



ATHENS COUNTY LAND REUTILIZATION CORPORATION
BOARD OF DIRECTORS – MINUTES
www.AthensCountyLandBank.com

LOCATION: Live meeting held at Chauncey Village Hall with guests joining on Google Meet (<http://meet.google.com/zsk-oegh-dkk>)

DAY/TIME: Called to order on Wednesday, February 18th, 2026 @ 9:04 AM

PURPOSE: Regular meeting to consider the following business:

Board Administration

1. The meeting was called to order by Chris Chmiel, Board Chair. Roll call by Aaron Dye, Secretary. Board members present were Chris Chmiel, Steve Patterson, Nathan Simons, Taylor Sappington, and Lenny Eliason.
2. Motion to approve agenda with the addition of 8525 SR-78, Glouster as a disposition by Mr. Patterson, 2nd by Mr. Simons. All Yeas.
3. Motion to approve minutes from January 21st, 2026 board meeting by Mr. Simons, 2nd by Mr. Patterson. All Yeas.
4. Financial report

Summary	
Starting Balance	370,223.41
Actual Cash In	2,000.00
Actual Cash Out	107,107.73
Ending Balance	265,115.68

Treasurer LaVerne Humphrey was not present at the meeting so Mr. Chmiel and Aaron jointly reviewed the report. Mr. Chmiel notes that we should add the Certificate of Deposit to the financial summary for the next meeting. Aaron notes that the large cash-out amount is the \$100,000 Certificate of Deposit at Hocking Valley Bank. The cash-in is the final payment from Richard Cremeans for the Haga Ridge Road, Rome Township pay-in-advance project. Motion to approve the financial report by Mr. Eliason, 2nd by Mr. Simons. All Yeas.

Business:

Old Business

1. Update on acquisition process/pipeline

Aaron has had 31 Town Street, Gloucester and the second parcel at 8800 SR-685 transferred to the Land Bank. At this time, the only property for which we are expecting an Order of Forfeiture is 23 Fairlawn Avenue, Gloucester. We will be checking in on the status of in-progress title searches and reviewing which properties in our pipeline will have title searches ordered. Aaron notes that Mr. Wasserman primarily worked with Mason Law for title searches, but we could explore other options as we should be able to order the next round shortly.

2. State Demo project

The contracts have been signed by Running G Farms for the Group O3 and P1 group demolitions. Bid specifications for the remaining two group demolitions in the FY24-25 program will be posted later this month.

As the grant administrators for the FY26 Building Demolition & Site Revitalization program, HAPCAP successfully submitted the initial application in mid-November 2025. We have received a list of cure items, and Aaron will be working with Jeff Jenkins to ensure all documentation is submitted prior to the May submission deadline.

Demolitions for the FY24-25 program are currently 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, Gloucester

Group N3: 4382 N. Gun Club Road, Athens; 8356 Marsh Street, New Marshfield; 4910 Vore Ridge Road, Athens; 11535 Carbondale Road, Nelsonville

Group O1: 71 Main Street, Chauncey; 100 Main Street, Chauncey; 14 Mound Street, Chauncey

Group O2: 73 High Street, Gloucester (back addition only)

Group O3: 24518 Rowley Lane, Coolville; 805 River Front Road, Hockingport; 21196 Chapman Road, Guysville; 20757 US 50, Guysville

Group P1: 20 Smith Street, Chauncey; 55 Mill Street, Chauncey; 8 Ellis Avenue, Chauncey; 16 High Street, Chauncey; 16 Lexington Avenue, Chauncey

Group P2: 14560 McDaniel Road, Amesville; 2388 Trout Road, Albany

Group P3: 25 Town Street, Gloucester; 29 Hill Street, Gloucester; 34 Spring Street, Gloucester; 50 Front Street, Gloucester; 20 Campbell Street, Nelsonville

Properties to be submitted to the FY26 program are currently as follows:

Owned by Land Bank:

6 Morgan Street, Gloucester

50 Locust Street, Gloucester

45 Atkins Street, Gloucester

8800 SR-685, Gloucester

8525 SR-78, Gloucester

18692 Greens Run Road, Gloucester

21 Braun Street, Gloucester

66 Madison Street, Gloucester

64 E Palmer Street, Jacksonville

15 N Third Street, Jacksonville

191771 Lake Drive, Trimble

0 Congress Street, Trimble (Across from Village Hall)

Submitted by Nelsonville Code Enforcement, Chauncey Code Enforcement, Waterloo Township Trustees:

