

**ATHENS COUNTY LAND REUTILIZATION CORPORATION**  
**BOARD OF DIRECTORS - MINUTES**  
[www.AthensCountyLandBank.com](http://www.AthensCountyLandBank.com)

Location: Virtual Meeting on Google Hangout ([meet.google.com/bbz-ywph-ygf](https://meet.google.com/bbz-ywph-ygf))  
Day/Time: Wednesday January 20<sup>th</sup>, 2021 at 11:02am  
Purpose: Regular Meeting to consider the following business:

**Board Administration**

1. The meeting was called to order by Ric Wasserman, Chair. Roll Call by Mr. Wasserman - Board members present were Commissioner Lenny Eliason, Commissioner Chris Chmiel, Andrew Chiki designee of Mayor Steve Patterson, and Township Trustee Gregg Andrews.
2. Approval of agenda with amendment to add update on the Workforce Development Waste Diversion Project and FEMA Project. Moved by Mr. Chmiel, 2<sup>nd</sup> by Mr. Eliason. All Yeas
3. Approval of minutes for the meeting held on December 16<sup>th</sup>, 2020. Moved by Mr. Chmiel, 2<sup>nd</sup> by Mr. Eliason. All Yeas
4. Financial Report from Chelsie McKee, Land Bank Treasurer. Summary of December ending balance.

<b>SUMMARY</b>	
Starting Balance	\$ 237,308.36
Actual Income	\$ 248,352.51
Actual Expenses	\$ 127,145.85
Actual Ending Balance	\$ 358,515.02

Approval of financial report moved by Mr. Chmiel, 2<sup>nd</sup> by Mr. Eliason. All Yeas

**Business**

5. Old Business
  - a. NIP project updates by Mr. Wasserman. Group F is completely settled and we have received reimbursement from HAPCAP for acquisition costs they were able to recover (almost \$4,000.00).
  - b. Mr. Wasserman was contacted by OHFA (Administer of NIP) and was told that they would be giving the Athens County Land Bank \$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 give the Land Bank.

c. Updates on self-funded demolitions by Mr. Wasserman.

- I. Group G Demolitions. Several of the houses in Group G have been torn down including 189 Ashton Street, 160-180 Carihfield in Nelsonville, and 15 Locust Street in Glouster. In addition, the burned-out ruins at 111 Monroe Street in Chauncey has been cleaned up. Two Trimble Village properties are delayed. We waiting for the electric company to remove the service lines to the property. We expect they will be down shortly.
- II. Group H Demolitions. The newest group of demolitions approved by the Board has had completed asbestos survey's and the bid announcement was sent out last week. The bids will be opened on January 25<sup>th</sup>.

Self-Funded Demos – Group H		
Parcel Number	Address	Target Area
M040080007200	14 Maple Street	Glouster (Trimble TWP)
M040080007100	16 Maple Street	Glouster (Trimble TWP)
M060030009000-200	19616 Maple Street	Trimble (Trimble TWP)
M060020008900	19790 Lake Drive	Trimble (Trimble TWP)

d. Updates on acquisition process/pipeline by Mr. Wasserman.

- I. One deed was received since they last meeting; 354 Chestnut Street in Nelsonville. This property was eagerly awaited because it is believed to be 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 new cases. No new cases have been filed as the new assistant Prosecutor, Kirk Shaw, gets acclimated to his position. Mr. Wasserman has met with Mr. Shaw several times and he has a plan to complete filing of cases where title searches have already been done. We will outsource the 10 new title searches approved by the Board at last month's meeting so that those cases can be filed as well.

e. Update on previously approved projects: Mr. Wasserman:

- I. Abandon Gas Station Projects: 10 High Street, Glouster, M04-00700032-00; 16 Main Street, Chauncey (2020-15). The Land Bank has received approval of the BUSTR grant for both properties. These properties are in line for the go-ahead to hire contractors. Ohio EPA is running significantly behind due to the spring COVID-19 shutdown. The Land Bank has received word that funds have been allocated on the 10 High Street project in the initial amount of \$110,000 with \$140,000 in reserve. It is expected to be several weeks before it goes to bid. No official word on 16 Main Street.

