

**ATHENS COUNTY LAND REUTILIZATION CORPORATION**  
**BOARD OF DIRECTORS - REGULAR MEETING**  
[www.AthensCountyLandBank.com](http://www.AthensCountyLandBank.com)

LOCATION: Virtual Meeting on Google Hangouts -<https://meet.google.com/bbz-ywph-ygf>

DAY/TIME: Wednesday December 16th, 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 November 18<sup>th</sup>, 2020 meeting
4. Financial Report – Chelsie McKee, Land Bank Treasurer

<b>SUMMARY</b>	
Starting Balance	\$ 237,308.36
Actual Income	\$ 223,177.51
Actual Expenses	\$ 118,503.43
Actual Ending Balance	\$ 341,982.44

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). Still waiting on the check, hopefully soon.
2. Update on acquisition process/pipeline –Ric
  - i) We received the deeds to 770/784 Poplar Street this month. Inspections of new properties are ongoing.
  - ii) Filling of new cases: I met with Judge-elect Zach Saunders in November 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. To date none have been filed.

3. Self-Funded Demos “Group G” – Under our new agreement with HAPCAP work on self-funded demos of our first 5 properties has begun. Most of these will/have been torn down this week. We discovered that prep work/inspections in one case were done on the wrong house in Trimble village due to an address issue. The situation was corrected before an demolition had begun but we are now waiting on a new asbestos survey to be done on the correct house.

Also we expect the cleanup of 111 Monroe Street in Chauncey with work to occur this week as well.

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

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. Nothing new to report, unfortunately.
- B. Rehabs: Land Bank Rehabs underway or nearly completed in the county: 10 Barbour, Glouster (habitat); 29 Main, Glouster; 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. 8<sup>th</sup> St, Jacksonville (Habitat); 141 Monroe, Nelsonville.

Completed rehabs at 10 Barbour (Glouster) and 7211 SR 329 (Guysville) were featured in Land Bank Facebook posts within the last month. Habitat has two builds on former Land Bank properties planned for 2021 and they are looking at a couple more sites in Trimble Township for future builds.

C. 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) Winner Lane-Rome Twp (2020-05) - case has been dismissed. The Land Bank remitted over \$32,000 in property taxes back to the county as approved by the board at the November meeting.

5. Update on pending dispositions

- A. 36 Main Gloucester (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. Closing on this transaction is scheduled for Dec. 23<sup>rd</sup>.
- B. 637 High Street – The board approved final disposition to Marcie Denney for \$1000 with the end-user paying to demolish the property. This transaction closed last week.
- C. 36 Braun Street – The two remaining end-user applicants have been asked for final information so that the disposition can go to the board for adjudication.
- D. 31 Front Street, Gloucester to Integrated Services to become a community park/garden. They are building a 2-family house across the street. Contract has been approved by IS and a closing should take place shortly.

New Business – 10 minutes

- 1. 2021 Land Bank budget.
- 2. Title Searches for Prosecutor -
- 3. 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. 156/158 Toledo Street – Waiting for details from the end-user applicant.
  - c. 19616 Maple St., Trimble – Existing house to be demolished before considering disposition.
  - d. 1790 SR 56 – Waiting for level 1 inspection before moving forward.

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

- 4. Athens Foundation Grant – Chris Chmiel wrote the grant application for \$15,000 for materials to be used in a rehab during 2021. We were awarded the grant this week! Nice job, Chris.
- 5. Musical Instrument donation from Buchtel church: I expect to have the instruments donated by the January meeting.
- 6. New Dispositions: 19596 Plum Street, Trimble. Trey Ward, end-user applicant.

7. New Projects: None

<b>Taxes Owed</b>	<b>Last Pymt</b>	<b>Parcel ID</b>	<b>Owner Name</b>	<b>Property Address</b>

- A. Scheduling of next meeting: January 20<sup>th</sup>, 2021.
  
- B. Roundtable – I was asked by the Land Bank Association to testify at the Ohio Senate Local Government Committee about SB 356. This is a bill that, if passed, would clean up a lot of issues relating to Land Bank acquisitions. One particularly good provision would allow us to enter, inspect and secure targeted properties prior to the foreclosure becoming final. This would prevent a lot of deterioration that occurs while waiting for a foreclosure to work its way through the process.
  
- C. Adjournment