29 Main Street, Chauncey

63 Converse Street, Chauncey

24 Mill Street, Chauncey

525 Patton Street, Nelsonville

839 High Street, Nelsonville

840 High Street, Nelsonville

500 Doolittle Hill Road, Nelsonville

5350 Gun Club Road, Athens

3. State Brownfield Grant Application

The downtown Gloucester buildings at 73 High Street and 83/85 High Street were submitted in the Port Authority's Brownfield application for asbestos surveys. We expect to hear an update once ODOD notifies the Port Authority of their application status.

4. Update on previously approved projects

- a. 233-235 Kontner Street, Nelsonville: We have received three estimates for necessary roof repairs and are awaiting one more before moving forward with a contractor. Aaron notes the contractor for this job will likely be Sanborn Family Builders, who performed our two in-house renovations in Buchtel and Gloucester.

- b. 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; 354 Chestnut Street, Nelsonville.
- 5. Rural Acquisition (Pay-in-advance) program projects
 - a. Haga Ridge Road, Rome Township: Final payment was received in late January and the property transfer has occurred.
 - b. 0 Marietta Avenue, Buchtel: Tax certificates have been purchased from the County Treasurer by the Land Bank. Attorney Frank Lavelle has been notified and we will begin moving forward with foreclosure next-steps.
 - c. 56 Front Street, Glouster: This property is currently a Land Bank project, but a potential end-user has come forward with interest in engaging the Rural Acquisition process to acquire the property. Mr. Eliason notes that he does not see an issue with engaging this as a pay-in-advance project as no movement has been made other than the property being made a project at a previous board meeting.
- 6. Community Development Block Grant with HAPCAP for 87 High Street, Glouster repairs
No update for February. We are still awaiting notification that the facade bricks have been procured.
- 7. WHO project with Habitat for Humanity of Southeast Ohio
The next builds to be completed are at 823 Walnut Street, Nelsonville (formerly a Land Bank property) and on private property on Poston Salem Road. Conveyance of the Land Bank property at 9 Johnson Road, The Plains is in-progress with our legal counsel currently preparing the new deed. Aaron notes that Habitat still plans to submit a large multi-county application for upcoming WHO program funds.
- 8. 10190/10194 Chase Road, Albany project
Tetra Tech and the EPA have given us the green light to move forward with site clean-up. Running G Farms was contracted to perform the work initially, but had to stop halfway through due to the necessary Phase I and II Environmental Site Assessments. They will be completing the clean-up in tandem with the Group O3 and P1 demolitions.

9. Clerk of Court fees

The Prosecutor's office informed Mr. Sappington that they are working to locate a judge that will dismiss the Treasurer's fees associated with the total balance owed. Upon judgment, the Land Bank will remit payment for the remaining balance. Mr. Sappington notes that it seems all parties are on the same page.

10. New Land Bank website

Aaron and Eden Marketing are having weekly meetings as the website work is in its end stage. We are currently planning on a late February/early March launch. Mr. Chmiel notes that Eden Marketing informed him that progress with Aaron has been going great.

11. Media/Storytelling with Tri-County Career Center

The storytelling piece on 615 W. Washington Street, Nelsonville/Fannin Family Farms site has been finalized and Tri-County will be sending it out as a press release. It will be uploaded to our socials and will be the first story posting on our new website.

12. New Land Bank credit card

Hocking Valley Bank informed Mr. Sappington that the company that handles their credit cards will not be issuing one to the Land Bank. He was informed that the Land Bank would need to be a registered 501(c)3 to receive approval. He will be reaching out to OUCU and Peoples Bank for potential options.

13. 110 High Street, Glouster

Discussion was held at the January board meeting regarding the dilapidated commercial structure at 110 High Street, Glouster. After reviewing the structural state of the building, opinions from architects and structural engineers, and the work needing to be done with the other High Street commercial buildings, all were in agreement that demolition may be the best path forward. A letter was sent to Glouster's Village Council informing them of this opinion and asking for their input on the situation. Mr. Simons notes that this was briefly discussed at a recent council meeting and members seemed to understand that if any building needed to come down, it would be this one, and that the potential to utilize the space in the future for additional parking or another village need would be valuable.