- II. Rehabs continue to be underway around the county. Projects mentioned at prior meetings: 29 Main, Glouster; 7211 SR 329, Guysville; 10 Barbour Street, Glouster by Habitat for Humanity; 24 Cherry Street, Glouster; 614 W. High Street, Nelsonville; 495 Patton Street, Nelsonville. Projects slated but not yet underway: 30 Front Street, Glouster (Integrated Services); 57 Summit Street, Glouster; 8 S 8<sup>th</sup> Street, Jacksonville (Habitat for Humanity); 141 Monroe, Nelsonville. 10 Barbour Street in Glouster is complete and Habitat for Humanity held a ceremony to transfer the house to the owner over this past weekend.
- f. Rural Acquisition Program Projects (Pay-In-Advance):
  - I. 16357 S. Canaan Road (2020-14), Letha Matheny. The case has been filed (20BR0016) on this property and is moving towards publication.
- g. Update on pending dispositions:
  - I. 36 Main Street, 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 of this transaction took place on December 23<sup>rd</sup>. The Land Bank is grateful for the help received from Andrew Grillo of Bob Toy's law office as well as from Ken at Habitat for Humanity and Cherie Gall at MGSS. Everyone pulled together to make this happen.
  - II. 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.
  - III. 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 Integrated Services and a closing should take place shortly.
  - IV. 19596 Maple Street, Trimble. Preliminary approval was given by the Board at December's meeting. The end-user is not ready with all necessary information. Hopefully by next month's meeting.

## 6. New Business

- a. Future Dispositions: Several dispositions are in progress and I hope to bring them to the Board soon. They include:
  - I. 615 W. Washington Street (Coffee Cup). It has 2 potential end users with one of them being Hocking College. City of Nelsonville believes an environmental study is required. Potential end-users do not want to pay the cost.
  - II. 156/158 Toledo Street. Has 1 potential end user. Discussed later during Disposition Action.

- III. 19616 Maple Street, Trimble. It has a dilapidated house that will need to be torn down. A potential end user who wants to put a mobile home on the property.
- IV. 1790 State Route 56, Trimble. Level 1 inspection has been completed. Contacting the potential end-users is the next step.
- V. 1414/1434 State Route 56, Trimble. Level 1 inspection has been completed. 1 end-user is waiting.

b. Disposition Action:

- I. 156/158 Toledo Street. Potential end-user Alice Duncan. Ms. Duncan would like to put an Amish "tiny house" on the property's upper lot (2 Oak Street). 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 locations she has resided but there is no documentation and she disputes these actions. Properties were owned by other family members and all utilities were eventually paid. The Village does not have a problem with the structure itself. She has obtained financing for the structure. Parcel has been advertised on our website for many months.

Motion for preliminary disposition to Alice Duncan moved by Mr. Wasserman, 2<sup>nd</sup> by Mr. Eliason. Mr. Chmiel would like to reiterate to the Board that the Village does not approve of this action. Mr. Eliason and Mr. Andrews believe, that without proof of missed utility payments there is nothing keeping her from acquiring a Land Bank property. All in Favor: Yea – 4; No – 1. Motion carried.

- II. 770/784 Poplar Street. These two structures are gutted and trash-filled former drug houses on a nice residential street in Nelsonville. An end-user proposes to demolition both structures at his expenses and build one home for a disabled adult child. Nelsonville is enthusiastically supportive of this proposal. There was another end-user but they are not in the position to put a house on the property. They are willing to withdraw their application, they just wanted to remove the terrible structures. The City of Nelsonville has expressed enthusiastic approval for the end-user. City Manager Scott Frank spoke in favor of this disposition and thanked the Land Bank for its efforts on behalf of Nelsonville thus far. Motion to approve final disposition at \$200 per parcel. Moved by Mr. Wasserman, 2<sup>nd</sup> Mr. Chmiel. All Yeas
- III. 42 Main Street, Glouster and 19606 Plum Street, Trimble. Habitat for Humanity is interested in acquiring both of these parcels for buildings in 2022. They are offering to demolish the Plum Street property at their expense. When the Land Bank transfers parcel's ahead of time, Habitat for Humanity is able to use that as a form to raise money to complete their build projects. Tear towns are to take place in approximately 6 months. Motion for preliminary disposition and notify local government. Moved by Mr. Wasserman, 2<sup>nd</sup> by Mr. Chmiel. Mr. Chmiel inquired about the cost for these properties. Mr. Wasserman stated that sales to Habitat are listed on the contract as "donations" with a token processing fee of \$200 per parcel to help Habitat with their fundraising for the build. Mr. Chmiel also stated his interest in having Habitat for Humanity to start utilizing more energy efficient

building standards to help low-income residents with other additional costs.  
Possible discussion for a new section in the Land Bank policy. All Yeas.

