

**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 February 17th, 2021 @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 January 20<sup>th</sup>, 2021 meeting
4. Financial Report – Chelsie McKee, Land Bank Treasurer

<b>SUMMARY</b>	
Starting Balance	\$ 358,515.02
Actual Income	\$ -
Actual Expenses	\$ 764.00
Ending Balance	\$ 357,751.02

Business: 55 minutes

Old Business – 25 minutes

a) We were contacted by OHFA, the folks who administered NIP, and told that they would be giving us another \$12,500 out of recaptured funds. They promptly sent HAPCAP over \$16,000 earmarked for ACLRC. We are working with HAPCAP to get the funds sent to us as there are delicate issues with accounting for this properly inside HAPCAP.

b) Group G demos All of the houses in Group G have been torn down. Addresses are 189 Ashton St and 160-180 Carihfield in Nelsonville, 15 Locust Street in Glouster, 14 Main and 19537 Center St in Trimble. In addition the burned-out ruins at 111 Monroe in Chauncey have been cleaned up. We are especially happy to have the first two demos in Trimble village done.

c) Group H – The newest group of demos have been bid out and the bid awarded. Hutton Excavating, who did 4 demos for us in Nelsonville previously won the bid this time around.

Self-Funded Demos-Group H			
Parcel Number	Address	Target Area	
M040080007200	14 Maple Street	Glouster (Trimble Twp)	
M040080007100	16 Maple Street	Glouster (Trimble Twp)	
M060030009000 M060030009200	19616 Maple Street	Trimble(Trimble Twp)	
M060020008900	19790 Lake Drive	Trimble(Trimble Twp)	

1. Update on acquisition process/pipeline –Ric

- i) No properties have been acquired since the last meeting. An expedited foreclosure hearing was held on January 27<sup>th</sup> for 6 DBJ Holdings properties. An attorney for a bank who has a lien on one of the properties joined the meeting and indicated that some parties to the case had not been notified of the final hearing by the Prosecutor. The case was continued to allow for re-notification. Upon receiving notification that attorney for Merchant’s National Bank filed a motion to move the case to Common Pleas Court. The BOR will have no choice but to grant that motion when it reconvenes to hear the case on February 18<sup>th</sup>. This will cause a significant delay in abating the nuisances relating to these properties, some of which are severely dilapidated. They include: 30 Cross, 42 Front, 14 Barbour and 63 E. Broad in Glouster, 631 Cherry St. in Nelsonville and 156 Monroe in Chauncey.
- ii) Filing of new cases: 5 new cases were filed late last week from title searches done when Zach was still there. Also 10 new title searches approved by the board last month are in process at Nolan and Meek so that those cases can be filed as soon as the Prosecutor has those searches in-hand.

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

- A. 10 High St., Glouster. The Ohio EPA suddenly informed us that they are deeming this property ineligible after nearly 18 months of working with us on it. They believe that a scrap metal business operated there for a short time after it was a gas station and that apparently makes it ineligible under their guidelines. Our consultant Tetra Tech, is looking into what options we might have to get this back on track.
- B. 16 Main St., Chauncey –As far as we know this project is still on-track and is waiting its turn in the queue.

C. Rehabs: Land Bank Rehabs underway or nearly completed in the county: 29 Main, Gloucester; 24 Cherry, Gloucester; 614 W. High, 495 Patton & 141 Monroe, Nelsonville; and 30 Front, Gloucester (Integrated Svc). Projects slated but not yet underway: 57 Summit, Gloucester (Habitat) and 8 S. 8<sup>th</sup> St, Jacksonville (Habitat); 141 Monroe, Nelsonville.

D. Rural Acquisition Program Projects (Pay-in-advance) –

- 1) The case, filed late last year (2020-14), Letha Matheny (20BR0016) should be in publication within a week or two
- 2) The newest of these projects, approved last month, is the Lodi Twp project on Sargent Road. Nathan and Kayleigh Stotts signed their contract and paid the \$2000 advance to start the process. Case will be handled by Mollica, Gall, Sloan and Sillery (David Mott) and should be filed in late March.

5. Update on pending dispositions

- A. 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. No movement here, unfortunately.
- B. 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. Disposition was approved by the board late last year.
- C. 19596 Maple St, Trimble – Preliminary approval at Dec. Meeting. End-user is not ready with all necessary info. Hopefully next month.
- D. 770/784 Poplar Street, Nelsonville – End-user to demo both houses and build a new one in their place. This transaction closed earlier this month. Demo work to proceed soon.
- E. 156/158 Toledo Street – Alice Duncan, end user. She would like to put an amish-style “tiny house” on the property’s upper lot (2 Oak). She has obtained financing for the structure. We are waiting for OHFA to release the NIP mortgage on this property before completing the transfer.
- F. 42 Main Street, Gloucester and 19606 Plum Street, Trimble Village. Habitat for humanity would like to acquire these parcels for builds in 2022. They will demolish the Plum Street property at their expense. We are waiting for the OHFA mortgage to be released on 42 Main before proceeding with that transaction.

New Business – 30 minutes

1. Mayor Samantha Sikorski of Glouster would like to address the board.
2. Mayor Amy Renner of Chauncey would like to address the board.
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. 19616 Maple St., Trimble – Existing house to be demolished before considering disposition.
  - c. 1790 SR 56 –Level 1 inspection is done and I will begin contacting the several end-users registered for this property
  - d. 201 Edwards Street, Nelsonville – Extremely dilapidated house. He is willing to purchase and demo.
  - e. 217 Harper Street, Nelsonville. On today's agenda.
  - f. 1414/1434 SR 56 – Level 1 inspection has been completed. 1 end-user is waiting. On today's agenda.

4. Today's Disposition Action:

- A) 217 Harper Street, Nelsonville – Jeff Lehman. Proposal packet sent to board. He is proposing to build a small house on this parcel where the old house was demolished with NIP funding. The City of Nelsonville is enthusiastically supportive and has issued him a city building permit. Property has been listed on our website for many months.
- B) 1414/1434 SR 56 – Two parcels with very dilapidated structures. Foreclosed on by the bank years ago but they never took possession and then never responded to requests to donate the property. End user Tracy Helber brought these properties to our attention back in 2018. She would like to acquire and proposes to demo at her cost (estimates included with board packet). Auditor's land value is \$7,490.00. In recognition of demo costs she is offering us \$3,745 (half Auditor's value) for the property.

5. New Website – Development has begun. Website vendor is Realty Pro IDX Web services, a vendor used by several local realtors. We have paid them \$289.00 for the site design. We expect it to be up and running by March 1.
6. Annual Report – We are hoping to produce an annual report recapping our 2020 Land Bank accomplishments. Aaron (Americorps volunteer) has begun work on this project. Distribution will be both online and printed. Work has begun on this project.
7. Policy Committee meeting – a meeting should be held to consider updates to policies. I propose Thursday March 4<sup>th</sup> at 11am for this meeting.

8. New Projects:

<b>Taxes Owed</b>	<b>Last Pymt</b>	<b>Parcel ID</b>	<b>Owner Name</b>	<b>Property Address</b>
573.28	2017	P02001007305,7400,7500	Elenore Bateman	Marietta Ave, Buchtel
18,142.53	2014	M060030006300,6400	John E. Smathers	19498 Congress St, Trimble Village
6,865.27	2020/2014	L020020010700	Maria Augistin	26280 Main Street, Coolville

A. Scheduling of next meeting: March 17<sup>th</sup>, 2021.

B. Adjournment