New Business

1. Ohio CDC Association membership

Mr. Chmiel reviews local organizations that are members of the Ohio CDC Association. He notes that the association will be having a conference in Athens this fall. He continues that they do a lot of work with the Ohio Land Bank Association and that the

work both CICs and Land Banks engage in have a lot of crossover. Annual dues would be \$300.00. Motion to move forward with becoming a member of the Ohio CDC Association by Mr. Patterson, 2nd by Mr. Sappington. Mr. Simons notes that the organization offers a lot of great training opportunities. All Yeas. Mr. Chmiel notes that they will be putting on a host event at Little Fish Brewing.

2. Re-acquisition of 30/31 Front Street, Glouster

30/31 Front Street, Glouster was sold to Integrated Services in 2020. They contacted Mr. Chmiel to inform him that they would like to donate the property back to the Land Bank. The Village of Glouster has confirmed that they would be interested in acquiring these parcels. Mr. Chmiel asks if the Land Bank even needs to be involved and asks if ISBH could transfer the property directly to the village. Mr. Eliason asks if there is a requirement with the transfer from the Land Bank to ISBH that they own the property for a certain amount of time. Aaron responds that it would just be the usual 3-year ownership item, and this property was transferred in 2020. Mr. Eliason responds that it would be easier for the property to be transferred directly to the village.

3. Brief discussion on 501(c)3 designation

Ric Wasserman initially brought this idea to the Land Bank's attention, but no further action was taken. Acquiring 501(c)3 designation would have several benefits for the Land Bank, including easier access to credit card services, software discounts for QuickBooks, etc. Other land banks have utilized 501(c)3 designation to similar benefit. Mr. Chmiel has spoken with Shawn Carvin of the Ohio Land Bank Association about other land banks who have done the same. Mr. Eliason notes that he would not seek designation specifically for discounted services as the costs and work put into the yearly tax work would outweigh that. Aaron responds that he agrees and would like to hear more about specific benefits for Land Banks from Mr. Carvin. Mr. Sappington notes that additional grants becoming available for Land Banks with 501(c)3 designation came up at the recent Treasurer's conference, but there was not a lot of discussion on benefits versus drawbacks. Mr. Simons notes that he believes it would help with fundraising as well.

4. Adding Aaron as a signatory for Land Bank checks

Current individuals that may sign Land Bank checks are Chris Chmiel, Lenny Eliason, Taylor Sappington, and LaVerne Humphrey. There have been many instances where a second signature is required on a check and Aaron has been unable to locate a signatory nearby. We would like to discuss adding Aaron as a signatory only to be utilized in moments where a second signatory is not easily available.

Mr. Eliason notes that there would need to be a form developed that shows Aaron tried to make contact with the other signatories and a signature could not be acquired, as this

is an internal control issue. He continues that it isn't always best practice to have one person approving invoices and signing checks. Mr. Chmiel asks if it would be easier to just add another board member as a signatory to the account. Mr. Eliason motions that Nathan Simons be added as a signatory for Land Bank checks, 2nd by Mr. Sappington. All Yeas.

5. Contract work for social media marketing

Paige Walters, who currently performs social media work for the Athens Farmers Market, has been contracted to assist the Land Bank with online presence and social media marketing. Aaron notes that Paige is currently working on a couple of projects such as conversations with Kathy Trace on some of the origins of the Land Bank and another on Land Bank values. He continues that having someone regularly producing content for us will make a big difference.

6. Disposition Policy update

In Section D (Rural Request Program) of the Land Bank's Disposition policy, the language currently reads that the end-user will pay an advance amount of \$2,000.00 to cover the cost of a private foreclosure. This amount has increased significantly since the policy was adopted due to a variety of factors such as attorney fees. We would like board approval to edit the current language from:

"Upon acceptance by the Land Bank board as a project the end-user will pay a refundable \$2000.00 deposit to cover the cost of the foreclosure [...]"

To:

"Upon acceptance by the Land Bank board as a project, the end-user will pay a refundable deposit **determined by consultation with legal counsel and factoring in other expenses** to cover the cost of the foreclosure [...]"

