



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

LOCATION: Athens County 911 (live) and on Google Meet
(<http://meet.google.com/zsk-oegh-dkk>)

DAY/TIME: Wednesday, June 17th, 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 April 15th, 2026 board meeting
4. Financial report from Treasurer LaVerne Humphrey

Summary	
Starting Balance	334,577.72
Actual Cash In	343,852.55
Actual Cash Out	405,603.50
Ending Balance	272,826.77
Hocking Valley Bank CD	101,248.54
Total Balance	374,075.31

Business:

Old Business - 20 Minutes

1. Update on acquisition process/pipeline

Title searches have been ordered for 10376 Terrace Street, Trimble; 1128 High Street, Nelsonville; 55 Summit Street, Glouster. Frank Lavelle has noted that the Marietta Avenue, Buchtel foreclosure should be wrapped up in 4-5 months.

2. State Demo project

The penultimate reimbursement request for the FY24-25 program in the amount of \$130,392.50 was submitted and approved at the end of May. Running G Farms has completed the Group O3 and P1 demolitions. Frank's Demolition out of Fairfield County is currently finishing up the Group P2 demolitions. Good Builders out of Hocking County are making fast progress through the final Group P3 demolition. All closeout items for the FY24-25 program will be submitted by the end of June including one last reimbursement request.

We are working with HAPCAP to submit the cure items requested by ODOD for the FY26 program. There are only a few small items we need to provide and we expect approval to occur shortly after.

After the discussion regarding the old Walt's Bar site in Chauncey being submitted as a substitution in our FY26 application, the owner chose another path forward. The dilapidated side area of the Ditty Box in Glouster was submitted instead. 24 Mill Street, Chauncey was also removed as it has already been demolished. 31 Hill Street, Glouster was submitted as its substitution as this property was recently acquired by Habitat for Humanity SEO and is contiguous with a Land Bank property at 29 Hill Street.

Demolitions for the FY24-25 program have been 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 submitted to the FY26 program::

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

60 Main Street, Glouster (side addition only)

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

31 Hill Street, Glouster

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 Port Authority submitted 73 High Street, Glouster as part of their application for state brownfield funding. The funds would be utilized for asbestos surveys and potential remediation. The project was approved and we are awaiting next steps.

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 have confirmed an end of June/beginning of July 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 noted that the foreclosure should be wrapped up in 4-5 months.
6. Community Development Block Grant with HAPCAP for 87 High Street, Glouster repairs
Renovations on the commercial building at 87 High Street are nearly complete. The new facade looks nearly identical to the original.
7. WHO project with Habitat for Humanity of Southeast Ohio
Closing for the new build at 823 Walnut Street, Nelsonville occurred on April 20th, 2026. The closing and ribbon cutting for the new build on Poston Salem Road is currently scheduled for Thursday, June 25th. The final build at 9 Johnson Road, The Plains is in progress. Aaron met with ODOD to discuss the closeout process for the WHO program.
8. 10190/10194 Chase Road, Albany project
The cleanup and demolition projects at the Chase Road property are finally completed! On today's agenda for disposition.
9. Clerk of Court fees
We received a letter from the Prosecutor's office with the final cost to bring the Clerk of Courts fee situation to a close. A check in the amount of \$34,727.52 has been remitted and hand-delivered.
10. Ohio Land Bank Conference
Mr. Chmiel, Mr. Sappington, Aaron, and Jody attended the annual Ohio Land Bank Conference in Toledo at the end of April.

11. Hocking Valley Bank Certificate of Deposit

Our current CD with Hocking Valley Bank was accepted by the board as a 6-month CD to be reviewed for continuation near the end of the term.

New Business - 40 Minutes

1. Future Dispositions

- a. 10190/10194 Chase Road, Albany: On today's agenda.
- 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. We expect this property to come up for disposition at the next board meeting.
- d. 44 Locust Street, Glouster: Disposition was approved but it was discovered that the property would need a survey prior to transfer. The end-user has acquired a survey and will be in contact shortly to move forward with closing.
- e. There are several dispositions on deck once the FY26 BDSR project demolitions are completed later this year.

2. Potential acquisition of barn in Bern Township

The Land Bank was approached by the County Planner and the Athens Conservancy regarding the acquisition of a historic barn located in Bern Township. The barn is located on property adjacent to land that is part of the Conservancy's mitigation program which includes the expansion of Gifford State Forest. More information will be provided at the meeting.

3. Downtown Glouster revitalization meeting

Mr. Chmiel organized a meeting with several local and community organizations on June 10th to discuss the creation of a potential economic revitalization plan and working group for downtown Glouster.

4. Mason Street, Trimble foreclosure

Five parcels on Mason Street in Trimble were made a Land Bank project at the April meeting. These have been a major concern for the village for many years. There is an end-user interested in 2 of the parcels, however that would mean that the Land Bank would need to run two separate foreclosures with one being a pay-in-advance project. Frank Lavelle noted that it would be easier and more cost efficient to engage one foreclosure. We could go this route and ensure that the appropriate portion of the

foreclosure amount is recouped in the sale of the 2 parcels to an end-user. If we engage the foreclosure ourselves, Mr. Lavelle noted that the total foreclosure cost would be an estimated \$9,500.00.

5. Election for Chair, Vice Chair

Mr. Sappington has noted that he would like to take on the position of Chair of the Land Bank board. We will hold a vote for both Chair and Vice Chair.

6. Easement at Carihfield Drive, Nelsonville

The City of Nelsonville is expanding its sewer and we were contacted about providing an easement on the parcels we own on Carihfield Drive. This would be beneficial to the area as well as potentially increasing interest in these parcels that the Land Bank has owned for several years.

7. Updated meeting schedule

We would like to host Land Bank board meetings every other month instead of every month through the end of 2026.

8. Demolition for local Veteran

Discussion from Mr. Chmiel.

9. Dispositions

10190/10194 Chase Road, Albany: This project was initially brought to us by the Prosecutor's office as a property so piled with trash that you could "see if from space" on the county's GIS. The property has been a nuisance to the area for nearly three decades. After a lot of clean up, environmental testing, demolition, and further razing of the top layers of soil, the property is ready for disposition. Contiguous property owner Jim Graham is interested in acquiring this property to turn into a pollinator garden. Part of the stream that is undergoing a major mitigation project runs through this parcel.

10. New Projects

Taxes Owed	Last Pymt	Parcel ID	Owner Name	Property Address

No new projects.

11. Scheduling of next meeting: August 19th, 2026

12. Adjournment

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