

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 November 18th, 2020 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 (Joined Late), Commissioner Chris Chmiel, and Township Trustee Gregg Andrews.
2. Approval of agenda. Moved by Mr. Chmiel, 2nd by Mr. Andrews. All Yeas
3. Approval of minutes for the meeting held on October 21st, 2020. Moved by Mr. Chmiel, 2nd by Mr. Andrews. All Yeas
4. Financial Report from Chelsie McKee, Land Bank Treasurer. Summary of October ending balance.

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

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

2021 Budget: Mr. Wasserman and Mr. Chmiel plan to work through the 2021 budget and have a draft ready at the December meeting. Please call or email Mr. Wasserman if you have any budgetary priorities in mind.

Business

5. Old Business
 - a. NIP project updates by Mr. Wasserman. HAPCAP has received NIP reimbursement from OHFA for the Group F demolitions and the Land Bank has paid HAPCAP a portion of the demolition costs. The Land Bank is still waiting for reimbursement from HAPCAP for some

acquisition costs that comes to almost \$4,000. HAPCAP said we should receive the check within the next week.

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

- I. A slew of properties were received this past month, the results of a lot of foreclosure cases being finalized after the state-imposed moratorium was lifted a couple of months ago. Properties received: 1414 SR 56, Trimble; 19616 Maple Street, Trimble; 44 Front Street, Gloucester; 74 Main Street, Chauncey; 19606 Plum Street, Trimble; 1790 SR 56, Trimble; 19790 Lake Drive, Trimble; 130 Jefferson Street, Nelsonville; 1288 Poplar Street, Nelsonville. Inspections and next-steps are to be determined in the coming weeks. Some of these properties have potential end-users.
- II. Filing new cases. Mr. Wasserman met with Judge-elect Zach Saunders about finishing up the un-filed Land Bank cases over the next several weeks before he ascends to the bench. Zach is confident he can get them filed. There are approximately 11 cases that are not filed and several others that have various loose ends.
- III. 19790 Lake Drive, Trimble (2018-15). The Land Bank has been working together with the County Sheriff's department, Village of Trimble, and AHRC. Many thanks to Commissioner Chmiel who was able to coordinate the clearing of the squatters and the clean-up of this long-running problem property. Various materials such as drug needles, scrap metal, and all manners of trash were sorted and disposed of or recycled. This property resides in the floodplain and will be given to Village to use as green space. This comes as a great relief to area residents. Thanks to all who lent a hand.

c. Self-Funded Demolitions: "Group G" consists of 5 properties that are going to be demolished. All prep work has been completed for these properties. 189 Ashton Street required significant asbestos remediation and 15 Locust Street required the windows to be removed (also asbestos). A couple of the properties are in the 10-day environmental period.

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

Group H self-demos have been sent to HAPCAP and they should be cleared around January.

Self-Funded Demos - Group G		
Parcel Number	Address	Target Area
M040130003800	15 Locust Street	Gloucester (Trimble TWP)
P030250002800-3000	160-180 Crichfiled 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, Aaron Dye - Aaron Dye has been working with the Land Bank for a month now and is making strides towards social media, website and other enhancements. Aaron will also start some on-the-ground property work soon.

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.

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. 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.

Mr. Wasserman is continuing to field inquiries from other people/entities interested in parcels for rehab. Mr. Wasserman is also working with HAPCAP to release all the mortgages that OHFA made the Land Bank put on these properties when they paid for the demos. Some people have had to start borrowing against these properties to finance their rehabilitation projects.

III. 38 Main Street, Glouster (2018-73). 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. 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 in the notification phase. Once the foreclosure is done it will be posted on the Land Bank website to see if anyone else is interested.

II. Winner Lane (2020-05). The case on Winner Lane (20BR0014) has had a significant development. The owner contacted Mr. Wasserman and made arrangements to pay the taxes off. A wire transfer was received for \$33,925.27 to pay off the lien certificates. A release on the certificates will be recorded and our attorney will prepare a motion to dismiss the case. The Land Bank should consider remitting the balance, after legal fees are paid, to the County to post to the parcel's tax card. These funds will then go back into the normal distribution of tax funds. Motion to remit remaining funds after paying off legal fees back to the County moved by Mr. Wasserman, 2nd by Mr. Chmiel. All Yeas.

Mr. Chmiel asked if there were any way we could keep these funds and if this was going to be the set of future standards. Mr. Wasserman said it will be a case-by-case basis especially since this is a rare case of the owner paying off these taxes. Mr. Chmiel would like to inform the Federal Hocking School board of this decision.

The Land Bank must also remit the \$2,000 that was paid in advanced by the potential end-user for this property. Motion to pay back the pay-in-advance of \$2,000 moved by Mr. Wasserman, 2nd by Mr. Chmiel. All Yeas

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 and we hope we can close this transaction soon and make owners out of these long-term renters.
- II. 637 High Street, Nelsonville. The board approved final disposition to Marcie Denney for \$1,000 with the end-user paying to demolish the property. A contract will be signed and the deed transferred soon.

6. 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. City of Nelsonville believes an environmental study is required. Potential end-users do not want to pay the cost.
- 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.
- V. 1790 State Route 56, Trimble. The property has 4-5 potential end-users. All end-users plan to turn this property into an Air BNB. Might need to make this a bid situation.

None of these projects are ready for board action, hope to push them along within the next month or two.

b. WOIA Proposal by Mr. Chmiel. WOIA is a program that runs through JFS and it provides people the opportunity to do community service work like property clean-ups. These are short-term community service work positions that pay \$9.00 an hour for a max of 160 hours. JFS has a contract with HAPCAP so they will be employees of HAPCAP. Mr. Chmiel and Mr. Andrews are both willing to supervise these positions. Mr. Chmiel needs support to

move forward with this program. Motion to authorize Mr. Chmiel to finish this application with HAPCAP to make the Land Bank a host for this program moved by Mr. Chmiel, 2nd by Mr. Andrews. All Yeas

- c. Musical Instrument Donation from Buchtel Church. The musical instrument inventory was appraised and the net worth of them was not much (about \$1500 at most). The Land Bank has no use for the instruments. Motion to donate these instruments to Stuart's Opera House to use for educational purposes moved by Mr. Chmiel, 2nd by Mr. Andrews. All Yeas

Mr. Chmiel asked about the other objects and furnishings within the church that may be able to be donated such as the church pews. Mr. Wasserman suggested waiting until the Land Bank knows the use of the building but worth thinking about.

- d. New Disposition:

- I. 31 Front Street, Gloucester. Integrated Services would like to own this property and turn it into a community garden. The Mayor of Gloucester is in favor of this disposition. Motion to make final approval of the disposition of this property to Integrated Services moved by Mr. Wasserman, 2nd by Mr. Eliason. All Yeas

New Projects

- a. No new projects.

7. Scheduling of next meeting, December 16th, 2020.

8. Roundtable: None

9. Adjournment at 11:36. Moved by Mr. Eliason, 2nd by Mr. Chmiel. All Yeas

Minutes submitted for approval by Chelsie McKee, Secretary

Chelsie McKee 12/16/2020
Secretary Date

Approved, as amended (if any) on 12/16/2020