

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

LOCATION: Virtual Meeting on Google Hangouts -<https://meet.google.com/bbz-ywph-ygf>

DAY/TIME: Wednesday March 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 February 17th, 2021 meeting
4. Financial Report – Chelsie McKee, Land Bank Treasurer

SUMMARY	
Starting Balance	\$ 358,515.02
Actual Income	\$ 4,709.76
Actual Expenses	\$ 9,098.69
Ending Balance	\$ 354,126.09

Business: 80 minutes

Old Business – 15 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 received this check on 3/8/21 and it has been deposited.

b) Group G demos All of the houses in Group G have been torn down. Addresses are 189 Ashton St and 160-180 Crihfield 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. The invoice for this has been received and paid.

c) Group H – The newest group of demos have been bid out and the bid awarded. Hutton Excavating is expected to be finished with the demos by the end of this week.

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	19616 Maple Street	Trimble(Trimble Twp)
M060030009200		
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 February 18th where several cases were adjudicated so the 28 day waiting period is over now and deeds should be coming our way shortly. As mentioned last month, an attorney for Merchant’s National Bank filed a motion to move the case on 6 DBJ Holdings properties to Common Pleas Court. The BOR had to approve that motion according to law. 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: Several new cases were filed recently (21BR0001-21BR0006) moving in chronological order of their acceptance as Land Bank projects. Furthermore, Nolan and Meek delivered the new title searches (11 of them, I believe) to the Prosecutor’s office so we are hoping those cases can be filed soon. There were some technological issues with a new electronic filing system but it seems that those have been worked out.

5. Update on previously approved projects,Ric

- A. 16 Main St., Chauncey –As far as we know this project is still on-track and is waiting its turn in the queue.
- B. Rehabs: Land Bank Rehabs underway or nearly completed in the county: 29 Main, Glouster; 24 Cherry, Glouster; 614 W. High, 495 Patton & 141 Monroe, Nelsonville; and 30 Front, Glouster (Integrated Svc). Projects slated but not yet underway: 57 Summit, Glouster (Habitat)and 8 S. 8th St, Jacksonville (Habitat); 141 Monroe, Nelsonville. We have been informed that a ground-breaking ceremony for the 8 S. Eighth Street project in Jacksonville will take place in early April.
- C. 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). The delinquent tax certificate was purchased from the Treasurer by the Land Bank last week and the case should be filed soon.

5. Update on pending dispositions

- A. 36 Braun Street – On this agenda for disposition today.
 - B. 31 Front Street, Glouster 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. Still waiting for them to come in and sign.
 - C. 19596 Maple St, Trimble – Preliminary approval at Dec. Meeting. End-user has not returned calls or emails.
 - D. 217 Harper Street – This transaction closed on 3/9/21.
 - E. 1414/1434 SR 56 – Disposition to Tracy Helber tabled to this month’s meeting.
 - F. 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. Transfer will occur in very early April.
 - G. 42 Main Street, Glouster 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. The villages have been notified of this pending disposition.
6. 47 Main Chauncey discussion: Update on activity since the last meeting – Ric – several documents were attached to the board packet including a proposed resolution.

New Business – 65 minutes

1. Mowing in Glouster – I asked Sean Brooks from HAPCAP to put together an RFP for us to put in the paper to try to find someone to mow Land Bank parcels in the Village of Glouster. We will be publishing the RFP shortly.

2. 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 –We hosted a walk-through for 5 potential end-users. Proposals are due on April 12th and will be considered at the April board meeting.
 - d. 201 Edwards Street, Nelsonville – Extremely dilapidated house. End user has had a change of circumstance and can no longer afford to acquire and demo house. We will probably have to demo it.

3. 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, Waterloo Twp – 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.
- C) 354 Chestnut Street, Nelsonville – 1 parcel with a rehab-able house. End user Jacob Brammer is the only end-user left after DGC Properties withdrew. Mr. Brammer, a Nelsonville firefighter, proposes to fix up the property and occupy it as his primary residence.
- D) 611 Patton Street, Nelsonville – Dilapidated house on a corner lot at the end of Patton Street. Uriah Creamer proposes to rehab the house for use as a home for his significant other and her child. No other end-users have formally applied for this property. Capstone Properties took a look at it a year ago and proposed to the board that they would take it if we gave them "half the fee we would ordinarily pay for a demo" or about \$6000.00. The board unanimously rejected that offer at the May, 2020 board meeting.
- E) Free United Pentecostal Church, Buchtel. 2 end users proposing different uses for a former church that has stood on that spot for 117 years.

F) 19606 Plum St., Trimble Village & 42 Main Street, Gloucester. These dispositions have received preliminary approval at a previous meeting. Both villages have been informed and no feedback has been received.

4. 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.
5. 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.
6. Policy Changes – A policy committee meeting was held on Thursday March 4th at 11am. Numerous small changes to policies were proposed, a detailed listing of policy changes appears on a separate document.
7. New Projects: None this month

Taxes Owed	Last Pymt	Parcel ID	Owner Name	Property Address

- A. Scheduling of next meeting: April 21st, 2021.
- B. Adjournment