



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

LOCATION: Albany (Wells) Public Library (live) and on Google Meet
(<http://meet.google.com/zsk-oegh-dkk>)

DAY/TIME: Wednesday, April 15th, 2026 @ 11:00 AM

PURPOSE: Regular meeting to consider the following business:

Board Administration – 5 Minutes

1. Call to order by Chris Chmiel, Board Chair. Roll call by Aaron Dye, Secretary.
2. Approval of agenda
3. Approval of minutes from February 18th, 2026 board meeting
4. Financial report from Treasurer LaVerne Humphrey

Summary	
Starting Balance	265,115.68
Actual Cash In	219,550.48
Actual Cash Out	150,088.44
Ending Balance	334,577.72
Hocking Valley Bank CD	100,934.95
Total Balance	435,512.67

Business:

Old Business – 30 Minutes

1. Update on acquisition process/pipeline

At this time, the only acquisition we are awaiting is the mobile home located at 18592 Greens Run Road, Glouster. The parcel was acquired from the Auditor's forfeited lands list in June 2025, but we were recently informed that the mobile home would need to be acquired separately. The mobile home is slated to be demolished in the upcoming BDSR program.

After discussion with Mr. Sappington, it seems the best path forward regarding new title searches would be to utilize the company that is performing some title searches for the Treasurer's office, or working with Frank Lavelle if he has availability. The next round of title searches will be ordered in the coming month.

2. State Demo project

Running G Farms is nearing completion on the O3 and P1 group demolitions. Proposals for the P2 and P3 group demolitions were due on Tuesday, April 14th, 2026.

As the grant administrators for the FY26 Building Demolition & Site Revitalization program, HAPCAP successfully submitted the initial application in mid-November 2025 to secure our set-aside amount. We are working with HAPCAP to ensure all documentation for the FY26 program is submitted by the May 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, Glouster

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, 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: 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, Glouster; 29 Hill Street, Glouster; 34 Spring Street, Glouster;
50 Front Street, Glouster; 20 Campbell Street, Nelsonville

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

Owned by Land Bank:

6 Morgan Street, Glouster

50 Locust Street, Glouster

45 Atkins Street, Glouster

8800 SR-685, Glouster

18592 Greens Run Road, Glouster

21 Braun Street, Glouster

66 Madison Street, Glouster

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 Glouster 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: Upon receiving three estimates for necessary roof repairs, Sanborn Family Builders' estimate of \$13,450 was determined to be the lowest and best. They are aiming for a June start date.

- 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. 0 Marietta Avenue, Buchtel: Frank Lavelle has begun moving forward with the foreclosure now that the Notice of Intent to Foreclose was submitted by the Land Bank in late March. It is currently in the publication stage.
 - b. 56 Front Street, Glouster: At the February meeting, it was discussed that a potential end-user was interested in moving forward with this Land Bank project as a pay-in-advance project. The individual withdrew their interest shortly after the meeting.
6. Community Development Block Grant with HAPCAP for 87 High Street, Glouster repairs Renovations on the commercial building at 87 High Street are underway! The brick facade is currently being reconstructed.
7. WHO project with Habitat for Humanity of Southeast Ohio
Closing for the new build at 823 Walnut Street, Nelsonville is to occur on April 20th, 2026. The transfer of the house in progress on Poston Salem Road is planned to take place shortly after the Ohio Land Bank Conference. The final project in this round of the WHO program is the new build at 9 Johnson Road, The Plains, which is currently undergoing site clearing and preparation.
8. 10190/10194 Chase Road, Albany project
Running G Farms will be wrapping up the clean up of this property now that we have received the green light from the Ohio EPA. We expect disposition to occur in May.
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.
10. New Land Bank website
Our new website is live! Available properties, general information, project highlights, and several new resources are now housed in one user-friendly location. The response so

far has been overwhelmingly positive. Eden Marketing was fantastic to work with and built the exact type of site we envisioned. Check it out at: athenscountylandbank.com.

11. New Land Bank credit card

Mr. Sappington received approval for a new credit card in the Land Bank's name from Peoples Bank.

12. 501(c)3 designation

After the discussion at February's board meeting, we believe it best to table the potential of seeking 501(c)3 designation at this time. We will supply more information regarding the benefits and drawbacks of land banks obtaining designation as it comes available. We plan to learn more about this at the upcoming Ohio Land Bank Conference.

13. New bank account signatory

Nathan Simons was voted to be a signatory on the Land Bank's account at the February meeting.

14. Contract work for social media marketing

Paige Walters has been doing an incredible job with promoting Land Bank stories and successes. We encourage folks to check out our Facebook Page and Instagram to view some of the work she has done on project highlights and other features such as discussions with Kathy Trace on the formation of the Land Bank and the purpose it serves in our community.

New Business – 40 Minutes

1. Future Dispositions

- a. 10190/10194 Chase Road, Albany: Expected for disposition at the May meeting once cleanup has been completed.
- b. 518 W. High Street, Nelsonville: A potential end-user has submitted paperwork and is reviewing the possibility of a residential structure on the site.
- c. 20 Campbell Street, Nelsonville: A potential end-user has submitted paperwork to acquire the property once the upcoming demolition is complete.
- d. 38 Main Street, Glouster: Mr. Chmiel has been in communication with a potential end-user that would be seeking funding to renovate and maintain the space as a recovery-centered location.
- e. There are several dispositions on deck once the FY26 BDSR project demolitions are completed later this year.

2. Ohio Land Bank Conference

The 2026 Ohio Land Bank Conference will take place next week, April 22nd - 24th, 2026 in Toledo. Mr. Chmiel, Mr. Sappington, Aaron, and Jody will be in attendance.

3. Updated strategic plan for FY26

Aaron and Jody have worked with Mr. Chmiel and Mr. Sappington to draft updated goals for the coming year as part of the Land Bank's three-year rolling strategic plan.

4. Discussion from Treasurer Sappington on new housing construction and funding opportunities

5. Election for Vice Chair

6. New Projects

Taxes Owed	Last Pymt	Parcel ID	Owner Name	Property Address
\$4,789.30		M060030004600 M060030004700 M060030004800 M060030004900 M060030005000	Hentrich, James L	30 Mason Street 10846 Mason Street 38 Mason Street Trimble

7. Scheduling of next meeting: May 20th, 2026

8. Adjournment

Currently available Land Bank properties:

10190 Chase Road, Albany
8800/8810 SR-685, Gloucester
18592 Greens Run Road, Trimble Twp
38 Main Street, Gloucester
60 Main Street, Gloucester
34 Spring Street, Gloucester
29 Hill Street, Gloucester
66 Madison Street, Gloucester
3 Main Street, Gloucester
87 High Street, Gloucester
83/85 High Street, Gloucester
73 High Street, Gloucester
110 High Street, Gloucester
45 Atkins Street, Gloucester
21 Braun Street, Gloucester
15 Locust Street, Gloucester
31 Town Street, Gloucester
25 Town Street, Gloucester
32 Locust Street, Gloucester
6 Morgan Street, Gloucester
50 Locust Street, Gloucester
44 Locust Street, Gloucester
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