

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

LOCATION: Athens County Courthouse Annex, Commissioner’s conference room

DAY/TIME: Wednesday October 23rd, 2019 @11:00 AM

PURPOSE: Regular meeting to consider the following business:

Board Administration –

Call to order by Ric Wasserman, Chair - Roll Call present: Mr. Wasserman, Mr. Chmiel, Mr. Eliason, Mr. Andrews, Absent Mr. Barga

1. Approval of agenda- Mr. Eliason, 2nd Mr. Andrews- All Yeas
2. Approval of minutes of September 26th, 2019 meeting- Mr. Chmiel, 2nd Mr. Andrews - All Yeas
3. Financial Report – Kathy Hecht, Land Bank Treasurer- Kathy absent (see Attachment)
 Mr. Wasserman gave verbal report – Mr. Wasserman will be looking into the sewer tab cost on acquired Land Bank properties. Mr. Chmiel, Mr. Eliason- All Yeas

Actual Ending Balance:	\$	249,634.75
SUMMARY		
Starting Balance	\$	149,927.34
Actual Income	\$	185,818.46
Actual Expenses	\$	86,111.05
Actual Ending Balance	\$	249,634.75

Business: -

Old Business –

NIP project update - HAPCAP team Zack Reizes - Group C complete in Glouster

M010070204700	COMINSKY LOIS V	18261 HUNTER RD
M010070204900	COMINSKY LOIS V	HUNTER RD
M010070205101	COMINSKY LOIS V	HUNTER RD
M040040013100	LUNSFORD JUDY	30 BROAD ST
M040080005300	SPENCER WILLIAM D	13 MONROE ST
M040090001600	BENDERVICH JAMES H	46 FRONT ST

Group D demos complete in Nelsonville

Parid▲	Owner name	Address
P030040000400	HARRIS CHARLES A	62 GROVER ST
P030070001200	HALL BUCKY & CHRISTIE	394 MADISON ST
P030230000600	ROBINETTE HOWARD	217 HARPER ST
P030260004200	JACOBS GEORGE W JR	708 POPLAR ST
P030260004300	JACOBS GEORGE W JR	POPLAR ST

Bids to be awarded soon, abatement screening in process on Group E

Group E			
LB Proj #	Parid▲	Owner name	Address
2018-31	M040010005100	BEHA GREGORY L	158 TOLEDO ST
	M040010005200	SKINNER JOHN	8 OAK ST
2019-31	M040080000900	COTTER MARY JANE	37 SUMMIT ST
2019-43	M040100002600	HABITAT FOR HUMANITY	10 BARBOUR ST
2018-71	M040150012000	Showalter Matheresa	42 Losust St

Due to end of NIP funding deadline looming soon, Mr.Chmiel made motion to lobby via writing letters to all State representatives for continued funding. 2nd Mr. Andrews – All Yeas

a. Update on acquisition process/pipeline -Ric

- i. We acquired no properties September/October. M04-00800009-00 37 Summit St., LB 2019-30 was NIP approved. We are three months out from the BOR's transfer of our expedited foreclosure cases to the CPC. Two cases have been heard. A number of outside counsel cases are scheduled for November. Two cases have been heard 42 (44 in System) Locust St. M04-01500120-00 LB2018-71 & 16 Morgan St. M04-1500017-00 LB 2018-68 ,None of the other cases has yet been scheduled for hearing.

- ii. Prosecutor has filed 5 new cases. Many others are prepared and await filing. Many more await preparation. 6 are in the publication.
- iii. RFP (Q) to local lawyers- Two responses were received, one from Adam Baker Law, the other from O’Conner, Haseley and Wilhelm. Until we have clarity on current cases and demo funding we should probably not expend funds to press new cases.
- iv. Abandon Gas station pilot program update M04-00700032-00 10 High St. Glouster – Proceeding to initial evaluation from Ohio EPA. Grant paper work signed and being submitted.

