

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

Location: Virtual Meeting on Google Hangout (meet.google.com/bbz-ywph-ygf)
Day/Time: Wednesday October 21, 2020 at 11:04am
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, and Township Trustee Gregg Andrews.
2. Approval of agenda with amendment to allow John Hurd to speak before moving on to Old Business. Moved by Mr. Chmiel, 2nd by Mr. Andrews. All Yeas
3. Approval of minutes for the meeting held on September 16th, 2020. Moved by Mr. Chmiel, 2nd by Mr. Andrews. All Yeas
4. Financial Report from Chelsie McKee, Land Bank Treasurer. Summary of September ending Balance.

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

Approval of financial report moved by Mr. Chmiel, 2nd by Mr. Andrews. All Yeas

Mr. Wasserman gave an update on the Land Banks budgetary reports. Reports provided to the board members. The main source of revenue of the Land Bank comes from the DRETAC but it is expected to decline. Though we have been retaining our funds well, we will most likely start to see expenditures for demolitions begin to drain our funds in the future.

5. John Hurd, Approved End-User. Mr. Hurd discussed with the board his interest of acquiring a Land Bank owned property near his house. The property in question is an old church in Buchtel (2019-17) that has very good potential of being a remodel. Mr. Chmiel had talked with the Village council in Buchtel to see if they would be interested in this property since they have been looking for a new town hall location. The Village expressed their interest but they never completed an application. Potential disposition of this property is still in the beginning stages.

Business

6. Old Business

- a. NIP project updates by Mr. Wasserman. Sean from HAPCAP has received NIP reimbursement from OHFA for the Group F demolitions. Cross-invoicing between the Land Bank and HAPCAP showed that the Land Bank owed remaining amount (above NIP contribution) of \$1,783.70 for 5 demolitions, a tremendous value.
- b. Updates on acquisition process/pipeline by Mr. Wasserman.

- I. 2 properties were acquired since the last meeting: 111 Monroe Street, Chauncey; 16871 River Rd, Canaan TWP. The River Road property has one potential end user. This property must be surveyed before it can be transferred. 111 Monroe Street was burned down last month. We hope to expedite this property to get the parcel cleaned up so it's no longer a hazard to the community. An asbestos test is currently being worked on for this property. A number of properties are in the 28-day waiting period and we expect to receive deeds on these properties soon. There is one approved potential end-user on record for this property.
- II. 2 properties have been claimed that are delinquent/abandoned land through the petition system. 19790 Lake Drive, Trimble; and 130 Jefferson Street. Both properties were Treasurer tax foreclosures that did not sell at the Sheriff sale.

The Lake Drive property has been sought after for over 2 years by the Land Bank and was foreclosed on last month. This property has been a severe problem for the Village of Trimble with squatters and Sheriff calls. The Land Bank hopes to receive the deed for this property from the Prosecutor's Office within the next couple days. Once we receive the deed, we can send the Sheriff to remove the squatters. The Land Bank will remove the mobile home, plant grass, and give it back to the Village. Due to the fact that it's in the floodplain, this is not a buildable property. Mr. Chmiel plans to stop by the property and talk to the people residing on the property and explain the situation and see if they intend to seek help to obtain housing. He has been working with integrated services to see if there would be any available housing assistance.

130 Jefferson Street may be a usable structure but an inspection has not been completed as of yet to determine its status.

- III. The expedited foreclosure case on 201 Edwards Street, Nelsonville was heard on September 22, 2020. This is a dilapidated structure that will result in a tear-down. 2 other cases were heard on October 15, 2020: 13 Republic, Glouster and 770/784 Poplar Street, Nelsonville. 13 Republic is an empty lot that has become a dumping ground in Glouster. 770/784 Poplar Street are 2 extremely dilapidated properties with the same owner. The City of Nelsonville kindly scheduled their clean-up day for after we obtain the deed to these properties to help clean them up.
- c. Self-Funded Demolitions, Group G: Under the new agreement with HAPCAP, work on the 5 approved self-funded demo properties has begun. The asbestos inspections have been

completed but still waiting for the official lab results. There will be one house, 189 Ashton Street, where significant asbestos remediation will have to be done. HAPCAP has released the bids for the demolition of all 5 properties. Hope to have contractor selected by the end of October and the demolition of all properties complete by the end of November.

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

- d. Americorps position though Rural Action - The Americorps volunteer position has been filled by Aaron Dye. He began in earnest this week and we provided a short-term plan for him to begin reformulating our communication to the public through social media as well as working on several internal projects for the Land Bank. Mr. Dye introduced himself at the meeting.
- e. Update on previously approved projects: Mr. Wasserman:

- I. 10 High Street, Glouster, M04-00700032-00. Abandon Gas station pilot program. This project is number 13 on the list for BUSTR. No change in the status of this project this month.
- II. A number of rehabs are 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 8th Street, Jacksonville (Habitat for Humanity); 141 Monroe, Nelsonville.

The playground project in Coolville (2019-7). This project is on hold due to COVID. The parcels are cleared but no work has begun on the installation of playground equipment. They are still receiving donation for the property.

47 Main Street in Chauncey (2018-28), the Land Bank's first disposition has significant flood-plain issues. The owner Athens Preservation, LTD had begun restoration before realizing the implications to the village's NFIP application. The owner will need to figure out the steps needed to make this property compliant. If he decides not take action, he will need to decide what to do with it, which may include the Land Bank taking back possession.

