

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

www.AthensCountyLandBank.com

LOCATION: Habitat for Humanity of SEO headquarters, Millfield, OH

DAY/TIME: Wednesday February 19th, 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 January 15th, 2020 meeting
4. Financial Report – Kathy Hecht, Land Bank Treasurer
5. Contract has been entered into with J. Uhrig and Assoc. for our GAAP audit.

Business: - 1 hour, 24 Minutes

6. Old Business – 59 Minutes
 - a. NIP project update - HAPCAP team – Group E projects –reimbursement still pending. 10 Barbour, 8 Oak, 158 Toledo, 37 Summit (all Glouster)
 - b. Group “F” projects are still “waitlisted”. Any continued funding is in serious doubt.
 - c. Update on acquisition process/pipeline -Ric
 - i. Two properties were acquired since the last meeting. 306 Madison, Nelsv (2018-38) and 36 Braun St, Glouster (2018-34). We have not entered either house yet but they appear from the outside to be tear-downs.
 - ii. Decrees of foreclosure have been entered on 6 other projects: Palmer Center St, Trimble (2019-1), SR 329, Guysville (2018-78), 15 Locust, Glouster (2018-67), 189 Ashton, Nelsv (2018-49), 14 Main St, Trimble (2019-12), 36-38 Main St, Glouster (2018-73). This last project involves an occupied house and is headed to a Sheriff sale, likely in March.
 - iii. We are now seven months out from the BOR’s transfer of our expedited foreclosure cases to the CPC. We are finally seeing the last of those cases move to adjudication but all too late for NIP funding.

iv. The board decided at the January meeting to farm out 10 title searches to outside counsel where the work-product would go to the Prosecutor to speed foreclosure cases. 10 projects were selected and Nolan and Meek will do the searches for us at \$300 per.

d. Update on previously approved projects,Ric

1. 29 Main St. Gloucester, (2019-23) M04-00500009-00 - We have received a second proposal and now have two seemingly viable options for rehab of this historic structure.
2. 2762 Fifth St Coolville (LB-2019-07)-This property has now been transferred to the FHLSD. We have received the bill for disposal of the spoils which we agreed to cover from our budget.
3. 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. No further update.
4. 944 High Street, Nelsv. – One of our earliest projects has been tied up in a probate situation for over 16 months. Nolan law believes they will now be able to get us a deed. This is a horribly dilapidated property in need of demo. Still no deed, we are waiting.
5. Abandon Gas station pilot program update M04-00700032-00 10 High St. Gloucester – Initial evaluation took place last week and it showed that the underground tanks had been removed at an earlier date. We are publishing an “RFP” to gather bids for the grant application and remediation.
6. Chris and I have been having meetings in Nelsonville in hopes of finding assistance for demos in Nelsonville. We are being assisted by a member of the city council. Nothing to report as yet.
7. Shade Parcels: The Messenger has reported that Mr. Cargould has accomplished the demos of the properties he bought from the Land Bank as required.

e. Update on pending dispositions

- 1) 4615 Bessemer Rd, York Twp, (LB2018-8) – End user plan from Mr. Kister has been pending and tabled since November. Surveys of the neighbors have been received and provided to the board. A decision should be reached by the board at this meeting.
- 2) 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. Property must have a survey due to non-compliant legal description. Survey is done and we are waiting for a new deed to be prepared.
- 3) 141 Monroe St in Nelsonville (LB 2019-50) has an end user who filed a short narrative plan. We are still waiting for a more detailed plan from him, which he says is forthcoming.
- 4) 78/80 Front Street – Village of Glouster recommends denial of this application due to excessive trash on the end-user's current property.
- 5) Positive feedback was received from the Village of Glouster on the following proposed dispositions: 30 Broad St to Paul Bunt, 24 Cherry to Randall Lambert, 30 Front to Integrated Services, 10 Barbour to Habitat for Humanity.
- 6) The Village of Glouster recommends tabling the disposition of 58/60 High Street to Matthew Niese. Mr. Niese has since submitted a more detailed description of the business he is building at 62 High St but has now backed off on building a parking lot and would like to acquire the parcels for green space. Another application to use them as green space is also pending.

New Business – 25 minutes

a. New Dispositions:

- i. 217 Harper Street – to Jeffery Lehman for parking lot for rental property owned across the street. Lot is 50x154. We received negative feedback from the City Manager in Nelsonville regarding using this parcel for parking. The end user has now filed a new proposal to build a small 24'x24' house on the parcel. Propose to

solicit feedback from the City administration on the new proposal.

- ii. 306 Madison Street, Nelsonville. Just acquired, T&T Trust who acquired some non-improved parcels from the Land Bank in the fall. He would like to acquire this parcel and is willing to tear down the structure. Parcel is currently on our website.
- iii. 31 Front Street, Glouster – End user applicant would like to place a “tiny house” on the parcel. She lives out-of-state and would like to have the house for visiting her daughter. She has submitted a detailed plan.

New projects:

| Delq Amt | Last Pymt | Parcel ID | Owner | Address |
|--------------|-----------|---------------|------------------|-----------------------|
| \$ 8,008.67 | 2010 | P020010004900 | Nicole Bruzbacky | 17922 N. Akron Ave |
| \$ 22,853.02 | 2019 | P010010009001 | Richard Johnson | 3760 Perry Ridge Rd |
| \$ 5,776.45 | 2012 | G020040004700 | Chester Bateman | 26 Converse Street |
| \$ 516.73 | 2014 | M050040003900 | Rebecca Oskey | 6th St. Jacksonville |
| \$ 1,084.75 | None | K010210105300 | Mary Martin | Nelsonville St, Stwrt |
| \$ 1,084.75 | None | K010210105200 | Mary Martin | Nelsonville St, Stwrt |
| \$ 9,158.95 | 2018 | M040050006100 | Robert Jenkins | 61 Summit St |

7) Scheduling of next meeting March 18th, 2020. Place to be determined.

8) Roundtable

9) Adjournment