

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

Location: Virtual Meeting on Google Hangout (meet.google.com/bbz-ywph-ygf)
Day/Time: Wednesday March 17, 2021 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 (Joined Late), Commissioner Chris Chmiel, Mayor Steve Patterson (Joined Late), and Township Trustee Gregg Andrews.
2. Approval of agenda with the amendment to remove 217 Harper from the Disposition Action. Moved by Mr. Chmiel, 2nd by Mr. Patterson. All Yeas
3. Approval of minutes for the meeting held on February 17, 2021. Moved by Mr. Chmiel, 2nd by Mr. Andrews. All Yeas
4. Financial Report from Chelsie McKee, Land Bank Treasurer. Summary of November ending balance.

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

Approval of financial report moved by Mr. Eliason, 2nd by Mr. Andrews. All Yeas

Business

5. Old Business
 - a. Mr. Wasserman was contacted by OHFA (Administer of NIP) and was told that they would be giving the Athens County Land Bank \$12,500 out of recaptured funds. OHFA promptly sent a check of over \$16,000 to HAPCAP for ACLRC. The check was received on March 8 ,2021 and has been deposited.
 - b. Updates on self-funded demolitions by Mr. Wasserman.

- I. Group G Demolitions. All the houses in Group G have been torn down which includes 189 Ashton Street, 160-180 Carihfield in Nelsonville, 15 Locust Street in Glouster, 14 Main Street, and 19537 Center Street in Trimble. In addition, the burned-out ruins at 111 Monroe Street in Chauncey has been cleaned up. The invoice has been received and paid.
- II. Group H Demolitions. The newest group of demolitions approved by the Board have been bid out and the bid has been 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)
M060030009000-200	19616 Maple Street	Trimble (Trimble Twp)
M060020008900	19790 Lake Drive	Trimble (Trimble Twp)

c. Update on acquisition process/pipeline by Mr. Wasserman.

- 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. Filling 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) 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.

d. Update on previously approved projects by Mr. Wasserman.

- I. Abandon Gas Station Projects, 16 Main Street, Chauncey (2020-15). This project is still on track as far as we know and is waiting its turn in the queue. BUSTR Commission meeting next month to discuss this project.
- II. Land Bank Rehabs. Underway or nearly completed: 29 Main, Glouster; 7211 SR 329, Guysville; 24 Cherry Street, Glouster; 614 W. High Street, Nelsonville; 495 Patton Street, Nelsonville. Projects slated but not yet underway: 30 Front Street, Glouster (Integrated Services); 57 Summit Street, Glouster; 8 S 8th Street, Jacksonville (Habitat for Humanity); 141 Monroe, Nelsonville. There will be a ground-breaking ceremony for the 8 S 8th Street project in Jacksonville around the beginning of April.

e. Rural Acquisition Program Projects (Pay-In-Advance):

- I. 16357 S. Canaan Road (2020-14), Letha Matheny. The case has been filed (20BR0016) on this property and should be in publication within a week or two.
- II. The newest of these projects, approved last month, is the Lodi TWP project on Sargent Road (Land lock parcel). Nathan and Kayleigh Stotts signed their contract and paid the \$2,000 advance to start the process. Case will be handled by Mollica, Gall, Sloan, and Sillery (David Nott). The delinquent tax certificate was purchased from the Treasurer by the Land Bank last week and the case should be filed soon.

f. Update on pending dispositions:

- I. 36 Braun Street, Glouster (2018-73). Discussed during Disposition Action.
- II. 31 Front Street, Glouster (2018-61) to Integrated Services to become a community park/garden. They are building a 2-family house across the street. Contract has been approved by Integrated Services and a closing should take place soon. Disposition was approved by the Board late last year. Waiting on them to come in and sign paperwork.
- III. 19596 Maple Street, Trimble. Preliminary Approval at the December Board meeting. The End-User has not returned calls or emails.
- IV. 217 Harper Street. This transaction closed on March 9, 2021.
- V. 1414/1434 State Route 56. Disposition to Tracy Helber tabled to this month's meeting.
- VI. 156/158 Toledo Street. The potential end-user Alice Duncan would like to put an Amish-style "tiny house" on the property's upper lot (2 Oak Street). She has obtained financing for the structure. The Land Bank is waiting for OHFA to release the NIP mortgage on this property before completing the transfer. Transfer will occur in very early April.
- VII. 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. The Land Bank is waiting for OHFA mortgage to be released on 42 Main Street before proceeding with that transaction. The Village's have been notified of this pending disposition.