b. Update on previously approved projects,Ric

- 1. 29 Main St. Glouster, (2019-23) (donated) M04-00500009-00- Potential end-users in discussions.
- 2. 58 Converse, Chauncey (2018-21) G02-00400090-00, 91-00. House has asbestos according to inspection contractor. Two bids are coming our way this week for “hot” demo.
- 3. Nelsonville Demos will proceed to disposition phase as appropriate. (see list above in old business)

c. Update on Dispositions – Mr. Palmer took floor to speak on his behalf for the disposition process for P03-00700012-00 394 Madison St. LB 2018-04. Board thanked him for his previous care & interest with property, next Mr. Kister spoke on his behalf for the 4615 Bessemer Rd LB2018-08 properties, wants to rehab for low income housing.

- 1. Shade Properties (2018-7) J0102701006-00, 7-00, 8-00, 9-00 Conkey Martha, 2018-63) J01-02701012-00, 13-00 Chesser, Kerry Royce: –Disposition will take place prior to the Nov. Meeting.

2. Wonder Bar –LB2019-06 M04-00500098-00, 99-00,100-00 Documents have been signed and the parcels transferred to the Glouster GRO organization.
3. 58/60 High, Glouster (LB2018-11) M04-00700067-00, M04-00700068-00 ATAP by Capstone – they have asked us to put this on hold as they move forward with other projects. No new ATAPs have been received. Needs Land Bank Sign displayed
4. 18261 Hunter Rd. –LB2018-66 M01-00702047-00, 49-00, 51-01 Paperwork is being drawn for execution before the next meeting to transfer this to the approved end-user.

6. New Business – 30 minutes

- a. New Dispositions: 2 parcels to Habitat for Humanity of Southeast Ohio.,

Project#	Parid▲	Owner name	Address	delq taxes	Delq T
G-drive					
LB 2018-32	M040050006200	ATHENS COUNTY LAND REUT	57 SUMMIT ST	\$ 19,781.72	201
LB 2018-65	M050030007600	ATHENS COUNTY LAND REUT	8 EIGHTH ST ST S	\$ 7,781.04	201

Habitat proposes to acquire the above properties with a build commence date not later than April, 2021 for 8 S. 8th St. and November, 2021 for 57 Summit Street. They would be liable for property taxes on both beginning with lien year 2020, assuming disposition occurs before 12/31/19.

Mr. Wasserman moved both projects LB 2018-32 & LB2018-65 to Habitat for Humanity, 2nd Mr. Eliason. – All Yeas

- b. Membership in Heritage Ohio – Chris Chmiel request \$275.00 dues, Mr. Chmiel, 2nd Mr. Andrews – All Yeas

New projects:

Schedule of new projects

Oct 2019 New Project proposal list					
Delq Amt	Parid ▲	Owner name	Address	cerf deql / last pmt yr	Moved/2nd
\$ 2,784.13	M010210106100	BURCH DONALD L &	8841 PENN ST	2011 / 2011	Mr. Chmiel/Mr. Andrews All Yeas
\$ 501.36	M010210106200	BURCH DONALD L	PENN ST	2011 / 2011	
\$ 8,346.37	M040080001100	WAUGH LARRY D	13 REPUBLIC AV	2004 / 2002	Mr. Chmiel/Mr. Andrews All Yeas
\$ 3,453.71	P010080107100	CREDITUS LENDING 3 LP	5016 LANG RD	2017 / 2015	Mr. Chmiel/Mr. Andrews All Yeas

7. Scheduling of next meeting November 20th, 2019 11 AM, Location TBD.
8. Roundtable: Zach Reizes announced he'd just received NIP approval for demolition of 42 Locust ST M04-01500120-00 LB208-71
FEMA projects applications in, waiting for approval conformation.
9. Adjournment: 12:20 PM -Mr. Wasserman, 2nd Mr. Chmiel – All Yeas