- III. 16 Main Street, Chauncey (2020-15). This property is an abandoned gas station next to the Village's water plant. It was purchased for \$4,000 from William and Emilie Hunter. Work had been previously done at this location by Ohio EPA so we will be able to bypass the majority of the initiating steps and begin on the bidding process. Yesterday the Land Bank received word that the state moved this property into a class C classification and it will be torn down with 100% BUSTR funds.

- IV. 38 Main Street, Glouster – This property was formally a funeral home in the Village. Currently working on scheduling a clean-up day and to secure the building. This does seem to be a savable structure with a stable roof. Both Mr. Wasserman and Mr. Chmiel are continuing to look for an end user that will renovate this project.

f. Update on pending dispositions:

- I. 36 Main Street, Glouster (2018-73). Mr. Wasserman and Mr. Chmiel have met with the tenants and potential end users of 36 Main Street. They have been in need of financial assistance to secure the purchase of this property. Habitat for Humanity has now offered interest-free financing for the end user. The Land Bank is currently working out the contract. The Land Bank arranged a pro-bono legal counsel to assist the end user and we hope to close this transaction soon.
- II. Winner Lane / Sand Ridge Road (Rome/Lodi Twp) and S Canaan Road (Canaan TWP). These three “rural acquisitions” (pay-in-advance) projects are in process. The Winner Lane foreclosure has now received interest from 4 different potential end users. In addition, there is also an attorney from Columbus that has a lien on the house from legal work he did for the owner. The attorney has filed a petition with the Board of Revision to move this case to Common Pleas court. Mr. Wasserman agrees with this action and plans to take it to the BOR to approve moving this case to Common Pleas court. Mr. Wasserman indicated his belief that upon the sale of this property that all proceeds go back to the County tax system. Mr. Chmiel inquired about the acreage of this property. This property is over 100 acres. Mr. Chmiel has received interest from farms looking for land.

The S. Canaan Road case has been filed and the Sand Ridge Road paperwork is still unsigned.

- III. 637 High Street, Nelsonville. The board approved preliminary disposition to Marcie Denney last month and to ask for feedback from the City of Nelsonville. The feedback received was enthusiastically positive. It is expected for her to tear this property down. Motion to sell this property for \$1,000 to Marcie Denney with the expectation that she will fund the demolition moved by Mr. Wasserman, 2nd by Mr. Chmiel. All Yeas

7. New Business

- a. Future Dispositions: No change in the status of the below dispositions. Hope to bring them to the board soon.
 - I. 615 W. Washington Street (Coffee Cup). It has 2 potential end users with one of them being Hocking College.
 - II. 36 Braun Street, Glouster. This property has received interested from 3-4 potential end users.
 - III. 156/158 Toledo Street. Has 1 potential end user at the moment.

- IV. 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.
- b. Grant Application for the Ohio Osteopathic Heritage Foundation by Mr. Chmiel. This application requires authorization from the board and the deadline is in a couple days. This grant will help create work force development in the area to assist in rehabbing properties. This program will help people between 18-24 to develop carpentry and other carious skills. Motion to apply for this application moved by Mr. Wasserman, 2nd by Mr. Eliason. All Yeas
- c. New Disposition:
 - I. 31 Front Street, Glouster. Integrated Services would like to own this property and turn it into a community garden. The Land Bank has owned this property for 2 years with no interest. Integrated Services is currently building a 2-family house across the street. Motion to approve the preliminary disposition to Integrated Services and seek the opinion of the Village of Glouster moved by Mr. Chmiel, 2nd by Mr. Eliason. All Yeas

New Projects

Delq Amt	Last Pymt	Parcel ID	Owner	Address
\$ 8,332.53	2016	G020060011400	Jason Shaffer (dec)	71 Main Street, Chauncey
\$8,965.18	2007	P030320009200	Gulzar S. Chhina	1128 High Street (Poplar)
\$3,272.80	Never	M060020006300	David J. Spencer	Lake Drive-Aband Church
\$22,479.17	2010	P030140000400	Denver/Wm Pickett	130 Jefferson Street

- a. 71 Main Street, Chauncey. The Treasurer’s Office started a tax foreclosure some time ago but it was not able to become a Land Bank property because it was not vacant at the time. However, in between filing the case and now the owner has passed away. Now the property is stripped and vacant.
- b. 1128 High Street, Nelsonville. House is a very dilapidated shell.
- c. Lake Drive – Abandoned Church. No taxes over the years due to it being classified as a church. The Mayor has been taking care of the mowing maintenance.
- d. 130 Jefferson Street, Nelsonville. Not sure if this property is a tear down or not. Inspection will determine.

Motion to accept these properties as Land Bank projects moved by Mr. Wasserman, 2nd by Mr. Chmiel. All Yeas

- 8. New Self-Funded Demolitions:
 - a. 14 & 16 Maple Street, Glouster

- b. 19616 Maple Street, Trimble
- c. 19790 Lake Drive, Trimble
- d. 111 Monroe Street, Chauncey

Motion to accept these properties (Group H) as self-funded Land Bank demolitions moved by Mr. Chmiel, 2nd by Mr. Eliason. All Yeas

11 Scheduling of next meeting, November 18th, 2020.

12 Roundtable:

- a. Mr. Wasserman was asked to serve on the Land Bank Association Board which he accepted. He will be traveling to Meigs County to attend their first Land Bank meeting and provide information from our experience.

13 Adjournment at 11:56. Moved by Mr. Chmiel, 2nd by Mr. Eliason. All Yeas

Minutes submitted for approval by Chelsie McKee, Secretary

Chelsie McKee 11/18/2020
Secretary Date

Approved, as amended (if any) on 11/18/2020