



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

LOCATION: Live meeting held at Athens County 911 with guests joining virtually on Google Meet (<http://meet.google.com/zsk-oegh-dkk>)

DAY/TIME: Called to order on Wednesday, June 17th, 2026 @ 11:00 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, Taylor Sappington, Lenny Eliason, and Nathan Simons.
2. Motion to approve the agenda by Mr. Eliason, 2nd by Mr. Sappington. All Yeas.
3. Motion to approve the minutes from the April 15th, 2026 board meeting by Mr. Eliason, 2nd by Mr. Sappington. All Yeas.
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

Ms. Humphrey notes that this financial report covers two months. Motion to approve the financial report by Mr. Sappington, 2nd by Mr. Simons. All Yeas. Mr. Chmiel notes that we recently purchased QuickBooks Online to simplify our financial processes.

Business:

Old Business

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. Aaron notes that this reimbursement was deposited into our account this past Friday. 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. Mr. Simons notes that the last major component of the repairs will be new front windows. He continues that the initial grant deadline was the end of August, but HAPCAP will be submitting an extension request to ensure there is enough time to finish out the project.

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. Mr. Chmiel notes that this is the next story our social media contractor is preparing.

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. Aaron notes that there were a lot of good takeaways regarding downtown revitalization. Mr. Sappington adds that a particularly impactful session was about the revitalization of a neighborhood that was primarily spearheaded by residents of the neighborhood and how that kind of local advocacy has been and could be applied here in Athens County. Mr. Chmiel he was very impressed with Toledo and enjoyed connecting with other Land Banks, including building relationships with the new Hocking County Land Bank and supporting them in local meetings.

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. Motion by Mr. Simons to continue the Certificate of Deposit, 2nd by Mr. Simons. All Yeas.

New Business

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. Athens County Planner Connor LaVelle reminded folks to ensure future end users are aware of building and zoning permit requirements, particularly regarding flood plains.
- 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

Athens County Planner Connor LaVelle reviewed a situation in Bern Township regarding barn structures on a 123-acre parcel acquired by The Nature Conservancy. The land was acquired as part of a wetland restoration project and to later be transferred to ODNR to become part of the Gifford State Forest. The community has expressed concern regarding the demolition of two barn structures on the parcel. Both The Nature Conservancy and ODNR noted that maintaining structures is not currently within their mission. Connor explains that other local organizations have been approached but none have had the capacity to take on ownership of a parcel with structures. The land bank could serve as a temporary holder while seeking a long-term solution.

The Nature Conservancy agreed they could split off the parcel that includes the barns. It would need to be transferred to a political subdivision or a non-profit with aligned mission goals. They would cover the survey and lot split costs. Certain environmental restrictions or covenants would need to be applied to the deed, including viewshed protection. The use of the barn would need to be in compliance with their opinion of appropriate land use. It could be leased to the previous owner for agricultural use across the street or as a trailhead for the state forest expansion. If an appropriate end-use cannot be identified, The Nature Conservancy has agreed to maintain a demolition fund to be used by the land bank, as well as installing a fence around the barn parcel.

Board members raised significant concerns regarding the potential acquisition and holding of the property, including potential for liability, the high cost of maintenance for an old structure, and the lack of an identified end-use or long-term owner. It was expressed that there is hesitation about the land bank becoming a permanent or long-term steward of a property that does not fit its core mission, as this is an old barn, not necessarily a historic barn. Motion by Mr. Sappington to request additional specifics from The Nature Conservancy and potentially host a special meeting with them regarding requirements, timelines, deed restrictions, and financial commitments from supporting organizations, 2nd by Mr. Eliason. All Yeas.

3. Downtown Glouster revitalization meeting

Mr. Chmiel notes that a meeting with several local and community organizations was held in Glouster on June 10th to discuss forming a plan regarding revitalization in downtown Glouster. Around 40 people were in attendance. He explained that the idea for this meeting came from discussions around one of our bigger challenges in finding viable end-users for the commercial buildings owned by the land bank in that area.

