

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

Location: Habitat for Humanity of SEO Headquarters, Millfield, OH  
Day/Time: Wednesday February 19<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 amended agenda. Date of minutes correction, adding the replacement of secretary, 24 Monroe St. Update, FEMA, and Rocky Community Improvement Grant. Moved by Mr. Chmiel, 2<sup>nd</sup> by Mr. Eliason. All Yeas
3. Approval of minutes for the meeting held on January 15, 2020. Moved by Mr. Chmiel, 2<sup>nd</sup> by Mr. Andrews. All Yeas
4. Financial Report from Kathy Hecht, Land Bank Treasurer – Current end balance as of the meeting date \$219,980.42. Will provide paper copies by the end of the week. Approval moved by Mr. Chmiel, 2<sup>nd</sup> by Mr. Andrews. All Yeas
5. Contract has been entered into with J. Uhrig and Associates for our GAAP Audit. Total cost of \$1,200.00.
6. Approval to make Chelsie McKee the new Board Secretary. Diane Saylor has asked to be removed due to the amount of work she has at the Treasurer’s Office. Letter of thanks will be sent to Diane. Moved by Mr. Wasserman, 2<sup>nd</sup> by Mr. Eliason. All Yeas.

**Business**

7. Old Business
  - a. NIP Project updates from HAPCAP Team (Given by the Chair) for Group E: 10 Barbour, 8 Oak, 158 Toledo, and 37 Summit. As of February 18, 2020, they’re still waiting on reimbursement.
  - b. Group “F” which consists of 4 properties are still “waitlisted”. Continued funding from NIP is unlikely. We will need to evaluate and prioritize our own funds for demolitions in the future.
  - c. Update on acquisition process/pipeline by Mr. Wasserman:

- I. Two properties were acquired since the last meeting in January. 306 Madison, Nelsonville (2018-38) and 36 Braun St, Glouster (2018-34). We have not entered either house as of yet but both appear, from the outside, to be tear downs. Not all houses acquired will be tear downs for the Landbank. It depends on the structure. New owners may be responsible for property tear downs.
  - II. Decrees of foreclosure have been entered on 6 projects: Palmer St, Trimble (2019-1), State Route 329, Guysville (2018-78), 15 Locust St, Glouster (2018-67), 189 Ashton, Nelsonville (2018-49), 14 Main St, Trimble (2019-2), 36-38 Main St, Glouster (2018-73). The last project listed (2018-73) involves an occupied house and is headed to a sheriff sale, likely in March. The project in Guysville (2018-78) has 2 end users interested.
  - 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 at \$300 per.
- d. Update on previously approved projects by Mr. Wasserman:
- I. 29 Main St, Glouster, (2019-23) M04-00500009-00. We have received a second proposal and now have two seemingly viable options for rehab of this historic structure. Both end users want to rehab the Victorian house, however, only one intends to live in the structure. The board voted to allow the end user, Cortez/Moody, who plans to occupy the residence to proceed to the next step. Moved by Mr. Chmiel, 2<sup>nd</sup> by Mr. Eliason. All Yeas. We will solicit feedback from the village and ask for verification of financial resources from the end-user.
  - II. 2672 Fifth St, Coolville (LB2019-07). 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. The bill will be paid and the rest of this project is in FHLSD's hands.
  - III. 12315 Bean Hollow Road. Taxes are being paid according to the agreement but the property has not been cleaned up as required. Owner had 60 days. Owner was contacted on Feb. 18, 2020 about cleaning the property. Prosecutor and Health Department are discussing further options. No further updates. Mr. Chmiel also brought up the importance of establishing an Environmental Health Court, to address issues such as this.

