

**ATHENS COUNTY LAND REUTILIZATION CORPORATION  
BOARD OF DIRECTORS - REGULAR MEETING**

[www.AthensCountyLandBank.com](http://www.AthensCountyLandBank.com)

LOCATION: Athens County Courthouse, Commissioner’s Conference Room

DAY/TIME: Wednesday December 18<sup>th</sup>, 2019 @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 20<sup>th</sup>, 2019 meeting
4. Financial Report – Kathy Hecht, Land Bank Treasurer-

<b>Actual Ending Balance:</b>	<b>\$</b>	<b>233,854.36</b>
<b>SUMMARY</b>		
Starting Balance	\$	149,927.34
Actual Income	\$	192,838.71
Actual Expenses	\$	108,911.69
Actual Ending Balance	\$	233,854.36

Business: - 55 Minutes

5. Old Business – 30 Minutes
  - a. NIP project update - HAPCAP team

Group D demos are still awaiting reimbursement from NIP.

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.

<b>Group E</b>		
Parid ▲	Owner name	Address
M040010005100	ATHENS COUNTY LAND RE	158 TOLEDO ST
M040010005200	SKINNER JOHN	8 OAK ST
M040080000900	ATHENS COUNTY LAND RE	37 SUMMIT ST
M040100002600	ATHENS COUNTY LAND RE	10 BARBOUR ST
M040150012000	ATHENS COUNTY LAND RE	44 LOCUST ST AKA 42 LOCUST

b. Update on acquisition process/pipeline -Ric

- i. We 16 Morgan, 42 Main and 24 Cherry as well as 32 Front St. We are now five months out from the BOR's transfer of our expedited foreclosure cases to the CPC. 7 of those properties have now had summary judgments filed but to our knowledge none of them have been adjudicated.
- ii. A full portfolio update (12/19 snapshot by category) has been created. Paper copies are available at the meeting and we are also making it available on the Land Bank website: [www.AthensCountyLandBank.com](http://www.AthensCountyLandBank.com). Many, many projects are waiting on court action with uncertain prospects in terms of demo funding ahead.
- iii. 141 Monroe St in Nelsonville (LB 2019-50) has been acquired and we are waiting for a proposal from the one remaining end user before deciding if it is a rehab or a demo.
- iv. Abandon Gas station pilot program update M04-00700032-00 10 High St. Glouster – Initial evaluation took place last week and it showed that the underground tanks had been removed at an earlier date. Not exactly certain yet where that leaves that project.

c. Update on previously approved projects, .....Ric

1. 29 Main St. Glouster, (2019-23) M04-00500009-00 - We have one proposal and are waiting for a second one to come in before bringing it to the board.
2. 58 Converse, Chauncey (2018-21) G02-00400090-00, 91-00. Demo is scheduled for today.

3. 2762 Fifth St Coolville (LB-2019-07)-Asbestos abatement has been done. Demo and transfer to the FHLSD will follow.
4. 12315 Bean Hollow Road – Taxes are being paid according to the agreement but the property has not been cleaned up as required. Prosecutor and Health Department are discussing further options.

d. Update on Dispositions –

- i. 708 Poplar, Nelsv (LB-2018–05). Previously approved disposition to Grant and Guda, et.al. has taken place
- ii. 394 Madison Street, Nelsv (LB-2018–04) Previously approved disposition to Keith and Sandra Palmer has taken place.
- iii. Sheppard St Lots (3) Nelsv (2019-18). Previously approved disposition Edward Pettet has taken place. Mr. Pettet chose to hold the property under the name T&T Trust and filed new end-user paperwork under that name with Edward Pettet as trustee (on the deed). Motion necessary to acknowledge the trust as the disposition client.
- iv. This brings the total number of parcels disposed of to other entities during 2019 to 41. 27 of those 41 are to tax-paying entities.
- v. 80 Front Street – 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. Tabled at November meeting. I will be conferencing with the new Glouster Mayor and revisit in January.
- vi. 4615 Bessemer Rd, York Twp, (LB2018-8) – 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? Tabled at November meeting. Plan has been sent to Township Trustees for reaction and we will also solicit comment from the neighbors, hopefully in time for the January meeting.

6. New Business – 25 minutes

a. New Disposition:

375 Madison Street, Nelsv. – Empty lot to be acquired by contiguous neighbor. This is a non-NIP parcel. Negotiated sale price \$2000.00 inclusive of legal work. End user is Neil Sommers who owns 363 Madison (rental) next door.

- b. Proposed 2020 Budget – Draft has been provided for perusal and discussion. I would like to approve the budget at the January meeting.

New projects:

Land Bank Potential New Projects 12/18/2019						
Deql Yr	Delq amt	Value	Parid ▲	Owner name	Address	
		Land /Build				
2004	\$ 1,032.75	2610 / 0	K010210105200	MARTIN MARY J ET AL	NELSONVILLE AVE	Rome twp
2004	\$ 1,032.75	2610 / 0	K010210105300	MARTIN MARY J ET AL	NELSONVILLE AVE	Rome twp
2009	\$ 8,855.63	11260 / 19590	P010010029100	JOHNSTON WALTER L	14900 WOLFE-BENNETT RD	York twp
2006	\$ 1,047.67	3950 / 0	P010010029202	JOHNSTON WALTER L	WOLFE-BENNETT RD	York twp
2010	\$ 742.73	3080 / 0	P030030004400	BRUNSTON SAMUEL F	FREDERICK ST	Nels. City

Schedule of new projects

- 7. Scheduling of next meeting January 15<sup>th</sup>, 2020. Place to be determined.
- 8. Roundtable
- 9. Adjournment