

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 April 21, 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, Commissioner Chris Chmiel, Mayor Steve Patterson (Joined Late), and Township Trustee Gregg Andrews.
2. Approval of agenda with the amendment to add self-funded demolition under new business. Moved by Mr. Chmiel, 2nd by Mr. Eliason. All Yeas
3. Approval of minutes for the meeting held on March 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	\$ 22,584.16
Actual Expenses	\$ 53,430.81
Actual Ending Balance	\$ 327,668.37

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

Business

5. Old Business
 - a. Updates on self-funded demolitions by Mr. Wasserman.
 - I. Group H Demolitions have been completed. The Land Bank has received and paid the invoice of \$26,050 for these demolition costs.
 - b. Update on acquisition process/pipeline by Mr. Wasserman.

- I. 4 properties with a total of 7 parcels have been acquired since the last board meeting. The properties are primarily located in the Village of Jacksonville, with one being in Trimble Village. All properties have received level-one inspections. All but one of the properties are certain for demolition. Habitat of Humanity is going to look at the one house that is a possible rehab. Mr. Chmiel asked for a list of acquired properties.
 - II. Filling of new cases: Several new cases were filed recently (21BR0007-21BR0012) moving in chronological order of their acceptance as Land Bank projects. Assistant 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. The Board of Revision has final hearings scheduled on 2 properties for Friday, April 23, 2021: 27 Main, Gloucester and 8841 Penn Street, Hollister.
- c. Update on previously approved projects by Mr. Wasserman.
- I. Abandon Gas Station Projects, 16 Main Street, Chauncey (2020-15). The asbestos removal was completed April 17, 2021. Removal of the underground tanks and pipe-runs are next to be scheduled with the demolition of the building shortly to follow. Hoping to have the project completed by the end of May.
- 10 High Street, Gloucester. This property was disqualified from the BUSTR list due to a business operating in the structure for a short period of time. However, the EPA has changed their policy and now this property is back to being eligible. Hope to have more information at the next board meeting.
- II. Land Bank Rehabs. Underway or nearly completed: 29 Main, Gloucester; 7211 SR 329, Guysville; 24 Cherry Street, Gloucester; 614 W. High Street, Nelsonville; 495 Patton Street, Nelsonville. Projects slated but not yet underway: 30 Front Street, Gloucester (Integrated Services); 57 Summit Street, Gloucester; 8 S 8th Street, Jacksonville (Habitat for Humanity); 141 Monroe, Nelsonville.
- There was a ground-breaking ceremony for the 8 S. 8th Street project in Jacksonville around on April 20, 2021. Habitat will begin construction of a two-bedroom house there later this month.
- d. Rural Acquisition Program Projects (Pay-In-Advance):
- I. 16357 S. Canaan Road (2020-14), Letha Matheny. The case has been filed (20BR0016), the property has been through publication, and is progressing toward a final hearing.
 - 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 Mott). The delinquent tax certificate was purchased from the Treasurer by the Land Bank last month and the case should be filed soon.

e. Update on pending dispositions:

- I. 36 Braun Street, Glouster (2018-73). On the agenda for final approval.
- 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 for this property is working with manufactured house vendors and the bank to work out a suitable deal. No other end-users.
- IV. 1414/1434 State Route 56. This transaction closed on April 14, 2021.
- V. 156/158 Toledo Street. This transaction closed on April 3, 2021.
- VI. 42 Main Street, Glouster and 19606 Plum Street, Trimble Village to Habitat for Humanity. This transaction closed April 19, 2021. They expect to begin work on the Plum property in June.

- f. 47 Main Street, Chauncey. David Funk of Athens Preservation was asked to provide the Board and the Village of Chauncey with a plan of renovation work that is also compliant to the Village of Chauncey floodplain regulations. The Land Bank board and Village received these documents early before today's meeting. Mr. Funk has proposed 2 possible solutions: 1 - Make the outside presentable and leave the inside as-is which was deemed to be unacceptable by the board previously; 2 - make the 2nd floor the lowest floor for potential residents and the 1st floor for access and storage use only with provided floodway vents. Mr. Wasserman asked if the second idea has been approved by FEMA. Going with the second plan option Mr. Funk did talk with FEMA and seems to be an acceptable option with the installation of floodway vents of about 1 inch square on all walls.

Mayor Renner of Chauncey asked if Mr. Funk was still going to spend the same amount of funds originally mentioned for this property. Mr. Wasserman said the \$110,000-\$160,000 amount was never written into the contract. Mr. Eliason asked where this money amount came from. Mr. Wasserman stated that it was mentioned in a prior email with Mr. Funk but never put into contract. Mr. Wasserman asked Mayor Renner if option 2 was a suitable and met the Village requirements. Mayor Renner said it satisfies the concerns but not exactly the outcome they had hoped for. Mr. Chmiel asked Mayor Renner what she believes to be the best use/outcome of the property. Mayor Renner wished for it to be demolished. Mr. Wasserman stated that the Village would lose tax revenue if the property was demolished in case that is a factor in the thinking of the Village Council.

Mayor Renner asked what the property will look like with the 1st floor having venting holes. Mr. Funk said the building's exterior look very nice with floodway vents along the base of the 1st floor. The vents will appear to be closed except when water needs to flow. Mayor Renner also inquired about the basement. Mr. Funk said the basement will have drains.

Mr. Chmiel asked Mayor Renner why demolition is the only acceptable plan for this property. Mayor Renner said that this property is a problem for FEMA and the Village appeal in general. Mayor Renner then asked how the Land Bank intends to enforce the contract changes if they were to take place. Mr. Chmiel and Mr. Wasserman both stated that if Mr. Funk does not comply with the agreements within a contract then legal action would need to take place.

