

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, September 18th, 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 August 21st, 2024 board meeting
4. Financial Report - Treasurer LaVerne Humphrey

Summary	
Starting Balance	150,471.28
Actual Cash In	153.22
Actual Cash Out	10,967.34
Ending Balance	139,657.16

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 are scheduled for Sheriff sale this month and next. A couple of deeds will be ready for us this week.
 - ii) 15 N. Third Street, Jacksonville; 6 Morgan Street, Gloucester; 50 Locust Street, Gloucester; 8670 Hollister Road, Gloucester did not sell at Sheriff sale.

- iii) 191771 Lake Drive, Trimble (LB-2019-14): The first parcel associated with this property was acquired on August 14, 2024. A new case will be filed soon to acquire the other parcel.
- iv) 8800 SR-685, Glouster (LB-2022-06): The first parcel associated with this property was acquired on August 14, 2024. A similar occurrence to the 191771 Lake Drive case above happened with the second parcel associated with this property. A new case will be filed there as well.

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.

ODOD has indicated that they have the documents necessary to close out the grant. The employee working with us on our reimbursement request reached out once more regarding our final reimbursement request. We are working with him to sort out any confusion.

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 and the next two groups will be ordered shortly.

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, Glouster; 29 Hill Street, Glouster; 34 Spring Street, Glouster; 23 Morgan Street, Glouster; 50 Front Street, Glouster

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), Glouster; 141 Monroe Street, Nelsonville; 354 Chestnut Street, Nelsonville; 14 Barbour Street, Glouster. We have received complaints about the state of 354 Chestnut Street, Nelsonville regarding the accumulation of debris and other trash on the parcel. Mr. Wasserman spoke with the end-user in early August,

and it appears no progress was made on the cleanup since then. He has sent the end-user a letter urging them to clean up the property and noted if they cannot complete the renovation, the Land Bank would be willing to take back the property.

- B. 57 and 61 Summit Street, Glouster: Habitat for Humanity of Southeast Ohio is nearly finished with the new build on these parcels. Habitat has supplied the Land Bank with photos of the progress.

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. This property is scheduled for sheriff sale on September 25th, 2024.
- 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.

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. Athens Preservation, LTD presented some information to our attorney to work toward a settlement but it was insufficient to document what they have actually spent on the property. Our attorney has asked for supporting documentation but as yet none has been received. If nothing is received in a reasonable period of time, we will have to inform the judge that mediation was unsuccessful and the case will proceed.

9. Community Development Block Grant opportunity in collaboration with HAPCAP for downtown revitalization

Jeff Jenkins has noted that the environmental report is wrapping up and the procurement process for the design will begin shortly after.

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. We are conferring with our agent, CR Pratt as to a strategy going forward.

11. Structural Assessment of Downtown Glouster Buildings

All structural reports for the downtown Glouster buildings (73 High Street, 83/85 High Street, 87 High Street, and 110 High Street) have been received. We encourage any parties interested in viewing the reports to reach out to Ric Wasserman or Aaron Dye. The reports for 73, 83-85, and 87 High Street can be viewed on their respective listings on the Athens County Land Bank website.

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).

At the August board meeting, preliminary discussion was held regarding shifting our WHO application to a partnership with Habitat for Humanity of Southeast Ohio. Leadership at SAOP noted that they are primarily focusing on the completion of their Appalachian Community Grant Program project and the partnership with Habitat for the WHO program would be an agreeable pivot.

13. WHO application with Habitat for Humanity of Southeast Ohio

At the August board meeting, the board voted to accept the motion to pivot with a new WHO application with Habitat for Humanity of Southeast Ohio and to inform ODOD that we would not be moving forward with the previous application submitted in partnership with SAOP.

In a conversation with the WHO program lead at ODOD, Aaron inquired about submitting a new application. ODOD noted that a grant amendment would not be necessary unless the project proposal shifts dramatically. They continued that the grant agreement and award was to the Athens County Land Reutilization Corporation and was not contingent on our partnership with SAOP. At this time, we should be able to continue without executing the grant amendment process.

In further meeting with Habitat, it was decided that new Habitat builds would occur on 823 Walnut Street, Nelsonville; 923 E. High Street, Nelsonville, 931 E. High Street, Nelsonville; and 9 Johnson Road, The Plains (contingent on current examinations of the property). There is the potential for an additional build on a Habitat lot.

The proposed model for the strategy of this project has the potential to limit available funds for the Land Bank as we will be engaging the Building Demolition & Site Revitalization program at the same time, which utilizes reimbursement payouts after we spend the funds on our own. The same is true for the WHO program. Habitat recommended meeting with the Athens County Foundation for a preliminary discussion about a no-interest line of credit with them to have as a safety net in the event that we would be seeking two reimbursements at the same time.

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. Fall Land Bank Summit
The Ohio Land Bank Association is hosting a Fall Land Bank Summit targeted at new and developing land banks. Aaron and Ric will be attending and presenting as well. It is a one-day conference in Mt. Vernon, Ohio. Further information can be found at ohiolandbanks.org.
3. Board Vacancy
Gregg Andrews transmitted his resignation, effective immediately, to the board last week. Mr. Wasserman has conferred with legal counsel regarding the process of filling that board seat.
4. Gus Frangos who authored the original land bank legislation and became CEO of the Cuyahoga Land Bank passes away unexpectedly in late August. His family is requesting that in memoriam, donations be given to the Cuyahoga Land Bank charities [501(c)3]. Please contact Ric if you are interested in making a donation. We all owe a lot to Gus who was a mentor to so many as well as just a great guy.

5. New Projects: No new projects this month.

Taxes Owed	Last Pymt	Parcel ID	Owner Name	Property Address

6. Scheduling of next meeting: October 16th, 2024.

7. Adjournment