g. 47 Main Street, Chauncey. Updates regarding this project were provided at the meeting. The Board received a packet of documents including a proposed resolution. Mr. Wasserman had a conversation with Mr. Funk about donating the property to the Land Bank for demolition. However, Mr. Chmiel spoke with both Mr. Funk and Bob Echinberg (acting County Planner) and stated that it is not difficult for Mr. Funk to comply with the agreed upon contract and the floodplain regulations. Mr. Chmiel provided Mr. Funk with contacts need to obtain the elevation certificate. Mr. Chmiel suggest moving up the resolution

deadline from May 1 to April 21. The Board discussed the action to take regarding this situation. A motion was made to amend the resolution to allow Mr. Funk 30 days (until April 17, 2021) to provide the Board with a chronological plan of renovation work. Moved by Mr. Chmiel, 2nd by Mr. Eliason. Mr. Patterson asked what would be the next steps if Mr. Funk does not comply to the resolution requirements. Mr. Eliason stated that he would be ready to make a motion to take legal action to re-gain ownership of the property if Mr. Funk does not provide the renovation plans. All Yeas

6. New Business

- a. Mowing in Glouster. Mr. Wasserman asked Sean Brooks form 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. The RFP will be published shortly.
- b. Future Dispositions: Several dispositions are in progress and I hope to bring them to the Board soon. They include:
 - I. 615 W. Washington Street (Coffee Cup). It has 2 potential end-users with one of them being Hocking College. City of Nelsonville believes an environmental study is required. Potential end-users do not want to pay the cost.
 - II. 19616 Maple Street, Trimble. It has a dilapidated house that will need to be torn down. A potential end user who wants to put a mobile home on the property.
 - III. 1790 State Route 56, Trimble. The property has 4-5 potential end-users. Some of the end-users hope to turn this property into an Airbnb.
 - IV. 201 Edwards Street, Nelsonville. Extremely dilapidated house. End-user has had a change of circumstance and can no longer afford to acquire and demolish the house. The Land Bank will probably have to demolish the structure.
- c. New Disposition:
 - I. 1414/1434 State Route 56, Waterloo TWP. This project has two parcels with very dilapidated structures. It was foreclosed on by the bank years ago but they never took possession and then never responded to requests to donate the property. Potential end-user Tracy Helber brought these properties to the Land Bank's attention back in 2018. She would like to acquire and demolish these structures at her cost (estimates included with board packet). The Auditor's land value is \$7,490.00. In recognition of demolition costs, she is offering the Land Bank \$3,745 (half Auditor's value) for the property. In February Mr. Chmiel asked for a sign to be posted on the property announcing its availability. Mr. Wasserman confirmed that there are signs had been put up during February. Motion to approve final disposition to the Helber's moved by Mr. Chmiel, 2nd by Mr. Andrews. All Yeas
 - II. 354 Chestnut Street, Nelsonville. There is 1 parcel with a rehab-able house. Potential end-user Jacob Brammer is the only enx-user left after DGC properties withdrew their application. Mr. Brammer, a Nelsonville firefighter, proposes to fix up the property and occupy it as his primary residence. Motion to approve final disposition

to Jacob Brammer moved by Mr. Wasserman, 2nd by Mr. Chmiel. Mr. Chmiel thanked Mr. Wasserman for the disposition summary sheets provided to the Board. All Yeas

- III. 611 Patton Street, Nelsonville. A dilapidated house on a corner lot at the far 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 demolition" roughly \$6,000. The Board unanimously rejected that offer at the May 2020 Board meeting.

