

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

www.AthensCountyLandBank.com

LOCATION: Virtual Meeting on Google Hangouts - meet.google.com/xwb-zpqa-rtz

DAY/TIME: Wednesday April 22nd, 2020 @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 19th, 2020 meeting
4. Financial Report – Kathy Hecht, Land Bank Treasurer

SUMMARY		
Starting Balance	\$	237,308.36
Actual Income	\$	10,240.50
Actual Expenses	\$	60,147.11
Actual Ending Balance	\$	187,401.75

Business:

Old Business

1. NIP project update - HAPCAP team – Group E projects –has been received by HAPCAP for demos of 10 Barbour, 8 Oak, 158 Toledo, 37 Summit (all Glouster). Reimbursement to the Land Bank of certain acquisition costs is on the way.

2. Update on acquisition process/pipeline -Ric
 - i. 10 properties were acquired since the last meeting. 189 Ashton St., Nelsv (2018-49) 7122 SR 329, Guysville (2018-78), 14 Main Street, Trimble (2019-12), 19537 Center St and related parcels, Trimble (2019-1), 8001 SR-

78, Trimble Twp . 15 Locust Street, Glouster, 36 Braun Street, Glouster, 160-180 Chrihfield Drive, Nelsonville, 944 High Street, Nelsonville, 614 W. High, Nelsonville.

- ii. Decrees of foreclosure have been entered on other projects but we do not have deeds yet: 36-38 Main St, Glouster (2018-73). This last project involves an occupied house and is had a Sheriff sale scheduled for April 1st and 8th. It did not sell and we expect to be offered it by the prosecutor.
- iii. We are now nine months out from the BOR's transfer of our expedited foreclosure cases to the CPC. We are finally seeing the last of those cases move to adjudication but most are too late for NIP funding.
- iv. The board decided at the January meeting to farm out 10 title searches to outside counsel where the work-product would go to the Prosecutor to speed foreclosure cases. 10 projects were selected and Nolan and Meek will do the searches for us at \$300 per. Those title searches have all been completed and the work-product delivered to the Prosecutor's office for case-prep. We hope to see the cases filed soon. They will all be filed as expedited foreclosure cases directed to the BOR. By the time they are ready we presume that the Supreme Court will have ruled on the Land Bank case argued on Nov. 11th.

b. Update on previously approved projects,Ric

- 1. 12315 Bean Hollow Road – Taxes are being paid through February according to the agreement but the property has not been cleaned up as required. Prosecutor has prepared a complaint for injunction against the owners to be filed shortly.
- 2. 944 High Street, Nelsv. – One of our earliest projects has been tied up in a probate situation for over 16 months. The deed came to us in late March. This has been added to the NIP Group “F” demo group (see above).
- 3. 10 High St., Glouster - Abandon Gas station pilot program update M04-00700032-00 10 High St. Glouster –We published a request for qualifications to do the grant application for remediation. We received two “Statement of Qualifications” from TetraTech and ManniK Smith Group. I recommend that we choose TetraTech, who has been our consultant thus far.

4. Chris and I have been having meetings in Nelsonville in hopes of finding assistance for demos in Nelsonville. We are being assisted by a member of the city council. Nothing to report as yet.
5. Shade Parcels: The Messenger has reported that Mr. Cargould has accomplished the demos of the properties he bought from the Land Bank as required.

c. Update on pending dispositions

- 1) 4615 Bessemer Rd, York Twp, (LB2018-8) – End user plan from Mr. Kister has been pending and tabled since November. Surveys of the neighbors have been received and provided to the board. Additional proposals have been received. A decision by the board is pending.
- 2) 29 Main St. Glouster, (2019-23) M04-00500009-00 - At the February meeting the board approved moving forward on the Moody proposal. I personally visited their previous renovation in Hollister and they have provided proof of financial wherewithal to complete the project. Recommend final approval.
- 3) 375 Madison Street, Nelsv. – Empty lot to be acquired by contiguous neighbor. This is a non-NIP parcel. Negotiated sale price \$2000.00 inclusive of legal work. End user is Neil Sommers who owns 363 Madison (rental) next door. Property must have a survey due to non-compliant legal description. Survey is done and the property has been transferred as approved by the board.
- 4) 141 Monroe St in Nelsonville (LB 2019-50) has an end user who filed a short narrative plan. A more detailed plan was required from him, which he submitted. Recommend final approval.
- 5) 78/80 Front Street – Village of Glouster recommends denial of this application due to excessive trash on the end-user's current property.
- 6) Transfers approved by the board were completed on: 30 Broad St to Paul Bunt, 10 Barbour to Habitat for Humanity. 24 Cherry to Randall Lambert has been approved but 24 Cherry requires a survey. Survey should be taking place later this month. 30 Front to Integrated Services was approved but is awaiting a meeting with representatives to execute the transfer.

- 7) The Village of Glouster recommends tabling the disposition of 58/60 High Street to Matthew Niese. Mr. Niese has since submitted a more detailed description of the business he is building at 62 High St but has now backed off on building a parking lot and would like to acquire the parcels for green space. Another application to use them as green space is also pending.

New Business – 25 minutes

- 1. Approval of new Land Bank Treasurer Chelsie McKee
- 2. New Dispositions:
 - i. 217 Harper Street – to Jeffery Lehman for parking lot for rental property owned across the street. Lot is 50x154. We received negative feedback from the City Manager in Nelsonville regarding using this parcel for parking. The end user has now filed a new proposal to build a small 24’x24’ house on the parcel. We are waiting on feedback from the City administration on the new proposal.

New projects: 1 Pre-pay project proposal

7349.44	2009	K010010058100	Jack Schmidt, Jr	Winner Lane, Rome Twp
26624.90	2009	K010010058200	Jack Schmidt, Jr	Winner Lane, Rome Twp

- 8) Scheduling of next meeting TBD.
- 9) Roundtable
- 10) Adjournment