



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

LOCATION: Live meeting held at Albany (Wells) Public Library (live) with guests joining on Google Meet (<http://meet.google.com/zsk-oegh-dkk>)

DAY/TIME: Called to order on Wednesday, April 15th, 2026 @ 11:13 AM

PURPOSE: Regular meeting to consider the following business:

Board Administration

1. Updates began at 11:01 AM. Board members present were Chris Chmiel and Taylor Sappington. The meeting functioned as an informational update until Meghan Jennings, proxy for Steve Patterson, arrived. The board meeting was called to order @ 11:13 AM by Chris Chmiel. Roll call by Aaron Dye, Secretary. Board members present were Chris Chmiel, Taylor Sappington, and Meghan Jennings for Steve Patterson.
2. Motion to approve the agenda by Mr. Sappington, 2nd by Ms. Jennings. All Yeas.
3. Motion to approve minutes from February 18th, 2026 board meeting by Mr. Sappington, 2nd by Ms. Jennings. All Yeas.
4. Financial update

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

Mr. Sappington and Aaron provided updates on finances. Mr. Sappington reviewed the DRETAC settlement process and noted that this year's first half settlement was more than the entire DRETAC settlement from 2025. He notes that the second half settlement is usually smaller. Aaron notes that the cash out balance is primarily due to the Welcome Home Ohio program process where the Land Bank purchases the house from Habitat for Humanity and is then reimbursed by the state.

Motion to approve the financial report by Mr. Sappington, 2nd by Ms. Jennings. All Yeas.

Business:

Old Business

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.

Mr. Sappington notes that the name of the business is Ohio Real Title, which is one of the most effective title companies in the state. There are other options, including Secure Title on Columbus Road in Athens, but they may be more expensive.

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.

Aaron notes that 8525 SR-78 and 24 Mill Street have been removed from the list and that leaves room for a potential substitution. The two options are currently the side area of the Ditty Box that could use cleanup to make it more attractive for renovation or the old Walt's Bar site near Chauncey which is privately owned. The Walt's Bar demo would

only occur should the current owner work with the Land Bank. Athens County Planner Connor LaVelle was present and provided a review of the Walt's Bar site and notes that it has been an issue for many years, including problems regarding the floodplain. Mr. Chmiel notes it would be beneficial to the ecotourism efforts made across the county by cleaning up this very visible structure. He continues that ODOT may be an alternative option for cleanup of the site.

Jody Barnes notes that the side of the Ditty Box is in disrepair and it allows for folks to break into the building which is very dangerous. It lowers the appeal of the building even though the Ditty Box itself is a very solid brick commercial structure.

Mr. Sappington asks who is foreclosing on the Walt's Bar property, Mr. LaVelle notes that his legal counsel is David Mott. Mr. Chmiel notes that his ideal outcome is that ODOT handles the Walt's Bar site and we submit the Ditty Box as part of our BDSR application.

Motion by Mr. Sappington to prioritize the Walt's Bar site for the BDSR application should the property owner work with the Land Bank unless ODOT intervenes while getting to the Ditty Box remediation as soon as possible, 2nd by Ms. Jennings. All Yeas.

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, Gloucester
45 Atkins Street, Gloucester
8800 SR-685, Gloucester
18592 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: 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, Gloucester; 217 Harper Street, Nelsonville; 19476 Maple Street, Trimble; 4070 Washington Road, Albany; 354 Chestnut Street, Nelsonville.

Guest Steve Pierson notes that no further action has occurred at 141 Monroe Street, Nelsonville. Aaron says that there was an update a year or so ago from Mr. Dunfee to Mr. Wasserman, but that was likely the last time any note of progress was provided. He reviews the current policy regarding the holding of a

deed until a project reaches a satisfactory point and that this is an example of why it is important.

Mr. Chmiel briefly reviewed the restoration project by Don Gillie at 75 High Street, Gloucester. He notes other downtown Gloucester projects such as GRO's renovation of the Knights of Pythias building and SAOP's active renovations.

Guest Bob Eichenberg spoke on behalf of the importance of historic preservation and reviewed the project at Eclipse Company Store, noting that it took quite some time but after creative and careful planning, it was a successful project. He notes the challenges that come with acquiring old and historic buildings and offers assistance with preservation efforts. He believes a wider advertising net would be advantageous, especially for the downtown Gloucester buildings.

Mr. Chmiel asks to set up a meeting with Mr. Eichenberg and other folks to tour 110 High Street, Gloucester for a different perspective on the structure. Mr. LaVelle also notes that 110 High serves the auxiliary function of acting as the bank for that stretch of Sunday Creek.

