



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

LOCATION: Nelsonville City Hall (live) and on Google Meet
(<http://meet.google.com/zsk-oegh-dkk>)

DAY/TIME: Wednesday, August 19th, 2026 @ 11:00 AM

PURPOSE: Regular meeting to consider the following business:

Board Administration - 5 Minutes

1. Call to order by Taylor Sappington, Board Chair. Roll call by Aaron Dye, Secretary.
2. Approval of agenda
3. Approval of minutes from June 17th and July 22nd board meetings
4. Financial report from Treasurer LaVerne Humphrey

Summary	
Starting Balance	272,826.77
Actual Cash In	242,022.65
Actual Cash Out	299,044.54
Ending Balance	215,804.88
Hocking Valley Bank CD	\$101,899.68
Total Balance	\$317,704.56

Business:

Old Business - 20 Minutes

1. Update on acquisition process/pipeline

We are up to date on title searches for active projects. There are currently several active foreclosures through the Treasurer's office and two foreclosures privately being engaged by Frank Lavelle.

2. State Demo project

A reimbursement for the FY24-25 program in the amount of \$130,392.50 was disbursed shortly after it was requested at the end of May. All demolitions have been completed and the final reimbursement request for \$105,486.00 has been submitted. All closeout items for the FY24-25 program are being prepared.

Approval has been received from ODOD for the FY26 BD&SR program. HAPCAP is administering the grant and we will be moving forward with next steps shortly. The demolitions should be able to be grouped into 4 demolition projects.

Properties submitted to the FY26 program:

Owned by Land Bank:

6 Morgan Street, Gloucester

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

60 Main Street, Gloucester (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, Gloucester

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: Sanborn Family Builders finished the roof repair at the Kontner Street duplex in late July.

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 the next few 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.

7. WHO project with Habitat for Humanity of Southeast Ohio

The closing and ribbon cutting for the new build on Poston Salem Road occurred on Thursday, June 25th. The final build at 9 Johnson Road, The Plains is in progress. They expect the closing and ribbon cutting to occur within the next two months.

8. Potential acquisition of barn in Bern Township

At the special meeting in July, the board voted to negotiate a transfer agreement with The Nature Conservancy. Mr. Sappington and Aaron have a meeting scheduled with TNC on August 18th for an initial discussion regarding terms of a property transfer.

9. Updated meeting schedule

At the June meeting, the board voted to hold meetings every other month instead of monthly. Discussion to determine if the board would like to maintain the bimonthly meeting schedule.

New Business - 25 Minutes

1. Future Dispositions

- a. 518 W. High Street, Nelsonville: A potential end-user has submitted paperwork and is reviewing the possibility of a residential structure on the site.
- b. 0 Congress Street, Trimble: We were approached by a transportation equipment company regarding the purchase of two parcels on the corner of Congress and Valley in Trimble. The interested end-user met with the Land Bank and was referred to Mayor Doug Davis for additional conversation.
- c. 26280 Main Street, Coolville: An interested end-user has submitted an application for this property. Aaron and Mr. Sappington have begun preliminary conversations with them.
- d. 20 Campbell Street, Nelsonville: A potential end-user has submitted paperwork to acquire the property. With demolition of the structure complete, we expect to move forward with next steps shortly.
- e. 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 we would like to cover half the cost, which totaled to \$750.00.
- f. There are several dispositions on deck once the FY26 BDSR project demolitions are completed later this year.

2. Donation of Grover Street, Nelsonville property

This property was made a project at the July 2025 board meeting. The owner is interested in donating the property, which is contiguous to a parcel we have owned since 2018 at 62 Grover.

3. Upcoming Welcome Home Ohio program application

After several internal discussions and meetings with local stakeholders, we believe it would be beneficial for the Land Bank to submit an application for WHO funding during the current round of funding. We are looking at two builds in the Village of Glouster. This project would potentially serve as the inception of a wider neighborhood revitalization initiative through neighborhood regeneration and regular housing construction. Further details and discussion will be provided at the meeting.

4. Employee retirement options

Aaron met with Michael Carpenter of Carpenter & Associates to discuss potential retirement offers for Jody and future Land Bank employees. The options seemed favorable and would include up to a 3% match by the Land Bank. Even if Jody chooses not to enroll, this would be a great option to have ready.

5. Upcoming conferences

The Ohio CDC Association is hosting its annual conference from September 15-17, 2026 in Athens. The Ohio Land Bank Association will be hosting its annual Fall Summit on October 22, 2026 in Springfield. Both are excellent opportunities for folks in our area of work and at least one representative from the Athens County Land Bank will be present at each.

6. Dispositions

No dispositions.

7. New Projects

Taxes Owed	Last Pymt	Parcel ID	Owner Name	Property Address

No new projects.

8. Scheduling of next meeting: September 16th or October 21st, 2026

9. Adjournment

Currently available Land Bank properties:

26280 Main Street, Coolville
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