

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

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

DAY/TIME: Wednesday October 21<sup>st</sup>, 2020 @11:00 AM

PURPOSE: Regular meeting to consider the following business:

Board Administration – 12 minutes

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

<b>SUMMARY</b>	
Starting Balance	\$ 237,308.36
Actual Income	\$ 183,657.38
Actual Expenses	\$ 78,952.36
Actual Ending Balance	\$ 342,013.38

5. Budget Update – Document provided.

Business: 50 minutes

Old Business – 15 minutes

1. NIP project update – Sean Brooks, HAPCAP – NIP reimbursement has been received from OHFA. Cross-invoicing between HAPCAP and the Land Bank has taken place. Net Land Bank cost for 5 demos is \$1783.70, a tremendous value!
2. Update on acquisition process/pipeline –Ric
  - i) 2 properties were acquired since the last meeting: 111 Monroe Street in Chauncey and 16871 River Rd, Cannan Twp. A number of properties are in the 28-day waiting period from the end of the covid foreclosure moratorium and we will receive deeds on those properties soon.

ii) We have claimed two properties that are delinquent/abandoned land through the petition system. They are: (2018-15) 19790 Lake Drive (Congrove) and 130 Jefferson St. (Pickett). Both were Treasurer Foreclosures that did not sell at Sheriff sale. The Congrove property is a significant problem property for the village of Trimble and we have sought foreclosure on it for over two years. Deeds will be forthcoming soon.

iii) The expedited foreclosure case 201 Edwards St., Nelsonville was heard on Sept. 22<sup>nd</sup>. And two others were heard on Oct. 15<sup>th</sup> (13 Republic, Glouster and 770/784 Poplar Street, Nelsonville). There are 14 BOR expedited foreclosures behind this case in the pipeline with more hopefully being filed soon. All the votes at the BOR are now 2-1 in these cases with the Auditor voting against foreclosure and direct transfer to the Land Bank.

3. Self-Funded Demos “Group G” – Under our new agreement with HAPCAP work on self-funded demos of our first 5 properties has begun. A contract for asbestos surveys has been executed with the vendor and the work is done. We are waiting for his official lab results. There will apparently be one house (189 Ashton) where significant asbestos remediation will have to be done. HAPCAP has put out the bid for demo of all 5 properties. Hopefully a contractor can be chosen by the end of October and the properties down sometime in November.

Self-Funded Demos-Group G			
Parcel Number	Address	Target Area	
M040130003800	15 Locust Street	Glouster (Trimble Twp)	
P030250002800-3000	160-180 Crichfiled Dr	Nelsonville	
P030210000500-400	189 Ashton Street	Nelsonville	
M060020002900	14 Main Street	Trimble (Trimble Twp)	
M060020002100-2200	19537 S Center St	Trimble (Trimble Twp)	

4. Americorps position through Rural Action – We have our Americorps volunteer, Aaron Dye in place and working now. He began in earnest this week and we have a short-term plan for him to begin reformulating our communication to the public as well as working on several internal projects for us.

5. Update on previously approved projects, .....Ric

A. 10 High St., Glouster - Abandon Gas station pilot program update M04-00700032-00 Our consultant, Tetra-Tech has filed the official grant application for remediation after we received a support letter from the village. Due to the pandemic no grant applications were funded from March through August. This project is number 13 on the list. No way to know exactly when funding will come through. There appears to be plenty of money

left in the BUSTR coffers to fund this and future projects (\$14MM). No change since last month.

- B. Rehabs: Land Bank Rehabs underway or nearly completed in the county: 10 Barbour, Glouster (habitat); 29 Main, Glouster; SR 329, Guysville; 24 Cherry, Glouster; 614 W. High, Nelsonville and 495 Patton, Nelsonville. Projects slated but not yet underway: 30 Front, Glouster (Integrated Svc); 57 Summit, Glouster and 8 S. 8<sup>th</sup> St, Jacksonville (Habitat); 141 Monroe, Nelsonville; 47 Main, Chauncey. There was a groundbreaking ceremony held last evening for the project at 30 Front in Glouster. I am continuing to field inquiries from other people/entities interested in parcels for rehab.
- C. (2020-15) - 16 Main Street, Chauncey – Abandoned gas station and asbestos-filled dilapidated building. Purchased last month from William and Emile Hunter. Information has been forwarded to our consultant, Tetra-Tech. Since previous work has been done on this location by Ohio EPA we will be able to bypass many of the early steps in the remediation process and go right to bidding out the demo itself. This project will be paid for entirely from the BUSTR fund.
- D. (2018-73) - 38 Main, Glouster – The only bidder to clean-out and board-up this structure was way too high. Commissioner Chmiel and I believe we can accomplish the work with volunteers and we hope to do that in the next month. This is a save-able structure and both Comm. Chmiel and I continue to look for someone who can take this on as a renovation project.

## 6. 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 and we hope we can close this transaction soon and make owners out of these long-term renters.
- B. (2020-05)-Winner Lane / (2020-08) - Sand Ridge Road (Rome/Lodi Twp, (2020-14) - 16357S. Canaan Rd, Canaan Twp). These three “rural acquisition” (pay-in-advance) projects are in-process. The Winner Lane foreclosure has been filed and will be moved to Common Pleas Court at the request of a lienholder. There is significantly more interest in this property than we ever thought possible and the best outcome at this point would be a sheriff sale. The S. Canaan Rd case has been filed and the Sand Ridge Rd paperwork is still unsigned.
- C. 637 High Street – The board approved preliminary disposition to Marcie Denney and asked for feedback from the City of Nelsonville. Feedback was enthusiastically positive.

Recommend going forward with this disposition for \$1000 with the end-user paying to demolish the property.

New Business – 35 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. 36 Braun Street, Glouster – 3-4 potential end-users
  - c. 156/158 Toledo Street
  - d. 19616 Maple St., Trimble

As it turns out, none of these projects are ready for board action.

2. Grant Application: Ohio Osteopathic Heritage Foundation – C. Chmiel
3. New Dispositions:
  - i. 31 Front Street, Glouster to Integrated Services to become a community park/garden. They are building a 2-family house across the street.

4. New Projects:

<b>Taxes Owed</b>	<b>Last Pymt</b>	<b>Parcel ID</b>	<b>Owner Name</b>	<b>Property Address</b>
8,332.53	2016	G020060011400	Jason Shaffer (dec)	71 Main Street, Chauncey
8,965.18	2007	P030320009200	Gulzar S Chhina	1128 High St (Poplar)
3,272.80	Never	M060020006300	David J. Spencer	Lake Drive-aband church
22,479.17	2010	P030140000400	Denver/Wm Pickett	130 Jefferson Street

5. New Self-funded demos:
  - a) 14 & 16 Maple Street, Glouster
  - b) 19616 Maple Street, Trimble
  - c) 19790 Lake Drive, Trimble
  - d) 111 Monroe Street, Chauncey
    - A. Scheduling of next meeting: November 18<sup>th</sup>, 2020.
    - B. Roundtable – Ric asked to serve on Land Bank Assoc. Board
    - C. Adjournment