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, Gloucester: 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. Mr. Sappington notes that a title search was ordered on this property and a tax foreclosure will be filed by the Treasurer through the County Prosecutor.

6. Community Development Block Grant with HAPCAP for 87 High Street, Gloucester 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.

Aaron notes that this program has resulted in 5 new builds that would not have occurred otherwise, and the retention of one of Habitat's construction leads. Mr. Pierson notes that the foundation has been laid and this will be Habitat's first two-story build.

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

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. Mr. Chmiel notes that he believes he can help assemble funding to have the Clem House be the end-user.
- 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. The proposed goals are included at the end of these minutes. Motion by Mr. Chmiel to update the strategic plan as proposed, 2nd by Ms. Jennings. All Yeas.

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

Mr. Sappington notes that a vision he has for the future of the Land Bank is moving primarily into creating housing, however that may look and with multiple potential partner organizations to engage. Other Land Banks like the ones in Lucas and Muskingum Counties have begun making the move toward housing development. There are housing shortages throughout the state and development projects are occurring rapidly in many areas. He continues that other Land Banks are accepting a loss on the sale of properties they may build or renovate. He notes that he has been researching additional funding streams that could be applied to this type of work and create the capacity for it.

5. Election for Vice Chair

Motion by Ms. Jennings to elect Taylor Sappington as Vice Chair of the Athens County Land Bank board, 2nd by Mr. Chmiel. All Yeas.

6. New Projects

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

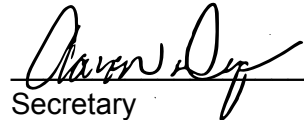
Motion by Mr. Sappington to accept the Hentrich parcels as a project, 2nd by Ms. Jennings. All Yeas.

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

8. Roundtable discussion: Guest Steve Pierson reviews successful Land Bank or Land Bank-supported housing projects in The Plains including one on W. 2nd Street and N. Clinton Street. Further projects include Elm Street, E. 1st Street, and Oak Street, which were Land Bank-led demolition projects.

9. Adjournment: Motion to adjourn by Mr. Sappington, 2nd by Ms. Jennings. All Yeas. Adjournment at 12:46 PM.

Minutes submitted for approval by Aaron Dye, Secretary


Secretary

6/17/2026

Date

Approved, as amended (if any) on 6/17/2026

Proposed 2026-27 goals:

Operations:

- SOPS: Format current Standard Operating Procedures and actively update or edit documents as necessary
- TREASURER'S OFFICE ROLE IN THE LAND BANK: Create an actively updated document where the County Treasurer can list Land Bank-related duties as they become applicable. Work with the Board Chair and County Prosecutor (?) to determine a new Treasurer's office services agreement with the Land Bank
- SECURE PROPERTY MANAGEMENT VOLUNTEER: Identify resources to secure a volunteer for Jody to assist with waste diversion and property management
- EQUIPMENT UPDATES: Identify necessary property maintenance equipment and best ways to acquire it. Currently: An efficient riding lawn mower and trailer to haul it with the truck
- BUDGET PLAN: Develop an updated process for planning the Land Bank's yearly budget

Education:

- COMMUNITY MEETINGS: Work with County Treasurer on Township Trustee meetings and how the Land Bank can plug in and provide insight and education
- CDC/CIC/LAND TRUSTS: Continue education regarding CDCs, CICs, and Land Trusts by attending Ohio CDC Association workshops and conference, attend sessions at the Ohio Land Bank Conference, engage with other counties like Franklin and Fairfield on their CIC and Land Trust processes
- HOUSING DEVELOPMENT: Continuing education on what a housing development process may look like with the County Treasurer.

Property Acquisition, Revitalization, and Resale:

- FUTURE PROJECTS: Survey communities and townships on an annual basis for potential projects (rolling goal from year-to-year)
- BD&SR 2026: Work with HAPCAP to submit final application to and execute all demolitions in ODOD's FY26 Building Demolition & Site Revitalization program
- STREAMLINE ACQUISITION AND RESALE PROCESS: This one was initially about property visibility, but from our meetings it seemed like there were several thoughts about goals concerning property acquisition and resale. Potential goals discussed were:
 - Additional or redesigned on-site signage to increase awareness that the property is for sale
 - Identify a company or attorney to complete regular Land Bank project property title searches in a sustainable timeframe
 - Develop a marketing plan pertaining to Land Bank-owned commercial, renovatable, and/or buildable properties

Currently available Land Bank properties:

10190 Chase Road, Albany
8800/8810 SR-685, Glouster
18592 Greens Run Road, Trimble Twp
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