The Board is in favor of rehabbing the structure and are aware of Mr. Creamers interest in obtaining a property. Mr. Wasserman is in the process of waiving a delinquent water bill. Mr. Eliason asked about the timeframe for when the work must be done. Mr. Wasserman said the end user has 90 days to start the work and it must be completed within a year which will be in the contract upon approval. Mr. Patterson asked if the property was in the floodway or floodplain. The property is in the floodplain. Mr. Wasserman contacted the City of Nelsonville and the code administrator thought the end-user could accomplish what needs to be done within the confines of the flood-plain regulations and that Nelsonville City Government supports this disposition. Motion for preliminary disposition to Uriah Creamer moved by Mr. Wasserman, 2nd by Mr. Chmiel. All Yeas

- IV. Free United Pentecostal Church, Buchtel. 2 potential end-users have proposed different plans for this former church that has stood on that spot for approximately 117 years. One of the end-users, Mr. Bunting, wants to tear down the structure for an adult child to build a house in the property. The second end-user, Mr. Herd, made a revised proposal to use the structure for storage and provide a market for produce sellers during nice weather. Mr. Patterson suggests looking into the history of the building and wait for further discussion until the next Board meeting. Mr. Wasserman suggested that all board members go and tour the facility. Mr. Chmiel suggests having the 2 end-users attend the public viewing to discuss their proposals. Motion to table to the next meeting and hold a public viewing at the site moved by Mr. Patterson, 2nd by Mr. Chmiel. All Yeas

Motion to amend the agenda to add 36 Braun Street to the dispositions moved by Mr. Wasserman, 2nd by Mr. Chmiel. All Yeas

- V. 19606 Plum Street, Trimble and 42 Main Street, Glouster. Both properties have received preliminary approval at a previous meeting. Both Village's have been informed and no feedback has been received. Motion for final disposition approval moved by Mr. Wasserman, 2nd by Mr. Chmiel. All Yeas
- VI. 36 Braun Street, Glouster. When this property was first acquired by the Land Bank we received several end-user applications. However, over time end-users have pulled out from the running for various reasons leaving only 2 end-users. The 2 remaining end-users are Bryan Taylor and Nikki Seals. Mr. Wasserman was contacted by Mr. Taylor in early March to say that he is unable to get financing for the project at this time. His application is still active, but he does not have the funds.

Mrs. Seals would appear to be the only viable end-user left. If the Land Bank grants disposition to Mrs. Seals, we will have to make sure her financing gets approved as well. Motion to do a preliminary disposition approval and notify local government of the potential end-user moved by Mr. Eliason, 2nd by Mr. Wasserman. All Yeas

7. New Website. The new Land Bank website is opening today and can be found on the Land Bank webpage.
8. Annual Report. An annual report is being produced to recap the Land Bank's accomplishments for 2020. Aaron (Americorps volunteer) has started this project. Distribution will be both online and printed.
9. Policy Changes. A policy committee meeting was held on Thursday, March 4th at 11:00am. Numerous small changes to policies were proposed, a detailed listing of policy changes appears on a separate document. Motion to move policy changes to the floor moved by Mr. Wasserman, 2nd by Mr. Chmiel. Mr. Chmiel asked if the Board plans to go forward with a Policy Committee. Mr. Eliason proposals that the Board allows the chair to appoint 3 members to the policy committee for 1-year terms so they can be revisited annually. Mr. Wasserman suggests widening the Committee to 5 members (combination of Board and non-board members). Motion to approve a 5-member (2 Board members and 3 non-board members) policy committee with an annual membership moved by Mr. Eliason, 2nd by Mr. Wasserman. All Yeas

New Projects

- a. No new projects.
10. Scheduling of next meeting, April 21, 2021 at 11:00am.
11. Roundtable: Next month the Land Bank will need to hire J. Uhrig & Associates for Audit purposes since the Land Bank is on an annual Audit.
12. Adjournment at 12:03. Moved by Mr. Eliason, 2nd by Mr. Andrews. All Yeas

Minutes submitted for approval by Chelsie McKee, Secretary

Chelsie McKee 4/21/21
Secretary Date

Approved, as amended (if any) on 4/21/21