

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

LOCATION: Virtual Meeting on Google Hangouts -<https://meet.google.com/bbz-ywph-ygf>

DAY/TIME: Wednesday January 20th, 2021 @11:00 AM

PURPOSE: Regular meeting to consider the following business:

Board Administration – 5 minutes

1. Call to order by Ric Wasserman, Chair - Roll Call
2. Approval of agenda
3. Approval of minutes of December 16th, 2020 meeting
4. Financial Report – Chelsie McKee, Land Bank Treasurer

| SUMMARY | |
|------------------|---------------|
| Starting Balance | \$ 237,308.36 |
| | |
| Actual Income | \$ 248,352.51 |
| | |
| Actual Expenses | \$ 127,145.85 |
| | |
| Ending Balance | \$ 358,515.02 |

Business: 25 minutes

Old Business – 15 minutes

1. a) NIP project update - Group F is completely settled and we have received reimbursement from HAPCAP for acquisition costs they were able to recover (almost \$4000).

b) We were contacted by OHFA, the folks who administered NIP, and told that they would be giving us another \$12,500 out of recaptured funds. The email was written in a very strange way but we think we are interpreting it correctly. We will certainly accept whatever they are willing to send us.

c) Group G demos: Several of the houses in Group G have been torn down including 189 Ashton St and 160-180 Crihfield in Nelsonville and 15 Locust Street in Glouster. In addition the burned-out ruins at 111 Monroe in Chauncey have been cleaned up. Two Trimble village properties are delayed waiting for the electric company to remove the service lines to the property. We expect they will be down shortly.

d) Group H – The newest group of demos approved by the board have had their asbestos surveys done and the bid announcement was sent out last week. Those bids will be opened on January 25th.

2. Update on acquisition process/pipeline –Ric

- i) One deed was received since the last meeting, 354 Chestnut Street in Nelsonville. This property was eagerly awaited because we believe it is a rehab-able house. It was inspected last week and although it’s full of trash the structure is sound and there is very little actual damage on the inside. There is an end-user who has come forward and is interested in rehabbing it and living there.
- ii) Filing of new cases: No new cases have been filed as the new Asst. Prosecutor Kirk Shaw gets acclimated to his position. He and I have met several times and he has a plan to complete filing of cases where title searches have already been done and then we will out-source the 10 new title searches approved by the board last month so that those cases can be filed as well.

| Self-Funded Demos-Group H | | | |
|--------------------------------|--------------------|------------------------|--|
| Parcel Number | Address | Target Area | |
| M040080007200 | 14 Maple Street | Glouster (Trimble Twp) | |
| M040080007100 | 16 Maple Street | Glouster (Trimble Twp) | |
| M060030009000 M060030009200 | 19616 Maple Street | Trimble(Trimble Twp) | |
| M060020008900 | 19790 Lake Drive | Trimble(Trimble Twp) | |
| | | | |

5. Update on previously approved projects,Ric

- A. 10 High St., Glouster, 16 Main St., Chauncey – Both abandon gas station projects. We have received approval of our BUSTR grant for both and they are just waiting in line for the go-ahead to hire contractors. Ohio EPA is running significantly behind due to COVID-19 spring shutdown. We received word that funds have been allocated on the 10 High St. project in the initial amount of \$110,000 with \$140,000 in reserve. They believe it will be several weeks before it goes to bid.
- B. Rehabs: Land Bank Rehabs underway or nearly completed in the county: 29 Main, Glouster; 24 Cherry, Glouster; 614 W. High, 495 Patton & 141 Monroe, Nelsonville; and

30 Front, Glouster (Integrated Svc). Projects slated but not yet underway: 57 Summit, Glouster (Habitat) and 8 S. 8th St, Jacksonville (Habitat); 141 Monroe, Nelsonville.

C. Rural Acquisition Program Projects (Pay-in-advance) –

- 1) The case has been filed on 2020-14, Letha Matheny (20BR0016) and is moving toward publication.