Minutes Submitted for approval by Diane Saylor, Secretary

X *Diane Saylor* *11-20-19*
 Diane Saylor Date

Approved, as amended (if any) on *11-20-19*

2019 Land Bank Budget

Starting Balance: \$ 149,927.34
as of January 1, 2019

Date	Description	Month	Actual
2-25-20019	HAPCAP - Mortgage Loan	February	\$ 50.00
3/4/2019	Donation - Ameriprise	March	\$ 2,680.08
4/4/2019	Athens County Treasurer	April	\$10,000.00
4/9/2019	Athens County Treasurer	April	\$ 138,401.12
4/19/2019	Athens County LB - MH Settlement	April	\$ 4,188.23
7/1/2019	Mortgages on 4 Properties	July	\$ 40.00
7/3/2019	Capstone	July	\$ 5,000.00
7/10/2019	Capstone	July	\$ 2,500.00
8/15/2019		August	\$ 2,000.00
8/22/2019		August	\$ 500.00
9/13/2019		September	\$ 1,343.82
9/13/2019		September	\$ 19,115.21
TOTAL INCOME			\$ 185,818.46

Date	Description	Month	Actual	Column1	Column2
2/15/2019	Mollica, Gall, Sloan, Sillery	February	\$ 725.00		
3/6/2019	Chris Chmiel	March	\$ 37.70		
3/6/2019	Minute Man Press	March	\$ 50.00		
3/21/2019	Athens Co. Treasurer	March	\$ 1,000.00		
4/1/2019	Cash - Petty Cash	April	\$ 25.00		
4/1/2019	ePropertyInnovations LLC	April	\$ 10,000.00		
4/1/2019	Mollica, Gall, Sloan, Sillery	April	\$ 825.00		
4/15/2019	NetData Inc	April	\$ 12.00	O/S	
5/7/2019	JL Uhrig & Assoc.	May	\$ 1,200.00		
5/7/2019	HAP Community Action	May	\$ 20,000.00		
5/7/2019	Mollica, Gall, Sloan, Sillery	May	\$ 1,000.00		
5/15/2019	Bernice Robertson	May	\$ 1,000.00		
5/17/2019	Mollica, Gall, Sloan, Sillery	May	\$ 2,000.00		
5/17/2019	Mollica, Gall, Sloan, Sillery	May	\$ 2,000.00		
5/17/2019	Mollica, Gall, Sloan, Sillery	May	\$ 2,000.00		
5/17/2019	Mollica, Gall, Sloan, Sillery	May	\$ 2,000.00		
5/17/2019	Mollica, Gall, Sloan, Sillery	May	\$ 750.00		
5/17/2019	Mollica, Gall, Sloan, Sillery	May	\$ 2,514.00		
5/17/2019	Mollica, Gall, Sloan, Sillery	May	\$ 2,485.50		
5/17/2019	Mollica, Gall, Sloan, Sillery	May	\$ 2,485.50		
5/17/2019	Mollica, Gall, Sloan, Sillery	May	\$ 2,000.00		
5/23/2019	Mollica, Gall, Sloan, Sillery	May	\$ 514.00		
5/23/2019	Mollica, Gall, Sloan, Sillery	May	\$ 514.00		
5/23/2019	Mollica, Gall, Sloan, Sillery	May	\$ 725.00		43188.00
6/12/2019	Mollica, Gall, Sloan, Sillery	June	\$ 514.00		
6/7/2019	Wire Transfer - Allodial	June	\$ 9,000.00		
	Transfer Fee		\$ 20.00		
6/12/2019	Mollica, Gall, Sloan, Sillery	June	\$ 485.50		10019.50
7/1/2019	Mollica, Gall, Sloan, Sillery	July	\$ 400.00		
7/1/2019	Mollica, Gall, Sloan, Sillery	July	\$ 175.00		
7/1/2019	Mollica, Gall, Sloan, Sillery	July	\$ 175.00		
7/1/2019	Mollica, Gall, Sloan, Sillery	July	\$ 175.00		
7/10/2019	Mollica, Gall, Sloan, Sillery	July	\$ 175.00		
7/10/2019	Mollica, Gall, Sloan, Sillery	July	\$ 175.00		
7/16/2019	Mollica, Gall, Sloan, Sillery	July	\$ 60.00		
7/1/2019	Wire Transfer - JP Morgan Chase	July	\$ 14,305.86		