

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

LOCATION: Athens County Courthouse, Commissioner’s Conference Room

DAY/TIME: Wednesday December 18th, 2019 @11:00 AM

PURPOSE: Regular meeting to consider the following business:

Board Administration – 5 minutes

1. Call to order by Ric Wasserman roll call , Board all present
2. Approval of agenda with modification - removing 2 parcels owned by Mary Martin from potential New Projects list. Mr. Eliason, 2nd Mr. Barga – All Yeas
3. Approval of minutes of November 20th, 2019 meeting, Moved by: Mr. Andrews, 2nd Mr. Eliason – All Yeas
4. Financial Report – Kathy Hecht, Land Bank Treasure, Presented by - Mr. Wasserman
Approval moved by:Mr. Chmiel, 2nd Mr. Andrews - All Yeas

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

Business: -

5. Old Business –

- a. NIP project update – By Zack Reizes from HAPCAP team, as of now NIP is processing as if funds are no longer going to be available for future projects, but we are still allowed to submit properties in the event that funds become available. In partnership with NIP and HAPCAP we have torn down 20 blighted properties.

Group C & D demos are still awaiting reimbursement from NIP.

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

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 had been awarded for Group E.- torn down, graded & greened by contractor Tom Spahn.

Group E		
Parid ▲	Owner name	Address
M040010005100	ATHENS COUNTY LAND RE	158 TOLEDO ST/ 2 OAK
M040080000900	ATHENS COUNTY LAND RE	37 SUMMIT ST
M040100002600	ATHENS COUNTY LAND RE	10 BARBOUR ST
M040150012000	ATHENS COUNTY LAND RE	44 LOCUST ST

b. Update on acquisition process/pipeline – Mr. Wasserman

- i. 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 and Mr. Wasserman ran through and updated parcels status. Paper copies are available at the meeting and we are also making it available on the Land Bank website: 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 the BUSTER project.**

c. Update on previously approved projects,Mr. Wasserman

- 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 started this morning 12.18.2019.**
- 3. 2762 Fifth St Coolville (LB-2019-07)-Asbestos abatement has been done. Demo and transfer to the Fed Hock LSD 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 while waiting court date. Mr. Chmiel would like the board to look into using tax assessments on future contract conditions.**

d. Update on Dispositions –

- i. 708 Popular, 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 . - Moved by: Mr. Wasserman 2nd Mr. Chmiel All Yeas
- iv. This brings the total number of parcels disposed 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 and spoke about his plans for property (Copies to the board and available upon request). 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 –

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. Mr. Chmiel, 2nd Mr. Barga - All Yeas

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

Schedule of new projects:

New projects:

Delq Yr	Delq amt	Value	Parid ▲	Owner name	Address	Moved/2nd	
2009	\$8,855.63	11260 / 19590	P010010029100	JOHNSTON WALTER L	14900 WOLFE-BENNETT	Mr. Chmiel/ Mr. Barga	All Yeas
2006	\$1,047.67	3950 / 0	P010010029202	JOHNSTON WALTER L	WOLFE BENNETT RD	"	"
2010	\$ 742.73	3080 / 0	P030030004400	BRUNSTON SAMUEL F	FREDERICK ST	Mr. Chmiel/ Mr. Barga	All Yeas

Mr. Chmiel mentioned that he would like to see a pilot project on salvage materials in the future.

7. Scheduling of next meeting January 15th, 2020. Place to be determined.
8. Roundtable
9. Adjournment Mr. Wasserman 12:06 pm

Minutes Submitted for approval by Diane Saylor, Secretary

X *Diane Saylor* *1-15-2020*
Diane Saylor Date

Approved, as amended (if any) on *1-15-2020*

Athens County Land Bank Project Proposal

Project Name: _____14900 Wolf-Bennett Rd_____

Location: 14900 Wolf-Bennett Rd, Nelsonville, OH 45764 _____York Twp_____

Project Description: _____Extremely dilapidated structure._____

Proposed by: _____2 end users (Maloney/Cagg)_____

Parcel Number(s): P01-00100291-00, P01-00100292-02

Current Property Owner: _____Walter L Johnston _____

Contact Information (if available): _____

Property Status:

