

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

LOCATION: Nelsonville Government Complex, 211 Lake Hope Dr. Nelsonville OH 45764

DAY/TIME: Wednesday November 20, 2019 @11:00 AM

PURPOSE: Regular meeting to consider the following business:

Board Administration – 5 minutes

1. Call to order by Ric Wasserman, Chair - Others present Mr. Eliason, Mr. Andrews, Mr. Barga with Mr. Chmiel to arrive late.
2. Approval of agenda – motion to approve with Date Change to Nov. 20, 2019 Moved by Mr. Eliason, 2nd Mr. Barga All Yeas
3. Approval of minutes of October 23rd, 2019 meeting - Moved by Mr. Eliason, 2nd Mr. Andrews – All Yeas
4. Financial Report – Kathy Hecht, Land Bank Treasurer- Moved by Mr. Eliason, 2nd Mr. Andrews –All Yeas

Actual Ending Balance:	\$	235,854.41
SUMMARY		
Starting Balance	\$	149,927.34
Actual Income	\$	192,838.71
Actual Expenses	\$	106,911.64
Actual Ending Balance	\$	235,854.41

5. Business: -

Old Business – **Mr. Chmiel arrived 11:17

- a. NIP project update - HAPCAP team Zach Reizes predicts start of January 2020 would be cutoff date for submitting any NIP funding.

NIP Reimbursement for Group C & D demolitions are in process.

Group C

Parid ▲	Owner name	Address
M010070204700	STEVENS JON W	18261 HUNTER RD
M010070204900	STEVENS JON W	HUNTER RD
M010070205101	STEVENS JON W	HUNTER RD
M040040013100	ATHENS COUNTY LAND REUTI...	30 BROAD ST
M040080005300	ATHENS COUNTY LAND REUTI...	13 MONROE ST
M040090001600	ATHENS COUNTY LAND REUTI...	46 FRONT ST

Group D

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 have been awarded for Group E.

Group E				
LB Proj #	Parid ▲	Owner name	Address	Taxyr
2018-31	M040010005100	BEHA GREGORY L	158 TOLEDO ST	2018
	M040010005200	BEHA GREGORY L	2 OAK ST	2018
2019-31	M040080000900	COTTER MARY JANE	37 SUMMIT ST	2018
2019-430	M040100002600	HABITAT FOR HUMAN	10 BARBOUR ST	2018
2018-71	M040150012000	SHOWALTER MATHER	42 LOCUST ST	2018

b. Update on acquisition process/pipeline -Ric

- i. We acquired one property since the October meeting. 42 Locust Street in Gloucester. Additionally 16 Morgan, 42 Main and 24 Cherry Streets were foreclosed upon and title will come to the Land Bank at the end of the 28 day ROR in early December. We are now four months out from the BOR's transfer of our expedited foreclosure cases to the CPC.
- ii. Prosecutor has moved for summary judgement on a number of cases. Docket time after applying for SJ seems to be about 6 weeks.

- iii. A smattering of cases are scheduled for non-oral hearings over the next 30 days. A few new cases have been filed, 2 more publications. Prosecutor currently working on cases approved at the July and August meetings. I will do another complete case update in time for the Dec. meeting.
- iv. 141 Monroe St in Nelsonville (LB 2019-50) has been offered to subdivisions including the Land Bank and if no other entity claims it will become LB property in a week or two.
- v. Abandon Gas station pilot program update: M04-00700032-00 10 High St. Glouster – Approved for initial evaluation from Ohio EPA. That work should begin soon.
- vi. Supreme Court Case regarding Exped Forecl – I attended oral arguments on Nov 13th do not expect judgement till early 2020.

c. Update on previously approved projects,Ric

- 1. 29 Main St. Glouster, (2019-23) M04-00500009-00- More calls and showings but no offers yet.
- 2. 58 Converse, Chauncey (2018-21) G02-0040009000, 9100. Two bids were received for “hot” demo. \$16,000 was best. Mr. Eliason moved to except bid, 2nd Mr. Barga – All Yeas.
- 3. 2762 Fifth St Coolville (LB-2019-07)-Asbestos abatement for a small amount of asbestos (chimney pipe) is being abated so the structures can be torn down (\$1600).

d. Update on Heritage Ohio conference, membership.....Chris Chmiel attended their conference and wanted to bring to the Board’s attention the potential available funding through SHPO (The State Historic Preservation Office) tax credit & competitive state funding. Mr. Chmiel proposed inviting Heritage Ohio to visit and or attend meeting to counsel the Land Bank on said funding.

e. Update on Dispositions –

- 1. 18261 Hunter Rd. –LB2018-66 M01-00702047-00,49-00, 51-01 Paperwork was signed and property is now in the hands of the new end-user Jon & Kelcie Stevens.