- c. Targets of Opportunity Grant Application and Workforce Development Updates by Mr. Chmiel. The Workforce Development program is in the works to do waste diversion. at some of the properties where the structures are to be demolished. Mr. Chmiel and Mr. Andrews have attempted to proceed with the work on 4 separate occasions but only one participant has made an appearance. Mostly working on Main Street in Glouster at the current time.

The County can have 2 Targets of Opportunity Grants going on at once. Mr. Chmiel asked the Board of the Land Bank to ask the County Commissioner's to provide a letter of support/interest for this grant opportunity with the intent of using these funds toward demolition or rehab of commercial properties in downtown Glouster. Mr. Crippen also stated that the County has the ability to ask for addition funds by July to use as a match toward this grant. Motion to send a letter of interest to the County Commissioners for the Targets of Opportunity Grant for downtown Glouster. Moved by Mr. Chmiel, 2<sup>nd</sup> Mr. Wasserman. All Yeas

- d. Trimble FEMA by Mr. Crippen (HAPCAP). The appraisals are complete on the FEMA properties. Hoping to get them out to bid in the next couple of weeks. Wanting to complete as soon as possible with late winter as a possible conclusion of demolition.
- e. New Website: Mr. Wasserman informed the board that work has begun on the Land Bank's new website. The Land Bank will not be renewing their current contract that expires on March 15 instead creating this new website to display available property. Aaron Dye is working with various company's that assist realtor websites. This new website will reduce the Land Bank's software cost by nearly 75%.
- f. Annual Report. Aaron Dye is working on an annual report that will recap the Land Bank's 2020 accomplishments. Distribution will be both online and printed.
- g. Policy Committee Meeting. A meeting should be held to consider updates to policies. Policies have not been reviewed in a while and it should be completed on an annual basis. Mr. Wasserman will be in touch to schedule this meeting mid-February.

**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. 36 S Main Street, Jacksonville. There are 1-2 potential end-users for this property. Motion to accept this property as a Land Bank project moved by Mr. Chmiel, 2<sup>nd</sup> Mr. Eliason. All Yeas
- b. Sargent Road, Lodi TWP. This project would be a pay-in-advance if accepted. This is a small land-locked property. The potential end-user has a relative that owns the property next to

this parcel so an easement can be secured. There is currently no structure on the property. The County Auditor stated that there is nothing that can be done to generate tax revenue from this parcel in its current state. The potential end-user is willing to put \$2,000 upfront to have the Land Bank proceed with the foreclosure process. Motion to approve this property as a Land Bank rural acquisition/Pay-in-advance project moved by Mr. Wasserman, 2<sup>nd</sup> by Mr. Eliason. Mr. Chmiel asked why this property wasn't going through a Sheriff's sale. Mr. Eliason stated that since this property cannot be accessed, it would not sell at a Sheriff's sale. Mr. Chmiel acquired about the acreage size. Mr. Wasserman confirmed it was 21 acres.

The value of the property on the Auditor's site is \$34,000 and the potential end-user is willing to pay \$15,000. The property does have to get published/posted and it can be listed at the market value of \$1,000 per acre to see if there is any interest. Mr. Eliason suggested asking the potential end-user for the \$15,000 and back taxes of \$7,000. Mr. Wasserman asked the Board if half the back taxes would be acceptable and the Board agreed. With the need for additional negotiations, a motion to approve the sale at the new amount of \$18,500 was moved by Mr. Eliason, 2<sup>nd</sup> Mr. Chmiel. All Yeas

7. Scheduling of next meeting, February 17<sup>th</sup>, 2021.
8. 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.

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

9. Adjournment at 11:47. Moved by Mr. Eliason, 2<sup>nd</sup> by Mr. Chmiel. All Yeas

Minutes submitted for approval by Chelsie McKee, Secretary

Chelsie McKee 2/17/21  
Secretary Date

Approved, as amended (if any) on 2/17/2021