



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

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

DAY/TIME: Called to order Wednesday, August 19th, 2026 @ 11:05 AM

PURPOSE: Regular meeting to consider the following business:

Board Administration

1. The meeting was called to order by Taylor Sappington, Board Chair. Roll call by Aaron Dye, Secretary. Board members present were Taylor Sappington, Chris Chmiel, Steve Patterson, Lenny Eliason, and Nathan Simons.
2. Motion to approve the agenda by Mr. Eliason, 2nd by Mr. Patterson. All Yeas.
3. Motion to approve the minutes from June 17th and July 22nd board meetings by Mr. Eliason, 2nd by Mr. Chmiel. All Yeas.
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

Ms. Humphrey reviews the financial report. Aaron notes that the large cash in and cash out numbers are part of the Welcome Home Ohio program, and other cash out items include repairs

at the Kontner Street duplex and demolitions through the BD&SR program. Motion to approve the financial report by Mr. Chmiel, 2nd by Mr. Patterson. All Yeas.

Business:

Old Business

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. Mr. Sappington adds that there are 24 open tax foreclosure complaints, 21 of which were opened in 2026, and 28 title searches awaiting filing. 7 of those are land bank-related projects.

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.

Aaron notes that the next round of funding has been announced with applications opening in mid-September.

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, 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 and 83/85 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. Aaron notes that the next steps include identifying an end-user, which would likely be a developer.
- 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. Mr. Sappington notes the end-users for this property have done several major renovations in Buchtel and helped with repairs for The Mine in Nelsonville and would like to work more with the Land Bank in the future.

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. Mr. Simons notes that the only remaining item is window installation. He notes that the

matching funds to be supplied by the Land Bank will be \$50,266 which is less than was initially approved.

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. Mr. Sappington notes that 9 Johnson is Habitat's first two-story build and he believes he saw siding being installed earlier this week.

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 notes that a meeting was held with TNC yesterday, August 18th for an initial discussion regarding terms of a property transfer. He continues that it was helpful to receive a comprehensive overview of the history of the project, which goes back years. There was no final agreement presented. Discussions with TNC will continue and final information and discussion should occur in mid-September.

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. Mr. Sappington notes items for discussion in this meeting have gone quickly, so monthly may not be necessary. Mr. Chmiel and Mr. Eliason note that they are supportive of bimonthly meetings with Mr. Eliason adding that a special meeting can always be scheduled.

New Business

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. Mr. Sappington notes this property was discussed at length at the most recent Village of Coolville council meeting.

- 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. Motion by Mr. Eliason to cover half the cost of the survey for 44 Locust Street, Glouster in the amount of \$375.00, 2nd by Mr. Patterson. All Yeas.
 - 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. Aaron reviews that historically the Land Bank has asked individuals who donate a property to cover the legal fees surrounding the donation, including a title search. He continues that he would like the board to consider covering some of the cost of the donation as acquiring this property would likely increase interest in the other parcel the Land Bank has owned since 2019. Mr. Patterson notes that the Land Bank should develop a policy to assist property owners who have reached the point that they are considering donating property with the legal fees. Motion by Mr. Eliason to cover the legal fees for the donation of 0 Grover Street, Nelsonville (P030040000300), 2nd by Mr. Patterson. Mr. Sappington notes that he would love to work on a policy that explores what Mr. Patterson suggested. All Yeas.
3. Upcoming Welcome Home Ohio program application
- Mr. Sappington reviews that Habitat will be making its own WHO application for the next round of funding which would include a multi-county proposal for new builds. He notes factors that position the Land Bank to be a unique entity regarding housing construction and addressing some of the current challenges to homeownership. For these reasons, he believes that it would be advantageous for the Land Bank to submit its own application.

Mr. Sappington presents an area in Glouster around the Locust - Morgan - Allen Street area that has ample opportunity for neighborhood regeneration. The Land Bank already owns parcels in the neighborhood, and many contiguous parcels are owned by the village or can be foreclosed on. The proposed builds would be located at 15 Locust Street and the contiguous parcel to the north of it. This project would potentially serve as the inception of a wider neighborhood revitalization initiative through neighborhood regeneration and regular housing construction. WHO would provide \$150,000 per

structure for construction costs and the Treasurer's office would help split the out of pocket expenses above that amount. He envisions one stick-built and one modular, which are the types of builds that Habitat is moving toward and has already begun implementing.

Mr. Chmiel asks why Locust Street. Mr. Sappington responds this was the singular location that had Land Bank-owned, Village-owned, and foreclosable parcels in a distressed neighborhood. Most major land banks in the state are moving toward this model of housing construction with a neighborhood focus. Mr. Chmiel notes that he has concerns about the floodplain. Mr. Eliason adds that some structures in Trimble Township were torn down by the county or with NIP funding and this could restrict future builds or development.

Mr. Sappington notes that another location was suggested by the Mayor of Glouster, but it has not been as thoroughly researched. Mr. Simons notes that the village owns parcels in this area and only part of it is in the floodplain. He continues that with the recent flooding, none of the water rose to this area. Mr. Eliason notes that this area makes more sense to him than the Locust Street suggestion.

Mr. Chmiel asks if Habitat would build the houses. Mr. Sappington responds that they expressed interest in being the builder for the modular. Aaron responds that Habitat has invited us to Chesterhill near the end of the month to observe the installation process.

Motion by Mr. Chmiel to authorize the Welcome Home Ohio grant application for two builds at the site on Plainview Drive in Glouster, 2nd by Mr. Eliason. All Yeas.

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.

Mr. Eliason motions to engage a retirement option with Carpenter & Associates for Land Bank employees with an employer match of 5%, 2nd by Mr. Simons. All Yeas.

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: October 21st, 2026 at the Athens County Records Center

9. Adjournment: Motion to adjourn by Mr. Eliason, 2nd by Mr. Chmiel. All Yeas.
Adjournment at 12:07 PM.

Minutes submitted for approval by Aaron Dye, Secretary

Secretary Date

Approved, as amended (if any) on _____

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