2. Shade Properties (2018-7) J010270100600, 700, 800, 900 - Conkey Martha, (2018-63) J01-0270101200, 1300 Chesser, Kerry Royce: –Disposition took place and the property is now in the hands of the new end user Frank Cargould.

6. New Business –

a. New Dispositions:

- i. 708 Poplar, Nelsv (LB-2018–05) P03-026000042-00, P03-026000043-00. Proposed disposition to Grant Guda. Only end user on file. Property has been marketed for required # of weeks. \$200 plus legal fees. Mr. Chmiel, 2nd Mr. Barga – All Yeas
- ii. 394 Madison Street, Nelsv (LB-2018–04) P03-00700012-00 Proposed disposition to Keith and Sandra Palmer. Property has been marketed for required # of weeks. \$200 plus legal fees. Mr. Chmiel, 2nd Mr. Barga – All Yeas
- iii. Sheppard St Lots (3) Nelsv (2019-18) P03-00700055-00, 57-00 & 58-00. Property was donated after foreclosure was filed. Only end user on record is Edward Pettet who brought the parcels to our attention. Property has been marketed for required # of weeks. \$2000 for all 3 parcels. Auditor’s value for all 3 is \$19,000 for bare land on a wooded hillside. Mr. Chmiel, 2nd Barga- All Yeas
- iv. 80 Front Street – M04-0050059-00, 60-00 End user Dostill Dempsey – Village Mayor says he is in violation of village ordinance 618 (Ohio basic code), accumulated trash and dumping on his existing property next door. Motion to table for further discussion Mr. Chmiel, 2nd Mr. Eliason- All Yeas
- v. 4615 Bessemer Rd, York Twp, (LB2018-8) P01-01201068-00 – End user plan received. Copies to the board. Please analyze and help determine next steps. Do we talk to the neighbors, trustees, etc.? Do we send plan to a local contractor or other renovation expert to determine veracity of the estimates?

One other interested EU has filed paperwork but he just came into the picture and does not yet have a plan. Recommend table until Dec. with possible information solicitation to occur between meetings. Mr. Eliason, 2nd Mr. Chmiel All Yeas

New projects:

Schedule of new projects

Parid▲	Owner name	Address	Motion / 2nd	
M010210112200	BARRELL VERNON ET AL	SR 78	Mr. Chmiel / Mr. Barga	All Yea
M010210112300	BARRELL VERNON W	SR 78	Mr. Chmiel / Mr. Barga	All Yea
M050030005100	BARRETT ROBERT JR & CAND.	67 PALMER ST E	Mr. Chmiel / Mr. Barga	All Yea
M050030011300	MATHENY CHARLES L	10 SEVENTH ST S	Mr. Chmiel / Mr. Barga	All Yea
M050030014300	ERDY ROB	3 SEVENTH ST S	Mr. Chmiel / Mr. Barga	All Yea
M050030014900	CHAPMAN BARBARA	10 SIXTH ST S	Mr. Chmiel / Mr. Barga	All Yea
M050030015000	CHAPMAN BARBARA	SIXTH ST S	Mr. Chmiel / Mr. Barga	All Yea
M050040000200	OSKEY REBECCA A	41 SIXTH ST S	Mr. Chmiel / Mr. Barga	All Yea
P020020007800	MDM MANAGEMENT LLC	SR 685	Mr. Chmiel / Mr. Barga	All Yea
P020020007900	MDM MANAGEMENT LLC	S R 685	Mr. Chmiel / Mr. Barga	All Yea

7. Scheduling of next meeting December 18th, 2019 11:00 AM. Athens County Commissioner's Conference Room.
8. Roundtable : Schedule policy disposition meeting to happen before Dec. 18 2019 regular meeting.
9. Adjournment 12:pm Mr. Eliason , 2nd Mr. Wasserman

Minutes Submitted for approval by Diane Saylor, Secretary

X *Diane Saylor* 12-18-19
Diane Saylor Date

Approved, as amended (if any) on 12-18-19

Year	Category	Value	Percentage	Total
1970
1971
1972
1973
1974
1975
1976
1977
1978
1979
1980

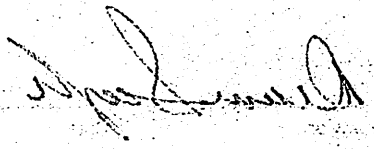
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