Mr. Chmiel continues that it seemed to be agreed that a plan for downtown revitalization would be a good next step. It was discussed that the land bank could work with the village and various parties that were in attendance on the plan. Mr. Chmiel motions to make the downtown/economic revitalization plan a focus for the land bank in partnership with local organizations with the goal of disposing the land bank-owned commercial

buildings. Mr. Eliason asks what the land bank would do and what the outcome would be. Mr. Chmiel responds that this could be a formal way to do community outreach and business surveys to discover what residents want to see happen in Gloucester. Mr. Eliason notes that he does not believe the land bank to have the capacity to engage in that work. Aaron notes that his takeaway from the meeting was that the working group and community members would be the driving force behind outreach and local surveys, and the land bank's role would be supportive rather than leading. Mr. Simons responds that his understanding was similar to Aaron's. Mr. Sappington notes that the land bank should have a seat at the table if a working group forms, but that the push should be a local one. Mr. Chmiel notes that he is willing to represent the land bank on the committee or working group.

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.

Mr. Eliason asks how the land bank would foreclose on the property privately. Mr. Sappington responds that the land bank would purchase a tax lien on the property similar to our pay-in-advance process. Mr. Chmiel notes that this would be a faster and more efficient way to deal with a nuisance property in a situation where two of the parcels and one of the structures could be handled by an already identified end-user. Motion by Mr. Eliason to purchase the tax liens for the Mason Street parcels and authorize Frank Lavelle to move forward with a private foreclosure, 2nd by Mr. Simons. All Yeas.

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. Motion by Mr. Eliason to vote Mr. Sappington in as Board Chair, 2nd by Mr. Chmiel. Mr. Sappington notes that at the beginning of his term, he was hopeful to learn about and work on streamlining processes in the Treasurer's office. He continues that after almost a year in office, he is ready to take on additional responsibilities as the Land Bank Chair and work toward moving the organization forward. All Yeas.

Motion by Mr. Eliason to vote Mr. Chmiel in as Vice Chair, 2nd by Mr. Sappington. All Yeas.

6. Easement at Crihfield Drive, Nelsonville

The City of Nelsonville is expanding its sewer and we were contacted about providing an easement on the parcels we own on Crihfield 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. Mr. Eliason asks if there is a map noting the location where the easement would occur. Aaron produces the map supplied by the engineer. Mr. Eliason notes that the location of the easement could affect the desirability of the property. He asks if our legal counsel has had the opportunity to review the easement request. Aaron responds that they haven't yet reviewed the request. Motion by Mr. Eliason to authorize the Board Chair to sign the easement request after review by legal counsel, 2nd by Mr. Simons. All Yeas.

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

Mr. Chmiel reviews a situation where a local veteran is in need of having a structure demolished on Mill School Road in Guysville (Lodi Township). A contractor provided an estimate for \$3,000 for the demolition and \$1,500 for fill. Mr. Chmiel continues that he has explored other avenues to have the house demolished, including coordinating with a local fire department for a training burn, but these were not viable options in the end. The Solid Waste District informed Mr. Chmiel that they could provide grant funds for the landfill demo fees. Mr. Williams, the veteran, would work with the Veterans Service Office and apply for the grant through the Solid Waste District to cover the cost of demolition disposal. Mr. Eliason notes that Mr. Williams would need to provide a record of his income to ensure he meets income guidelines. Mr. Chmiel notes he can work with HAPCAP to secure income requirements. Motion by Mr. Eliason to move forward with performing the demolition for Mr. Williams should he meet income eligibility requirements, 2nd by Mr. Sappington. All Yeas.

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. Mr. Eliason asks for the current value of the property. Aaron responds that the Auditor's current value of the land is \$25,480, and that it increased from \$19,600 in 2022. Mr. Eliason responds that the land bank should try to get 10% of the previous valuation through the purchase. Motion by Mr. Eliason to dispose of 10190/10194 Chase Road, Albany to Jim Graham for \$1,900, 2nd by Mr. Simons. All Yeas.

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: Motion to adjourn by Mr. Eliason, 2nd by Mr. Sappington. All Yeas.
Adjournment at 12:38 PM.

Minutes submitted for approval by Aaron Dye, Secretary

Secretary

Date

Approved, as amended (if any) on _____

Currently available Land Bank properties:

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