

**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 with guests joining virtually on Google Hangouts (<https://meet.google.com/bbz-ywph-ygf>)

**DAY/TIME:** Called to order on Wednesday, September 21<sup>st</sup>, 2022 @ 11:04 AM

**PURPOSE:** Regular meeting to consider the following business:

**Board Administration**

1. The meeting was called to order by Ric Wasserman, Chair. Roll Call by Aaron Dye, Secretary. Board members present were Ric Wasserman, Commissioner Lenny Eliason, Mayor Steve Patterson, and Laura Olbers for Commissioner Chris Chmiel.
2. Motion to approve agenda by Mr. Patterson, 2<sup>nd</sup> by Mrs. Olbers. All Yeas.
3. Motion to approve minutes from August 17<sup>th</sup>, 2022 board meeting by Mr. Eliason, 2<sup>nd</sup> by Mr. Patterson. All Yeas.
4. Financial Report from Treasurer La Verne Humphrey:

<b>Summary</b>	
Starting Balance	373,190.49
Actual Cash In	8,500.00
Actual Cash Out	83,714.94
Ending Balance	297,975.55

Motion to approve financial report by Mr. Eliason, 2<sup>nd</sup> by Mrs. Olbers. All Yeas.

**Business:**

**Old Business:**

1. Update on acquisition process/pipeline from Mr. Wasserman
  - i) Properties acquired this past month are: 631 Cherry Street, Nelsonville; 63 E. Main Street, Glouster. Three other properties, 30 Cross, Glouster and 42 Front Street, Glouster; 14 Barbour, Glouster are awaiting final deed work between the Sheriff and Prosecutor.

ii) Sargent Road, Lodi Township (LB-2021-02): Nathan and Kayleigh Stotts. The Stotts' proposal was voted on and accepted at the February 2022 board meeting. A survey has been completed and the easement process is underway. It was voted on and accepted at the July board meeting to credit the Stotts' \$1,500.00 for the survey and easement process. Their legal counsel is currently working on the easement.

2. Self-Funded Demos: Hutton Excavating has begun demolition on the Group J2 properties which include: 19498 Congress Street, Trimble; 10 S. Seventh Street, Jacksonville; 82 Front Street, Glouster; 44 Front Street, Glouster; 27 Main Street, Glouster. Group J1 (Nelsonville properties) demolitions will begin immediately following completion of Group J2 demos, and Group J3 (Chauncey and Stewart properties) will be the last in this round. Expenses incurred on these will be reimbursable under the BD&SR program.

3. State Demo project: Update from Mr. Wasserman – All counties have received a grant agreement from ODOD for only the \$500,000 set-aside portion of the program, so we are officially guaranteed to receive the \$500,000 and are cleared to move-ahead with some demo work. No indication has been given as to how they will handle the remaining \$200,000 of our request or the millions of additional requests statewide. The awarding of the set-asides leaves \$106 million in the program with an estimated \$136 million in applications state-wide. Aaron has begun working on the reimbursement process through the ODOD portal. On September 16<sup>th</sup> we received a “cure list” from ODOD for our application and are currently compiling the requested additional information.

4. State Brownfield Grant Application: In collaboration with the Athens County Port Authority, we made application for several brownfield remediation projects around the county that had previously been Land Bank projects. As part of this program the Jacksonville-Trimble school, vacant and dilapidated for over 40 years, has been torn down. Two other projects have had assessments completed and will be shifted to the OEPA BUSTR program for remediation. Greening has been carried out at the Jacksonville-Trimble school, marking the demolition as complete.

5. Update on previously approved projects from Mr. Wasserman

A. 27 Main Street, Glouster (LB-2018-72): Disposition of this property is on hold until it is demolished in the current “Group J2”, which is in-process.

B. Rehabs: Land Bank Rehabs underway or nearly completed in the county: 24 Cherry Street (new owner), Glouster; 141 Monroe Street, Nelsonville; 130 Jefferson Street, Nelsonville; 354 Chestnut Street, Nelsonville; 637 High Street, Nelsonville; 495 Patton Street, Nelsonville; 770/784 Poplar Street, Nelsonville.