- IV. 944 High St, Nelsonville. 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.
  - V. 10 High St, Glouster, M04-00700032-00, Abandon Gas Station pilot program update. 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. 10-14 days for a proposal.
  - VI. Chris and I have been meeting in Nelsonville in hopes of finding assistance for demos in Nelsonville. 4 houses in Nelsonville were torn down with NIP funds, however those funds are gone. We are being assisted by a member of the city council. Nothing to report as of yet.
  - VII. Shade Parcels: The Messenger has reported that Mr. Cargould has accomplished the demos of the 2 properties he bought from the Land Bank as required. The 3<sup>rd</sup> structure is privately owned by another person and is still there as of now.
  - VIII. 24 Monroe St, Glouster. This property was sold to a new owner by the current owner for \$1, unfortunately, it's being foreclosed on by the county for the Land Bank. The new owner has already invested near \$10,000 of renovations into this house. This property holds near \$14,000 in delinquent taxes. A payment plan is being worked with the new owner and we are hoping for a happy ending with an owner-occupied house in Glouster where we once had a dilapidated one.
  - IX. FEMA update by Mr. Chmiel. In July, the Land Bank transferred 14 Trimble properties along US 13 to the Village of Trimble by FEMA's deadline so that FEMA could fund demolitions of the existing structures. The deadline was met and we have finally received FEMA approval. These properties consist of 7 structures and 16 parcels. A waste-diversion day was held to remove usable material by local volunteers. Mr. Chmiel is hoping to have a public event to celebrate this milestone. He would like to use the Amesville park as an example of one way these properties could be reutilized to benefit the Village and Township.
- e. Update on pending dispositions:
- I. 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. After review of the surveys and feedback from the York Township Trustees, it seems like everyone feels that this plan would have a negative effect on the residents of the area. Many residents surveyed believe the project wouldn't be completed. Another proposal has been submitted for this property as of a couple

days prior to the meeting. A motion to table this project to review the second end user was made by Mr. Eliason, 2<sup>nd</sup> by Mr. Patterson. 4 Yeas and the Chair abstained.

- II. 375 Madison St, Nelsonville. Empty lot to be acquired by contiguous neighbor. This is non-NIP parcel. Negotiated sale price \$2,000.00 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 and asking Mr. Sommers to pay a little extra to help defray the cost of the survey.
- III. 141 Monroe St, Nelsonville (LB2019-50). 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.
- IV. 78/80 Front St, Glouster. Village of Glouster recommends denial of this application due to excessive trash on the end user's current property. No change, still tabled.
- V. Positive feedback was received from the Village of Glouster on the following proposed dispositions:
  - i. 30 broad Street to Paul Bunt. Mr. Bunt would like to turn this into a side lot. Moved by Mr. Patterson, 2<sup>nd</sup> by Mr. Andrews. All-Yeas
  - ii. 24 Cherry St to Randall Lambert. Mr. Lambert would like to rehab the structure since it appears to be intact. Agreed upon price \$1,000.00. Moved by Mr. Wasserman, 2<sup>nd</sup> by Mr. Chmiel. All Yeas
  - iii. 30 Front Street to Integrated Services. Moved by Mr. Andrews, 2<sup>nd</sup> by Mr. Patterson. All Yeas
  - iv. 10 Barbour Street to Habitat for Humanity. Moved by Mr. Wasserman, 2<sup>nd</sup> by Mr. Andrews. All Yeas
- VI. 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.

## 8. New Business

### a. New Dispositions:

- I. 217 Harper St, Nelsonville. Jeff Lehman submitted a proposal to turn this space into a parking lot for his rental property across the street. Lot is 50x154. We received negative feedback from the City Manager in Nelsonville regarding using this parcel for a parking lot. The end user has now filed a new proposal to build a small 24x24 house on the parcel. Propose to solicit feedback from the City administration on the new proposal. Moved by Mr. Wasserman, 2<sup>nd</sup> by Mr. Chmiel. All Yeas
- II. 306 Madison St, 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. Propose to allow end user to move to the next step. Moved by Mr. Wasserman, 2<sup>nd</sup> by Mr. Chmiel. All Yeas
- b. Mr. Chmiel would like to submit an application for the Rocky Community Improvement grant for funding support for Nelsonville demos. Moved by Mr. Chmiel, 2<sup>nd</sup> by Mr. Wasserman. All Yeas

**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

- a. 17922 N Akron Ave, Buchtel. This property is located behind the Buchtel Methodist Church and the house seems to be completely intact. The parcel across the street had a house build on the property but no one moved in and has since been vacant and has collapsed. Mr. Chmiel moved to accept and to expedite the title searches through Nolan and Meek, 2<sup>nd</sup> Mr. Wasserman. All Yeas
- b. 3760 Perry Ridge Rd, Nelsonville. The owner was on a payment plan but he is now deceased. A dilapidated old mobile home and a small house are located on the property. The house is very run down and had a fire at one point. Mr. Wasserman visited the property with the decedent's realtor and confirmed that it is vacant and abandoned. Propose to acquire this property. Moved by Mr. Wasserman, 2<sup>nd</sup> by Mr. Chmiel. All Yeas
- c. 26 Converse St, Chauncey. This property has been abandoned. It has a total of 5 parcels. Last tax payment was in 2012. An attempt was made to get the owner to donate it but the

