

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

**LOCATION:** The Glouster Depot, 51 Woodrow St., Glouster, OH 45732

**DAY/TIME:** Wednesday April 17<sup>th</sup>, 2019 11:00 AM

**PURPOSE:** Regular meeting to consider the following business:

**Board Administration –**

1. Call to order by Chair Ric Wasserman at 11:08 am , - Roll Call Present Ric Wasserman, Gregg Andrews, Lenny Eliason, Chuck Barga - absent Chris Chmiel
2. Approval of agenda with 2 amendments - No Objections
3. Approval of minutes of March 20<sup>th</sup>, 2019 meeting- Motion: Mr. Eliason, 2<sup>nd</sup> Mr. Andrews – All Yeas
4. Financial Report - Kathy Hecht, Land Bank Treasurer 4.17.2019 Balance \$ 288,383.84  
Moved Mr. Barga, 2<sup>nd</sup> Mr. Eliason
5. Old Business –
  - a. NIP project update - HAPCAP team member Glen Crippen
    - \* Welcome Zach Reizes new hire with HAPCAP team as per our contract for services with HAPCAP he will be working ½ time on Land Bank affairs.
    - \* Trimble Township Target Area Group A – Completed under budget and awaiting OHFA reimbursement.
    - \* Group B project update – Teardowns underway now on schedule for May 3<sup>rd</sup>,2019 deadline .

| Parid▲        | Owner name                  | Address          |
|---------------|-----------------------------|------------------|
| M040050004600 | ATHENS COUNTY LAND REUTI... | 31 FRONT ST      |
| M040050005800 | ATHENS COUNTY LAND REUTI... | 30 FRONT ST      |
| M040050006200 | ATHENS COUNTY LAND REUTI... | 57 SUMMIT ST     |
| M040090000802 | ATHENS COUNTY LAND REUTI... | 80 FRONT ST      |
| M050030007600 | ATHENS COUNTY LAND REUTI... | 8 EIGHTH ST ST S |

\* Wonder Bar- non-NIP demolition – Bids will be opened at 12PM today.

\* Next Steps – to have target areas in Nelsonville (York Township), Shade (Lodi Township (2 of 3 properties acquired & 3<sup>rd</sup> in negotiation), Chauncey (Dover Township).

Mr. Wasserman thanked HAPCAP for their partnership in Land Bank endeavors.

- b. Update on foreclosure process and timeline – 62 Grover St, Nelsonville, and 58 Converse St- Chauncey – awaiting 28 day right of redemption from BOR hearing before Land Bank can officially acquire. The County Board of Revision also approved allowing the Land Bank to foreclose our lien certificates using outside counsel. This vote was 2-1 with Mr. Wasserman and Commissioner Eliason voting in favor.
- c. Update on previously approved projects, .....Ric Wasserman,
  1. 191771 Lake Dr. (3 parcels) is occupied. Wasserman motioned project to be tabled. Moved by Mr. Eliason, 2<sup>nd</sup> Mr. Barga. – All Yeas
  2. All other March-approved Trimble properties are vacant.
  3. Shade properties-Pre demo assessment has been done on 2 of 3. Negotiations are ongoing for the middle parcel.
  4. Commissioner Chmiel has pre-demo waste diversion ongoing with several properties, board supports and appreciates his recycling efforts.
- d. New Business
  - a. Agreement for services with the Athens County Commissioners. Moved by: Mr. Barga, 2<sup>nd</sup> Mr. Andrews – All Yeas. Commissioner Eliason- Abstained
  - b. Agreement with the Athens County Treasurer regarding the sale to the Land Bank of delinquent Tax Certificates. Moved by: Mr. Andrews, 2<sup>nd</sup> Mr. Eliason – All Yeas
  - c. Greg Andrews will be convening a short policy committee meeting to discuss the Land Bank’s disposition process and create materials for situations with competitive end-users.

- d. Board Conflict of Interest Policy, which was distributed with the agenda requires all board members to sign an acknowledgment of the policy. Acknowledgement forms were handed out for board members to sign.
- e. Agreement for services with Athens County Treasurer- Tabled as the agreement is not yet complete.
- f. New projects:
  1. Additional Glouster Parcels M040030001100, M040030001200, M040030001400 (36 Main), M040050005700 (36 Broad St), these are sibling parcels to prior approved Glouster projects. M040150001700 (16 Morgan St, originally approved with the wrong address and parcel #). Motion to except as sib parcels to previous excepted projects by Mr. Eliason, 2<sup>nd</sup> Mr. Andrews – All Yeas
  2. 2762 Fifth Street, Coolville – L0200100060-00, 61-00, 62-00 & 63-00, already accepted as LB2019-7 project. Proposal from the Federal Hocking Local school district (representative present Pat Tabler, Transportation Supervisor) to share equally the \$20,000 cost of acquisition and run through NIP for tear down to create a playground for Coolville Elementary. Moved by: Mr. Eliason, 2<sup>nd</sup> Barga, All Yeas
  3. 12315 Bean Hollow Road G01-0010007500, MH G0100277- Property is a mess with a dilapidated mobile home and a lot of trash. Project proposed by the Athens City-County Health Department. \$3,400 delinquent taxes. Moved Mr. Eliason, 2<sup>nd</sup> Mr. Andrews – All Yeas
  4. 784 Poplar Street, Nelsonville. P030270003600. Owner is Sharon K. Reeves. Total Delinq Appx \$8100.00. Houses condemned by the City of Nelsv. Previous foreclosure stopped due to condemnation. Moved by: Mr. Barga, 2<sup>nd</sup> Mr. Andrews – All Yeas
  5. 14 & 16 Maple St, Glouster M040080007200, \$15,900 delinq; M040080007100, M040080007300, \$5700 delinquent. Moved by: Mr. Eliason, 2<sup>nd</sup>, Mr. Barga – All Yeas
  6. 29 Main Street, Glouster. M040050000900. Owner Joel Hook is willing to DIL to Land Bank. \$4200 delinquent. Motioned Mr. Wasserman 1<sup>st</sup> Mr. Andrews, 2<sup>nd</sup> Mr. Barga – All yeas

7. Scheduling of next meeting: May 15<sup>th</sup>, 2019 11 AM – Nelsonville Government Complex  
211 Lake Hope Dr., Nelsonville, OH 45764 740/753-1314
8. 12:00 PM Motion Adjournment Moved by: Mr. Eliason, 2<sup>nd</sup> Mr. Barga- All Yeas

Minutes Submitted for approval by Diane Saylor, Secretary to the Board

X *Diane Saylor* *5-15-19*  
Diane Saylor Date

Approved, as amended (if any) on *May 15 2019*