Vacant lot Vacant structure [X Residential ___ Commercial]

Tax Delinquent Foreclosure initiated Forfeited land list

Adverse property conditions (if any): (2009-2018) back taxes and special assessments total \$8,855.63 with a last payment of \$30.00 on 11/16/2015. _____

Potential End Use: _____

Potential Purchaser: _____

Presented to Land Bank Board on 12 / 18 / 2019

Board Action:

Approved Disapproved Tabled

Athens County Land Bank Project Proposal

Project Name: _____ Frederick Street _____

Location: Frederick St, Nelsonville, OH 45764 _____ Nelsonville City _____

Project Description: _____ Land only, no structures. _____

Proposed by: _____ Delores Arter _____

Parcel Number(s): _____ P03-00300044-00 _____

Current Property Owner: _____ Samuel F Brunston _____

Contact Information (if available): _____

Property Status:

Vacant lot Vacant structure [___ Residential ___ Commercial]

Tax Delinquent Foreclosure initiated Forfeited land list

Adverse property conditions (if any): (2009-2018) tax delinquent totals to \$742.73 with a last payment of \$28.66 being made on 10/28/2009. _____

Potential End Use: _____

Potential Purchaser: _____

Presented to Land Bank Board on 12 / 18 / 2019

Board Action:

Approved Disapproved Tabled

2019 Land Bank Budget

Starting Balance: \$ 149,927.34
as of January 1, 2019

Date	Description	Month	Actual
2-25-2019	HAPCAP - Mortgage Loan	February	\$ 50.00
3/4/2019	Donation - Ameriprise	March	\$ 2,680.08
4/4/2019	Athens County Treasurer	April	\$ 10,000.00
4/9/2019	Athens County Treasurer	April	\$ 138,401.12
4/19/2019	Athens County LB - MH Settlement	April	\$ 4,188.23
7/1/2019	Mortgages on 4 Properties	July	\$ 40.00
7/3/2019	Capstone	July	\$ 5,000.00
7/10/2019	Capstone	July	\$ 2,500.00
8/15/2019	Property Sale - Scott J Bruch	August	\$ 2,000.00
8/22/2019	Property Sale - Tim Colwell	August	\$ 500.00
9/13/2019	Special Assessment Settlement	September	\$ 1,343.82
9/13/2019	Real Estate Settlement	September	\$ 19,115.21
10/1/2019	HAPCAP Reimbursement NIP	October	\$ 2,286.00
10/4/2019	MH 2nd Half Settlement	October	\$ 3,154.25
10/17/2019	HAPCAP NIP Mortgages	October	\$ 80.00
10/28/2019	Hunter Rd. Disposition	October	\$ 500.00
10/30/2019	Shade Property Sale - Cargould	October	\$ 1,000.00
TOTAL INCOME			\$ 192,838.71