6. Rural Acquisition (Pay-in-advance) Program Projects:

- 1) Sargent Road, Lodi Township (LB-2021-02): Nathan and Kayleigh Stotts. Currently in the disposition process. See above.
- 2) 4070 Washington Road (3 parcels, LB-2021-16): We have acquired this property. See below for update on environmental remediation at this property. Aaron and Ric conducted a level one inspection of the house on the property, which seems to be in very good condition. We have several potential end users for this property.
- 3) 110 High Street, Glouster (LB-2022-08): The owner of the building has come forward and has let us know that they may be interested in donating the property to the Land Bank. Mr. Chmiel was in contact with ODOT and was informed that the connection to the bridge should not have any effect on renovating the structure. We are beginning the process of having a title search done for a potential DIL transfer. If there are any liens, we will not be able to accept the property. Mr. Wasserman notes that this building is considerably smaller than our other downtown Glouster buildings and would be a great project for an end-user to take on.
- 4) 4667 Sand Ridge Road, Lodi Twp (LB-2020-07): The Land Bank purchased the tax certificates and sent them to Frank Lavelle, who has already filed the foreclosure case. The case is proceeding to the “notification by publication” stage. Once this process is complete, the attorney will move to a motion of summary judgment with the judge.
- 5) 61 Summit Street, Glouster (LB-2021-06): Burned out church along Summit in Glouster. This property is already a Land Bank project. The church is slated to be demolished with BD&SR funds later this summer. It was voted at the July board meeting to accept Habitat for Humanity of Southeast Ohio’s proposal to acquire this property through the Rural Acquisition program. A foreclosure case was filed on this property on Land Bank lien certificates on 9/16/22. Mr. Wasserman notes the foreclosure will likely take 3 months based on recent foreclosures. The Land Bank currently has an access agreement with the owner of the structure so that it may be demolished when BD&SR state funds become available to us. On a similar note, 3 Main Street in Glouster is prioritized highly on our BD&SR demo priority list and will likely be our most expensive demolition.

#### 7. Brownfield Remediation Projects:

- a. 10 High Street, Glouster: Tetra-tech (our environmental consultant) disclosed to us that there is significant contamination in the soil around this property and they are monitoring its potential spread to other parcels. The contamination is by chemicals typically associated with former gas stations. Two wells have been placed on adjacent properties to facilitate ongoing monitoring. This project is considered to be closed-out other than ongoing monitoring. Final cost for all the work done came to about \$114,000, all paid for by BUSTR.

- 6) 83 Columbus Road (LB-2021-18): abandoned gas station owned by the City of Athens. This project was granted a Level 1-2 assessment in the Round 1 brownfield funding and we applied for remediation (demo) of the property in Round 2. We expect the remediation to be funded since it is within our \$1 Million county set-aside. Best estimate on timeline is a mid-late fall 2022 demo.
- b. Trimble-Jacksonville School Project (LB-2021-19): Demolition began on Thursday, August 11<sup>th</sup> and is complete with the exception of greening the property.
- c. 4070 Washington Rd, Albany (LB-2021-16): Foreclosure was completed.

Phase 1 and 2 evaluations were done with Brownfield project money and it was decided to move this project to the EPA's BUSTR program as there is over \$10 million left in that fund and Tetra-Tech believes there is an easier path to funding there. It will not, however be quick. It will probably take 6 months to finish the work on the Phase 1 & 2 and get an approval from Ohio EPA for a remediation grant.

8. Update on pending dispositions:

- a. 60 Converse, Chauncey (LB-2018-22): We are awaiting confirmation from the approved end-user so we can move forward to closing. Disposition was approved in February 2022, but the Land Bank has been unable to contact the end-user. The Mayor of Chauncey contacted Mr. Wasserman to inform him that the Village of Chauncey is potentially interested in acquiring that property to use for parking. Mr. Wasserman notes that if there has been no movement forward from the approved end-user, he will make a motion at the October board meeting to rescind the initial offer.
- b. 10436 Sycamore Street, Trimble (LB-2019-13): Closing for this property has been scheduled for Friday, September 23<sup>rd</sup>.