Mr. Eliason asked if FEMA approved option 2 in writing. Mr. Funk said no, that he only spoke to FEMA. Motion to have Mr. Funk submit proposal 2 to the Village of Chauncey, the Village will do their due diligence with FEMA and discuss with Council, then have the Village report back to the board to see if this proposal is compliant with FEMA regulations moved by Mr. Chmiel, 2nd by Mr. Eliason. Mr. Patterson asked when the Village Council next meets. Mayor Renner said the Village is holding a special meeting on April 26 and the regular meeting is on May 13. However, Mayor Renner stated that Council cannot make a determination without the proper paperwork being completed by Mr. Funk which was sent out over a month ago with no response.

The board discussed solutions between Mr. Funk and the Village along with acceptable timeframes to complete tasks. After some discussion, it was determined to provide Mr. Funk roughly 45 days to complete required tasks with a deadline of June 1st. Mr. Chmiel moved to amend the previous motion to create a Resolution asking Mr. Funk to submit all documents required to garner FEMA approval to the Village and receive response before June 1, 2021 and if this is not met then Mr. Funk will surrender the property, 2nd by Mr. Eliason. Roll call vote:

Mr Chmiel – Yes	Mr. Eliason – Yes	Mr. Andrews – Yes
Mr. Patterson – Yes	Mr. Wasserman – Yes	

Motion carried unanimously.

- g. Mowing in Glouster – An RFP was sent to 4 lawn care companies to try to find a contractor to mow the Land Bank parcels in the Village of Glouster. The Land Bank did have to go ahead and pay a vendor to cut the grass one time before finding an ongoing contractor due to the height of the grass. The Land Bank received 3 responses: Shay's Lawn Care (\$60/parcel), Smoking Eagle Lawn Care (\$55/parcel), and Wright Brothers Lawn Care (\$29/parcel). Motion to accept Wright Brothers Lawn Care as the lowest and best bid moved by Mr. Wasserman, 2nd by Mr. Chmiel. All Yeas
- h. Annual GAAP Audit – A proposal from J. Uhrig and Associates to do the Land Bank annual GAAP audit and enter it into the AOS Hinkle system was sent to the board. Motion to approval and enter into contract with J. Uhrig and Associates moved by Mr. Wasserman, 2nd by Mr. Chmiel. All Yeas

6. New Business

- a. Future Dispositions: Several dispositions are in progress and 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-type rental.
- 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.

b. New Disposition:

- I. 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. Mr. Creamer is still contemplating this deal and hopes to have a decision about whether to move forward by the May board meeting. No other end-users have formally applied for this property. Mr. Chmiel asked if there was a sign in the yard of this property. It is undetermined but a sign will be placed.
- II. 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 reached out to the Southeastern Ohio History center and received some historical information on this property. He also visited the property. Mr. Patterson suggests to repurposing this structure and to add a deed restriction to this property so that the structure cannot be demolished. Motion to do a preliminary disposition approval to Mr. and Mrs. Herd and notify local government of the potential end-user with a deed restriction that the building cannot be demolished moved by Mr. Chmiel, 2nd by Mr. Patterson. All Yeas
- III. 36 Braun Street, Glouster. Preliminary disposition to Mrs. Seals was approved at the last board meeting. The Village of Glouster has been informed but no response has been received. Proof of finances has been provided to the Land Bank. Motion for final approval to Mrs. Seals for \$200/parcel moved by Mr. Wasserman, 2nd by Mr. Chmiel. All Yeas
- IV. 184 Sheppard Street, Nelsonville. A dilapidated house on Sheppard previously owned by Shad Koon. Potential end-user Ed Pettit is willing to demolition 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. No other end-users for this property. Motion to do a preliminary disposition approval to this potential end-user and notify local government moved by Mr. Wasserman, 2nd by Mr. Chmiel. Mr. Chmiel asked if there is a sign on the property. Mr. Wasserman said there is not a sign. A letter notify the neighbors will also be distributed. Motion to amend the original

motion to place a sign in the yard and to notify the surrounding neighbors of the available property moved by Mr. Wasserman, 2nd by Mr. Chmiel. All Yeas

V. 1288 Poplar Street, Nelsonville. Extremely dilapidated mobile home/house. Previous property owner is deceased. This property has attracted many squatters that had been harassing neighbors. The Land Bank has secured the property and Jeff Lehman, who acquired a parcel from the Land Bank on Harper Street also owns several adjacent properties to this one located on Chestnut Street. Mr. Lehman would like to acquire this property and is willing to demolish it. Mr. Chmiel did confirm that a sign is placed in the yard and neighbors have been notified. Motion to do a preliminary disposition approval and notify local government moved Mr. Wasserman, 2nd by Mr. Chmiel. All Yeas

c. Self-Funded Demolitions. Minimum of 5 properties ready for demolition: 2 in Chauncey and 3 in Jacksonville. Maybe a 4th in Nelsonville. Motion to move forward with Group I of self-funded demolitions moved by Mr. Eliason, 2nd Mr. Chmiel. Mr. Chmiel would like a list of these addresses to visit the sites. All Yeas

7. New Website. It is up and running with no problems. Still in the process of backing and filling some of the descriptions and other data.

8. Annual Report. An annual report has been drafted to share with the board. Mr. Wasserman has also reached out to Rural Action regarding their mailing list and bulk mail permit to distribute the report to Athens County communities. Mr. Wasserman will provide more information and costs at the next board meeting.

New Projects

a. No new projects.

9. Scheduling of next meeting, May 19, 2021 at 11:00am.

10. Adjournment at 12:48. Moved by Mr. Eliason, 2nd by Mr. Andrews. All Yeas

Minutes submitted for approval by Chelsie McKee, Secretary

 5/19/21

Secretary

Date

Approved, as amended (if any) on _____ 5/19/21