5. Update on pending dispositions

- A. 36 Main Glouster (2018-73). Habitat for Humanity stepped forward and offered financing for the end user on 36 Main where they are currently tenants of the Land Bank. We have pro-bono legal counsel for the end-user. Closing on this transaction took place on Dec. 23rd. We are grateful for the help we received from Andrew Grillo of Bob Toy's law office as well as from Ken at Habitat and Cherie Gall at MGSS. Everybody pulled together to make this happen.
- B. 36 Braun Street – The two remaining end-user applicants have been asked for final information so that the disposition can go to the board for adjudication. No movement here, unfortunately.
- C. 31 Front Street, Glouster to Integrated Services to become a community park/garden. They are building a 2-family house across the street. Contract has been approved by IS and a closing should take place shortly.
- D. 19596 Maple St, Trimble – Preliminary approval at Dec. Meeting. End-user is not ready with all necessary info. Hopefully next month.

New Business – 10 minutes

1. Future Dispositions – Several dispositions are in progress and I hope to bring them to the board soon. They include:
 - a. 615 W. Washington (coffee cup) – 2 potential end-users
 - b. 156/158 Toledo Street – On today's agenda
 - c. 19616 Maple St., Trimble – Existing house to be demolished before considering disposition.
 - d. 1790 SR 56 –Level 1 inspection is done and I will begin contacting the several end-users registered for this property
 - e. 770/784 Poplar Street, Nelsonville – End-user is willing to demo both houses and proposes to build a new one in their place. On today's agenda.
 - f. 201 Edwards Street, Nelsonville – Extremely dilapidated house. He is willing to purchase and demo.

- g. 1414/1434 SR 56 – Level 1 inspection has been completed. 1 end-user is waiting.

2. Today’s Disposition Action:

- a) 156/158 Toledo Street – Alice Duncan, end user. She would like to put an amish “tiny house” on the property’s upper lot (2 Oak). She owns no property and was approved as an end-user. Village of Glouster has expressed concern that there were unpaid utility bills at other places she has lived but there is no documentation and she disputes this. Properties were owned by other family members and all utilities were eventually paid. She has obtained financing for the structure. Request preliminary approval subject to verification of financing from the vendor and financial ability to pay other costs such as sewer tap reconnection, etc. Parcel has been advertised on our website for many months.
- b) 770/784 Poplar – 2 gutted, trash-filled former drug houses on a nice residential street in Nelsonville. End-user proposes to demo both houses at his expense and build one home for a disabled adult child. Nelsonville is enthusiastically supportive of this proposal. Having their approval in hand I recommend moving forward with final disposition for \$200/parcel. The quicker we can get this hazard remediated the better, in the opinion of the Chair.
- c) 42 Main Street, Glouster and 19606 Plum Street, Trimble Village. Habitat for humanity would like to acquire these parcels for builds in 2022. They are offering to demolish the Plum Street property at their expense.

- 3. Targets of Opportunity grant application.
- 4. New Website – Work has begun. A contract with the vendor will be presented to the board for approval at the February meeting.
- 5. Annual Report – We are hoping to produce an annual report recapping our 2020 Land Bank accomplishments. Aaron (Americorps volunteer) has begun work on this project. Distribution will be both online and printed.
- 6. Policy Committee meeting – a meeting should be held to consider updates to policies.

7. New Projects:

| Taxes Owed | Last Pymt | Parcel ID | Owner Name | Property Address |
|-------------------|------------------|------------------|---------------------|--------------------------------|
| 12,033.83 | 2013 | M050040010100 | Evelyn C. Watson | 36 S. Main St, Jacksonville |
| 7,063.38 | 2009 | J010010018200 | Guy Bell (deceased) | Sargent Road, Lodi Twp |

- A. Scheduling of next meeting: February 17th, 2021.

- B. Roundtable – Chris and I had a meeting with Misty Crosby, Director of Buckeye Hills, a meeting arranged by Jim Rokakis. She asked a lot of good questions about how Land Banks do their thing and hopefully there will be some future collaboration of some sort with them.

Our Facebook post about the transfer of 36 Main to the Ms. Thompson garnered the most views of any post since the establishment of the page.

- C. Adjournment