

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 November 18th, 2020 @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 October 21st, 2020 meeting
4. Financial Report – Chelsie McKee, Land Bank Treasurer

SUMMARY	
Starting Balance	\$ 237,308.36
Actual Income	\$ 187,252.04
Actual Expenses	\$ 84,891.06
Actual Ending Balance	\$ 339,669.34

5. 2021 Budget – I will have a draft at December’s meeting. Please call or email me if you have budget priorities in mind.

Business: 25 minutes

Old Business – 15 minutes

1. NIP project update – Sean Brooks, HAPCAP – Group F is settled except we are waiting for reimbursement from HAPCAP for some acquisition costs they were able to recover (almost \$4000). HAPCAP expects we will have a check in about a week.
2. Update on acquisition process/pipeline –Ric
 - i) A slew of properties were received this past month, the result of a lot of foreclosure cases being finalized after the state-imposed moratorium was lifted a couple of months ago. Among the properties received: 1414 SR 56, 19616 Maple Street, Trimble; 44 Front Street, Glouster; 74 Main Street, Chauncey; 19606 Plum Street, Trimble; 1790 SR 56;19790 Lake Dr., Trimble; 130 Jefferson Street, Nelsv. and 1288 Poplar Street,

Nelsonville. Inspections and next-steps to be determined in the coming weeks. Some of these properties have end-users who have applied.

- ii) Filling of new cases: I met with Judge-elect Zach Saunders about buttoning-up the un-filed Land Bank cases over the next several weeks before he ascends to the bench. He is confident he can get them filed. Approximately 11 cases are un-filed with various loose ends to tie-up on others.
- iii) (2018-15) 19790 Lake Drive (Congrove) – Working together with the County Sheriff, the Village of Trimble and AHRC, Commissioner Chmiel was able to coordinate the clearing of squatters and the cleanup of this long-running problem property. Drug needles, scrap metal and all manner of trash were sorted and disposed of or recycled. This comes as a great relief to area residents who had complained about this site for several years. Thanks to all who lent a hand.

3. Self-Funded Demos “Group G” – Under our new agreement with HAPCAP work on self-funded demos of our first 5 properties has begun. All asbestos-related work is done. One house (189 Ashton) required significant asbestos remediation and another (15 Locust) required the windows be removed. The contractor will hopefully have the properties down sometime in November.

Also a contractor has been identified and signed for the cleanup of 111 Monroe Street in Chauncey with work to begin in early December.

Self-Funded Demos-Group G			
Parcel Number	Address	Target Area	
M040130003800	15 Locust Street	Glouster (Trimble Twp)	
P030250002800-3000	160-180 Crichfield 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 – Aaron Dye has been with us about a month now and is working on social media, website and other enhancements. He will also start some on-the-ground property work soon.
- 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.

- 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; 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. 10 Barbour is complete and Habitat held a ceremony to transfer the house to the owner over this past weekend. I am continuing to field inquiries from other people/entities interested in parcels for rehab.
- C. (2018-73) - 38 Main, Glouster – We had a “Land Bank work-day” with board members and Aaron Dye as well as two diversion “volunteers”. Trash was cleaned out, brush cut, windows boarded up and the house secured. This is a save-able structure and both Comm. Chmiel are working on a possible deal with a local non-profit to take it over.
- D. Rural Acquisition Program Projects (Pay-in-advance) –
 - 1) The case has been filed on 2020-14, Letha Matheny (20BR0016) and is in the notification phase.
 - 2) The case on Winner Lane (2020-05) has had a significant development. The owner contacted me and made arrangements to pay the taxes off. We received a wire transfer of \$33,925.27 to pay off our lien certificates. A release on the certificates will be recorded and our attorney will prepare a motion to dismiss the case (20BR0014). The Land Bank should consider remitting the balance, after legal fees are paid, to the county to post to the parcel’s tax card.

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. 637 High Street – The board approved final disposition to Marcie Denney for \$1000 with the end-user paying to demolish the property. A contract will be signed and the deed transferred soon.

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. 36 Braun Street, Glouster – 3-4 potential end-users

- c. 156/158 Toledo Street
- d. 19616 Maple St., Trimble
- e. 1790 SR 56

As it turns out, none of these projects are ready for board action, hoping to push them along within the next month or two.

- 2. WOIA proposal – Chris Chmiel
- 3. Musical Instrument donation from Buchtel church. Propose to donate to Stuart’s Opera Hs.
- 4. 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. The Mayor of Glouster is in favor of this disposition. Request final board approval.

5. New Projects: None

Taxes Owed	Last Pymt	Parcel ID	Owner Name	Property Address

- A. Scheduling of next meeting: December 16th, 2020.
- B. Roundtable –
- C. Adjournment