

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

Location: Virtual Meeting on Google Hangout ([meet.google.com/bbz-ywph-ygf](https://meet.google.com/bbz-ywph-ygf))  
Day/Time: Wednesday December 16<sup>th</sup>, 2020 at 11:00am  
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, Commissioner Chris Chmiel, Mayor Steve Patterson and Township Trustee Gregg Andrews.
2. Approval of agenda. Moved by Mr. Chmiel, 2<sup>nd</sup> by Mr. Patterson. All Yeas
3. Approval of minutes for the meeting held on November 18<sup>th</sup>, 2020. Moved by Mr. Chmiel, 2<sup>nd</sup> by Mr. Eliason. All Yeas
4. Financial Report from Chelsie McKee, Land Bank Treasurer. Summary of 2020 activity as of November month-end.

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

Approval of financial report moved by Mr. Chmiel, 2<sup>nd</sup> by Mr. Patterson. All Yeas

**Business**

5. Old Business
  - a. NIP project updates by Mr. Wasserman. Group F has been complete. 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 has also received the \$4,000 from HAPCAP for property acquisition costs recovered from NIP.
  - b. Updates on acquisition process/pipeline by Mr. Wasserman.

- I. The Land Bank has received the deeds to 770 & 784 Poplar Street in Nelsonville this month. Inspections of new properties are ongoing. Trying to train Aaron Dye to do level 1 inspections.
  - II. Filing new cases - Mr. Wasserman met with Judge-elect Zach Saunders in November about finishing the un-filed Land Bank cases over the next several weeks before he ascends to the bench. Hi is confident he can get them filed. Approximately 11 cases are un-filed with various loose ends to tie-up on others. Now that Zach has been appointed to the position we are working with his replacement in the Prosecutor's office to pick the cases up and get them filed.
- c. Self-Funded Demolitions: With the Land Bank's new agreement with HAPCAP, work on the Group G has begun. Most of these properties will/have been demolished this week. It was discovered that the prep work/inspections in one case was completed for the wrong house in Trimble due to an address issue. The situation was corrected before any demolition had begun but it does require a new asbestos survey to be complete for the right house. There was an issue with removing power lines in Trimble so we are waiting for the power company to come and remove them.

The cleanup work for 111 Monroe Street in Chauncey is expected to start this week.

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	Glouster (Trimble TWP)
P030250002800-3000	160-180 Crichfiled Drive	Nelsonville (York TWP)
P030210000500-400	189 Ashton Street	Nelosville (York TWP)
M060020002900	14 Main Street	Trimble (Trimble TWP)
M060020002100-2200	19537 S Center Street	Trimble (Trimble TWP)

Self-Funded Demos – Group H	
14 & 16 Maple Street	Glouster (Trimble TWP)
19616 Maple Street	Trimble (Trimble TWP)
19790 Lake Drive	Trimble (Trimble TWP)
111 Monroe Street	Chauncey (Dover TWP)

- d. 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. Nothing new to report.
  - II. Land Bank Rehabs. Underway or nearly completed: 29 Main, Glouster; 7211 SR 329, Guysville; 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 8<sup>th</sup> Street, Jacksonville (Habitat for Humanity); 141 Monroe, Nelsonville.

New Builds: 10 Barbour Street, Glouster (Habitat for Humanity).

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

e. 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 been dismissed. The Land Bank remitted over \$32,000 in property taxes back to the County as approved by the Land Bank board at the November meeting.

f. 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. Closing on this transaction is scheduled for Dec. 21<sup>st</sup>. This case took a lot of time and detail to complete and Mr. Wasserman would like to thank everyone who assisted in this case.
- 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. The transaction closed last week.
- III. 36 Braun Street, Glouster (2018-34). The two remaining end-user applicants have been asked for final information so that the disposition can go the board for adjudication.
- IV. 31 Front Street, Glouster (2018-61) to Integrated Services to become a community park/garden. They are building a 2-family house across the street. Contract has been approved by Integrated Services and a closing should take place soon.

6. New Business

- a. 2021 Land Bank Budget by Mr. Wasserman. Mr. Wasserman sent out a revised copy of the budget to all board members prior to the meeting for review. He is also working on correcting line names to make the records more accurate and to correlate all expenses/revenues with properties. Mr. Wasserman and Mr. Chmiel worked together to create projections for the 2021 Land Bank budget. The carry over cash balance is going to be around \$312,000.

Revenue. The DETAC revenue is projected to be less than previous years. The Land Bank did receive a grant, thanks to Mr. Chmiel (discussed later), that has been added to the 2021 budget. Mr. Wasserman is going to match the grant amount from one of his funds as Treasurer to provide the Land Bank with a total of \$30,000 to use towards this rehab project that this grants purpose is for in 2021. Expected property sales are projected to be lower in 2021 as well.

Expense. Expense created to pay Rural Action for the use of Aaron Dye and \$100/month for secretary/treasurer Chelsie McKee which will equal around \$11,000 for the year. The Land Bank is switching the website software used to advertise the properties. We are planning to work with company provides a similar service to a local real estate agent. They will provide the software needed for \$300 a month sometime in 2021 which will lower the overall expense by about 66%. A couple additional items were included in the budget.

Mr. Chmiel asked if it was possible for realtors to sell Land Bank properties. Mr. Wasserman stated that since these are lower priced properties the commission is not enough for the work and the overall market is not there for these properties. A website is still needed to advertise these properties but using a real estate agent in the future if the situation warrants it is worth looking into.

Motion to approve 2021 budget for the Land Bank. Moved by Mr. Chmiel, 2<sup>nd</sup> by Mr. Eliason. All Yeas (2021 budget attached to minutes).

- b. Title Searches for Prosecutor. Prosecutor Keller Blackburn reached out to address title search concerns. He suggests that the Land Bank outsource title search work for Land Bank foreclosures to speed the process. Motion to put out 10 title searches to Nolan & Meek. Moved by Mr. Chmiel, 2<sup>nd</sup> by Mr. Eliason. All Yeas
- c. 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.

- d. Athens County Foundation Grant. Mr. Chmiel wrote the grant application for \$15,000 for materials to be used in a rehab during 2021. The Land Bank was awarded the grant this week! Thanks Mr. Chmiel for completing this application! Mr. Patterson informed the Board that he recused himself from the decision process for this grant since he serves on the Athens County Foundation Board.
- e. Musical Instrument Donation from Buchtel Church. Aaron Dye is working on getting the instruments to Stuarts Opera House. The Land Bank expects to have the instruments donated by the January meeting.
- f. New Disposition:
  - I. 19596 Plum Street, Trimble. This is two empty lots and end user applicant, Trey Ward, intends to put a manufactured home on the property. There are steps that Mr. Ward needs to complete such as Village approval for the manufactured home and proof of funds. The end user seems motivated. Mr. Chmiel asked if this property has been advertised. Mr. Wasserman put it on the website and will advertise and put a sign on the property. Motion to do a preliminary disposition approval and notify local government of the potential end user. Moved by Mr. Patterson, 2<sup>nd</sup> by Mr. Chmiel. All Yeas.

**New Projects**

- a. No new projects.
7. Scheduling of next meeting, January 20<sup>th</sup>, 2021 at 11:00am.
8. Roundtable: Mr. Wasserman 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 the Land Bank 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.
9. Adjournment at 11:33. Moved by Mr. Chmiel, 2<sup>nd</sup> by Mr. Eliason. All Yeas

Minutes submitted for approval by Chelsie McKee, Secretary

Chelsie McKee 1/20/21  
Secretary Date

Approved, as amended (if any) on 1/20/2021