Any remaining mentions of the dollar amount would be edited to "deposit" instead of "\$2000.00 deposit."

Motion by Mr. Eliason to adopt the policy change, 2nd by Mr. Patterson. All Yeas.

7. Dispositions

8525 SR-78, Glouster: Anthony Gardner has applied to acquire this property to demolish the existing structure and occupy the property as his primary residence after putting a manufactured home on the lots. The structure at this property is currently on our upcoming demolition roster. Mr. Gardner currently works in construction and has the knowledge and equipment to demolish the house himself. Aaron notes that this would be a deed-hold situation where the property is not conveyed until the house is demolished to the Land Bank's satisfaction. Jody Barnes notes that Mr. Gardner put a lot of thought

and time into his proposal. Mr. Chmiel asks what the timeline for demolition would look like. Aaron responds that with a previous end user, the timeline was 9 months to 1 year. Jody notes that Mr. Gardner did not submit a purchase offer. Mr. Chmiel asks if there have been any costs incurred with this property. Aaron responds that incurred costs would be acquisition costs and Jody's time. Mr. Sappington asks how the property was acquired. Aaron responds that it was acquired by requesting the property from the forfeited lands list. Motion by Mr. Sappington to dispose the property to Anthony Gardner with a purchase offer of costs incurred by the Land Bank plus 10%, 2nd by Mr. Eliason. All Yeas.

8. Scheduling of next meeting: March 18th, 2026

Mr. Patterson notes that the city has a conflict with the 11:00 am meeting time on that date. Mr. Chmiel notes we could have it at 10:00 am. Mr. Patterson notes he would like to see future meetings in Albany and Coolville. Mr. Chmiel responds that we could have it at 10:00 am at the Albany library.

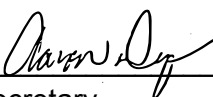
9. Roundtable Discussion

Mr. Sappington recalls the recent events around the collapse of The Mine in Nelsonville's square. He has been in contact with the owners and there are currently engineers looking into the structure and what repairs might look like, but it already seems that it is a very serious situation. He notes that this is the oldest mining tavern in the US still standing, and is one of the oldest buildings in Athens County. He notes that there may be some available funds that the Treasurer's office or the Land Bank could access to assist if the opportunity to do so presents itself. He continues that he will forward any potential solutions or recommendations made by the engineers.

Mr. Simons notes that an interested party has reached out to him about 50 Locust Street, Glouster. Aaron notes he has sent the end-user background information about the requested properties, and more information about the Land Bank process and what steps would need to be taken next.

10. Adjournment: Motion to adjourn by Mr. Eliason, 2nd by Mr. Sappington. All Yeas.
Adjournment at 10:05 AM.

Minutes submitted for approval by Aaron Dye, Secretary

	4/15/2026
Secretary	Date

Approved, as amended (if any) on 4/15/2026

Currently available Land Bank properties:

10190 Chase Road, Albany
8800/8810 SR-685, Glouster
18592 Greens Run Road, Trimble Twp
8525 SR-78, Hollister
38 Main Street, Glouster
60 Main Street, Glouster
34 Spring Street, Glouster
29 Hill Street, Glouster
66 Madison Street, Glouster
3 Main Street, Glouster
87 High Street, Glouster
83/85 High Street, Glouster
73 High Street, Glouster
110 High Street, Glouster
45 Atkins Street, Glouster
21 Braun Street, Glouster
15 Locust Street, Glouster
31 Town Street, Glouster
25 Town Street, Glouster
32 Locust Street, Glouster
6 Morgan Street, Glouster
50 Locust Street, Glouster
44 Locust Street, Glouster
15 N. Third Street, Jacksonville
64 E Palmer Street, Jacksonville
19537 S. Center Street, Trimble
191771 Lake Drive, Trimble
0 Congress Street, Trimble (Corner of Valley and Congress)
0 Congress Street, Trimble (Across from Trimble Village Hall)
62 Grover Street, Nelsonville
231 Madison Street, Nelsonville
319 Oak Street, Nelsonville
233-235 Kontner Street, Nelsonville
20 Campbell Street, Nelsonville
518 W. High Street, Nelsonville
160-180 Carihfield Drive, Nelsonville
944/958 High Street, Nelsonville