Date	Description	Month	Actual	Column 1	Column 2
2/15/2019	Molica, Gall, Sloan, Silery	February	\$ 725.00		
3/6/2019	Chris Chmiel	March	\$ 37.70		
3/6/2019	Minute Man Press	March	\$ 50.00		
3/21/2019	Athens Co. Treasurer	March	\$ 1,000.00		
4/1/2019	Cash - Petty Cash	April	\$ 25.00		
4/1/2019	ePropertyInnovations LLC	April	\$ 10,000.00		
4/1/2019	Molica, Gall, Sloan, Silery	April	\$ 825.00		
4/15/2019	NetData Inc	April	\$ 12.00	O/S	
5/7/2019	JL Uhrig & Assoc.	May	\$ 1,200.00		
5/7/2019	HAP Community Action	May	\$ 20,000.00		
5/7/2019	Molica, Gall, Sloan, Silery	May	\$ 1,000.00		
5/15/2019	Bernice Robertson	May	\$ 1,000.00		
5/17/2019	Molica, Gall, Sloan, Silery	May	\$ 2,000.00		
5/17/2019	Molica, Gall, Sloan, Silery	May	\$ 2,000.00		
5/17/2019	Molica, Gall, Sloan, Silery	May	\$ 2,000.00		
5/17/2019	Molica, Gall, Sloan, Silery	May	\$ 2,000.00		
5/17/2019	Molica, Gall, Sloan, Silery	May	\$ 750.00		
5/17/2019	Molica, Gall, Sloan, Silery	May	\$ 2,514.00		
5/17/2019	Molica, Gall, Sloan, Silery	May	\$ 2,485.50		
5/17/2019	Molica, Gall, Sloan, Silery	May	\$ 2,485.50		
5/17/2019	Molica, Gall, Sloan, Silery	May	\$ 2,000.00		
5/23/2019	Molica, Gall, Sloan, Silery	May	\$ 514.00		
5/23/2019	Molica, Gall, Sloan, Silery	May	\$ 514.00		
5/23/2019	Molica, Gall, Sloan, Silery	May	\$ 725.00		43188.00
6/12/2019	Molica, Gall, Sloan, Silery	June	\$ 514.00		
6/7/2019	Wire Transfer - Alodial	June	\$ 9,000.00		
	Transfer Fee		\$ 20.00		
6/12/2019	Molica, Gall, Sloan, Silery	June	\$ 485.50		10019.50
7/1/2019	Molica, Gall, Sloan, Silery	July	\$ 400.00		
7/1/2019	Molica, Gall, Sloan, Silery	July	\$ 175.00		
7/1/2019	Molica, Gall, Sloan, Silery	July	\$ 175.00		
7/1/2019	Molica, Gall, Sloan, Silery	July	\$ 175.00		
7/10/2019	Molica, Gall, Sloan, Silery	July	\$ 175.00		
7/10/2019	Molica, Gall, Sloan, Silery	July	\$ 175.00		
7/16/2019	Molica, Gall, Sloan, Silery	July	\$ 60.00		
7/1/2019	Wire Transfer - JP Morgan Chasel	July	\$ 14,305.86		
7/1/2019	Transfer Fee	July	\$ 20.00		
8/15/2019	Minute Man Press	August	\$ 27.00		
8/15/2019	TTWWTD	August	\$ 1,252.40		
8/16/2019	Molica, Gall, Sloan, Silery	August	\$ 225.00		
8/16/2019	Molica, Gall, Sloan, Silery	August	\$ 175.00		
8/29/2019	Molica, Gall, Sloan, Silery	August	\$ 725.00		
8/29/2019	Molica, Gall, Sloan, Silery	August	\$ 175.00		
8/29/2019	AHRC	August	\$ 268.50		
8/29/2019	Cardmember Services	August	\$ 30.34		
9/23/2019	Molica, Gall, Sloan, Silery	September	\$ 725.00		
9/23/2019	Molica, Gall, Sloan, Silery	September	\$ 343.00		
9/23/2019	Minute Man Press	September	\$ 6.75		
9/23/2019	Lepi Enterprises, Inc	September	\$ 615.00		
10/9/2019	TTWWTD	October	\$ 978.00		
10/9/2019	Molica, Gall, Sloan, Silery	October	\$ 175.00		
10/9/2019	Minute Man Press	October	\$ 700.00		
10/9/2019	Howard Septic Service	October	\$ 250.00		
10/9/2019	Cardmember Services	October	\$ 178.39		
10/10/2019	Smoking Eagle	October	\$ 240.00		
10/22/2019	Airclaws Inc	October	\$ 115.00		
10/22/2019	HAPCAP	October	\$ 18,614.20		
11/14/2019	Cardmember service - CC	November	\$ 237.99		
11/14/2019	TTWWTD - Sewer Bills	November	\$ 30.00		
11/14/2019	Heritage Ohio - Membership	November	\$ 275.00		
11/14/2019	Molica, Gall, Sloan, Silery	November	\$ 175.00		
11/14/2019	Molica, Gall, Sloan, Silery	November	\$ 625.00		
11/14/2019	Molica, Gall, Sloan, Silery	November	\$ 175.00		
11/20/2019	Zach Reizes - Reimbursement	November	\$ 32.06		

TOTAL EXPENSES \$ 108,911.69

Actual Ending Balance: \$ 233,854.36

SUMMARY	
Starting Balance	\$ 149,927.34
Actual Income	\$ 192,838.71
Actual Expenses	\$ 108,911.69
Actual Ending Balance	\$ 233,854.36