that only noted he would rebuild the house to a livable condition. He did not include a project estimate. He notes that he has been a builder for 60 years and it would not take \$80,000 to renovate the house as noted in Mr. Smith's proposal. He continues that he could do it for less than \$20,000. He says if he cannot do that, the Land Bank could have the house back for "nothing." He notes that he has access to materials at very low costs. He says he could renovate the kitchen for \$2,400. Aaron asks about HVAC and plumbing expenses. Mr. Simms responds that he could get a bathtub for \$40 and a sink for \$100. He begins to note other construction projects he has completed in Nelsonville.

Mr. Simms pivots to 20 Campbell Street, Nelsonville, which he would also like to acquire. The property at 20 Campbell Street has been discussed at length. Mr. Chmiel notes it has been debated many times, and the decision was that it could not be renovated due to floodplain issues and would be demolished. He continues that Mr. Simms' proposal was not submitted until the meeting and had very little detail. He notes that he is willing to table this until next month. Mr. Simms says to go ahead and sell it to Mr. Smith. Mr. Eliason notes that he would rather accept the deal Mr. Simms proposed where he could renovate it for \$20,000 and if not, would give it back to the Land Bank at no cost. Mr. Simons notes that Mr. Smith has completed renovations on Land Bank properties previously and his proposal was complete and submitted by the due date. He says he would be willing to table it if the board would prefer. Mr. Sappington agrees with Mr. Simons' comments and thinks the board should consider the full proposal. Motion by Mr. Simons to dispose 354 Chestnut Street, Nelsonville to Mike Smith, 2nd by Mr. Eliason. Aaron notes that the house was purchased back from Mr. Brammer for \$7,600.00 and would like to offer it to Mr. Smith for that amount. All Yeas.

Mr. Simms continues that he wants to see 20 Campbell Street renovated. Aaron responds that there are state and federal regulations that we cannot surpass. Mr. Simms continues to speak his opinion that the floodplain maps are incorrect. He says his attorney says the Land Bank has the authority to exempt that property from the floodplain regulations. Aaron responds that ODNR informed the City of Nelsonville that was not an option. Mr. Simms then responds, "Don't make me sue you." Mr. Sappington notes that it would be irresponsible to work around federal flood laws and it would be a huge risk to taxpayers in Nelsonville if they lost their flood insurance because a public board was announcing they were going around necessary floodplain laws.

Mr. Eliason asks Connor Lavelle, County Planner, if a letter of map revision could be done for 20 Campbell Street. Mr. Lavelle says it could. Mr. Eliason tells Mr. Simms that is his option, and he could speak with Mr. Lavelle about the process. Mr. Eliason says we will table the demolition of 20 Campbell Street while Mr. Simms works through the map revision process with Mr. Lavelle.

5. New Projects

| Taxes Owed | Last Pymt | Parcel ID | Owner Name | Property Address |
|-------------------|------------------|------------------|-------------------|-----------------------------|
| \$6,969.67 | | M040050000100 | Sikorski, Dennis | 66 Madison Street, Glouster |

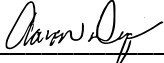
66 Madison Street, Glouster: Dennis Sikorski would like to donate this property on a deed-in-lieu. It is a dilapidated house next to the Madison Street bridge in Glouster. The board would need to approve this as a project before we could engage an attorney to do a title search and the paperwork for the deed-in-lieu. Motion by Mr. Eliason to accept 66 Madison Street, Glouster as a project, 2nd by Mr. Simons. Mr. Simons notes the house is near the Madison Street bridge and the bridge will soon be rebuilt. All Yeas.

6. Scheduling of next meeting: October 15th, 2025

Aaron notes the last few meetings have been at the County Building and it would be good to move the meetings around again. Mr. Chmiel suggests the Athens County Records Center in Glouster.

7. Adjournment: Motion to adjourn by Mr. Eliason, 2nd by Mr. Simons. All Yeas. Adjournment at 11:50 AM.

Minutes submitted for approval by Aaron Dye, Secretary


Secretary _____ Date 10/15/2025

Approved, as amended (if any) on 10/15/2025 _____