9. Buchtel Renovation

- a. 17922 Akron Avenue, Buchtel (LB-2020-01): Abandoned split-level house. This is our first in-house renovation. We are in full-blown construction-mode. A new roof was installed, new plumbing throughout, most of the wiring had to be replaced, new heating and A/C and we are re-configuring some of the walls. When finished it will have 3 bedrooms, 2.5 bathrooms, hardwood floors in parts, a full basement and a fantastic kitchen. The project is moving swiftly. We're currently ordering the last of the kitchen appliances and it should be ready to market sometime in October. Mr. Wasserman notes that the dilapidated property across the street (LB-2018-64) did go to sheriff's sale and was purchased by a neighbor.

10. ARPA request in the amount of \$200,000 for demolitions and nuisance properties in collaboration with the Health Department

- a. A request was sent to the Commissioners, and was then sent to their Auditors to verify that it is an approved expense. Mr. Eliason notes that it is moving along smoothly.

11. HAPCAP contract for Building Demolition & Site Revitalization demolitions

- a. See above. Group J2 demolitions are currently underway and Group J1 and J3 will follow. The demo contracts were awarded to Hutton Excavating, who has done excellent work with Land Bank demolitions in the past.

12. USDA Application for 83 High, Gloucester Roof Repair

- a. Commissioner Chmiel and Aaron completed the application for the roof repair at 83/85 High Street, Gloucester through USDA-Rural Development and it was submitted the week of September 5<sup>th</sup>. Mr. Chmiel informed Mr. Wasserman that he believes the grant has been approved.

New Business – 5 minutes

1. Future Dispositions – Several potential dispositions are in progress, and we hope to bring them to the board soon. They include:

- a. 27 Main Street, Gloucester (LB-2018-72): Large, 2-story house. Our consultant has examined it and believes it is not economically feasible to rehab. This structure will be demolished during the in-process Group J2 demolitions.
- b. 8001 SR-78, Gloucester (LB-2019-10): Parcel with a dilapidated trailer. One interested end-user who would like to put a cabin on the parcel. Needs survey. An application was submitted to have this structure demolished with state BD&SR funds.
- c. 20 Campbell Street, Nelsonville (LB-2018-43): This property was recently acquired, and we believe it to be a candidate for renovation. Waste diversion is currently being carried out at the house. It was inspected by local contractor Danny Yahini and it is his opinion that the structure can be renovated. He estimates it would cost \$25,000-35,000 in materials to successfully renovate. We plan to bring this property up for disposition at the October board meeting.
- d. 38 Main Street, Gloucester (LB-2018-73): Large blue boarded up Victorian house in Gloucester. A new end-user has come forth with an interest in renovating the house. He is currently composing a prospectus.
- e. 14 and 16 Maple Street, Gloucester (LB-2019-25 and LB-2019-26): Empty parcels. Structures previously demolished by Land Bank. A new approved end-user and neighbor has applied for these properties.
- f. 823 Walnut Street, Nelsonville (LB-2020-13): Currently on our list to be demolished in the next round of BD&SR funding demolitions. An end-user came forth with an interest in potentially renovating the structure. Jody met with local contractor Danny Yahini who determined that the house would not be a feasible renovation candidate.

2. Disposition Action:
  - i) None.
3. New Projects: No new projects this month.
4. Scheduling of next meeting: October 19<sup>th</sup>, 2022.
5. Mr. Patterson asks if there has been any update on the old Coffee Cup site in Nelsonville, 615 W. Washington Street. Aaron notes that the property was sold to Rebecca Lyon. Over a hundred tires were removed from the site. Aaron reviewed the project proposal submitted by Ms. Lyon.
6. Heath Moore, guest who joined virtually, asked if there was any update on 3 Fairlawn Avenue, Glouster. Mr. Wasserman notes that it was part of our application to the state for the BD&SR funding and once we get the green light, it will be demolished with the rest of the priority demos on the list.
7. Adjournment: Motion to adjourn by Mr. Eliason, 2<sup>nd</sup> by Mrs. Olbers. All Yeas. Adjournment at 11:48 am.

Minutes submitted for approval by Aaron Dye, Secretary

  
Secretary

10/19/2022

Date

Approved, as amended (if any) on 10/19/2022