

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

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

DAY/TIME: Wednesday April 21<sup>st</sup>, 2021 @11:00 AM

PURPOSE: Regular meeting to consider the following business:

<b>SUMMARY</b>	
Starting Balance	\$ 358,515.02
Actual Income	\$ 22,584.16
Actual Expenses	\$ 53,430.81
Ending Balance	\$ 327,668.37

Board Administration – 5 minutes

1. Call to order by Ric Wasserman, Chair - Roll Call
2. Approval of agenda
3. Approval of minutes of March 17<sup>th</sup>, 2021 meeting
4. Financial Report – Chelsie McKee, Land Bank Treasurer

Business: 80 minutes

Old Business – 45 minutes

- a) Group H – The newest group of demos have been completed with demo, grading and greening. We have been invoiced and the bill has been paid. \$26,050.00 was the total for the group.

b)

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 M060030009200	19616 Maple Street	Trimble (Trimble TWP)
M060020008900	19790 Lake Drive	Trimble (Trimble TWP)

1. Update on acquisition process/pipeline –Ric

- i) Four properties with a total of 7 parcels were acquired since the last meeting. Properties are primarily in Jacksonville village and one in Trimble village as well. Level-one inspections have been completed and all but one property are certain demos.
- ii) Filing of new cases: Several more new cases were filed recently (21BR0007-21BR012) moving in chronological order of their acceptance as Land Bank projects. Additionally, Asst. Prosecutor Kirk Shaw is working hard to solve some of the problems with older cases on which foreclosures were decreed but a lien or other issue is preventing transfer to the Land Bank. Also, the Board of Revision has final hearings scheduled on 2 properties (27 Main, Gloucester & 8841 Penn Street, Hollister) for this Friday,

5. Update on previously approved projects, .....Ric

- A. 16 Main St., Chauncey –Asbestos removal begins at this site on Monday April 19<sup>th</sup>. Removal of the underground tanks happens next with demo of the building following that.
- B. Rehabs: Land Bank Rehabs underway or nearly completed in the county: 29 Main, Gloucester; 24 Cherry, Gloucester; 614 W. High, 495 Patton & 141 Monroe, Nelsonville; and 30 Front, Gloucester (Integrated Svc). Projects slated but not yet underway: 57 Summit, Gloucester (Habitat) and 8 S. 8<sup>th</sup> St, Jacksonville (Habitat); 141 Monroe, Nelsonville. A ground-breaking ceremony for the 8 S. Eighth Street project in Jacksonville took place on yesterday (4/20/21).
- C. Rural Acquisition Program Projects (Pay-in-advance) –
  - 1) The case, filed late last year (2020-14), Letha Matheny (20BR0016) has been through publication and is progressing toward a final hearing.
  - 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 final approval today.
- B. 31 Front Street, Gloucester 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 is working with the manufactured house vendor and the bank to put the deal together.
  - D. 1414/1434 SR 56 – Disposition to George and Tracy Helber. This transaction closed on 4/14/21.
  - E. 156/158 Toledo Street – Alice Duncan, end user. This transaction closed in early April.
  - F. 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. This transaction was scheduled to close on 4/19/21.
- 6. 47 Main Chauncey discussion: David Funk of Athens Preservation, LTD is to update the Land Bank board on progress toward compliance with Chauncey floodplain regulations.
  - 7. Mowing in Glouster –An RFP was sent to 4 lawn care companies to try to find someone to mow Land Bank parcels in the Village of Glouster. We received some responses which are included in the board info packet.
  - 8. Annual GAAP Audit – A proposal from J. Uhrig and Assoc. to do our annual GAAP audit and enter it into the AOS Hinkle system was sent to the board. Request approval to enter into this contract.

#### New Business – 35 minutes

- 1. 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 12<sup>th</sup> and will be considered at the April board meeting. On today’s agenda.
  - d. 201 Edwards Street, Nelsonville – Extremely dilapidated house. A new end-user has emerged, another neighbor. Should be ready for board action in May.
  - e. 189 Ashton Street, Nelsonville. House we demo’d. Two potential end-users so far.
  - f. 111 Monroe, Chauncey. Burned-out house we demo’d. Two, possibly three potential end-users. Should be ready for board action in May.

- g. 98 Franklin Street, Nelsonville. Dilapidated house in a neighborhood. Rough but rehab-able. Several end-users have now come forward. We will be soliciting rehab plans.
- h. 16871 River Road, Cannan Twp. A number of potential end-users looking at it.
- i. 14 Main Street, Trimble. Empty lot where we removed a MH. At least two potential end-users.

2. Today's Disposition Action:

- A) 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. Mr. Creamer is still contemplating this deal and should have a decision about whether to move forward by the May meeting.
  - B) Free United Pentecostal Church, Buchtel. 2 end users proposing different uses for a former church that has stood on that spot for 118 years.
  - C) 1790 SR 56 – We have 3 proposals from end-users for this property.
  - D) 36 Braun Street – Preliminary disposition approved at last meeting. Village has been informed, no response. Proof of financial wherewithal has been provided to the Land Bank.
  - E) 184 Sheppard Street – A dilapidated house on Sheppard previously owned by Shad Koon. End user Ed Pettit is willing to demo the structure and keep the parcels clean. Mr. Pettit (T&T Trust) has acquired parcels from two other Land Bank projects, one of which was a similar situation where he demolished a structure after acquisition.
  - F) 1288 Poplar Street, Nelsonville – Extremely dilapidated mobile home-ish house. Previous property owner deceased. This property has attracted squatters that had been harassing neighbors. We have secured the property and Jeff Lehman (who acquired a parcel from the Land Bank on Harper but also owns several adjacent properties to this one (on Chestnut) would like to acquire this and is willing to demolish it.
3. New Website – Up and running. No problems. We are still backing and filling some of the descriptions and other data.
4. Annual Report – We have a draft of the Annual Report to share with the board. We also reached out to Rural Action regarding using their mailing list and bulk mail permit to distribute the report to our Athens County communities.
5. New Projects: None this month

<b>Taxes Owed</b>	<b>Last Pymt</b>	<b>Parcel ID</b>	<b>Owner Name</b>	<b>Property Address</b>

A. Scheduling of next meeting: April 21<sup>st</sup>, 2021.

B. Adjournment