

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

Location: Virtual Meeting on Google Hangout ([meet.google.com/xwb-zpqa-rtz](https://meet.google.com/xwb-zpqa-rtz))  
 Day/Time: Wednesday April 22<sup>nd</sup>, 2020 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 and Township Trustee Gregg Andrews.
2. Approval of minutes for the meeting held on February 19, 2020. Moved by Mr. Eliason, 2<sup>nd</sup> by Mr. Chmiel. All Yeas
3. Approval of amended agenda. Adding self-funded demos as a new item, update on 7122 State Route 329, new business on 10589 Back Street, and Buckeye Hills senior housing request. Moved by Mr. Chmiel, 2<sup>nd</sup> by Mr. Eliason. All Yeas
4. Financial Report from Kathy Hecht, Land Bank Treasurer – Summary of April Ending Balance.

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

Received settlement from the Auditor, today there is a net of \$113,000 more in the account than stated in the summary March month-end. Approval moved by Mr. Chmiel, 2<sup>nd</sup> by Mr. Patterson. All Yeas

**Business**

5. Old Business
  - a. NIP Project updates from HAPCAP Team (Given by the Chair). Group E: Reimbursement has been received by HAPCAP for demos of 10 Barbour, 8 Oak, 158 Toledo, and 37 Summit (All Glouster properties). Reimbursement to the Land Bank of certain acquisition costs has also

been received. More NIP funds have been found so Group F properties will begin the demo process. Group F consist of 5 properties. 1 of the original Group F properties was disposed to someone in Nelsonville who demolished it with his own money after acquiring it from the Land Bank. NIP was willing to put a replacement property in the group. Group F now consists of: 15 Locust Street, 16 Morgan Street, 36 Braun Street, 42 Main Street, (all Glouster) and 944 High Street (Nelsonville) was added.

b. Update on acquisition process/pipeline by Mr. Wasserman:

- I. Ten properties were acquired since the last meeting in February. 189 Ashton Street, Nelsonville (2018-49), 7122 State Route 329, Guysville (2018-78), 14 Main Street, Trimble (2019-12), 19537 Center Street and related parcels, Trimble (2019-1), 800 SR 78, Trimble TWP, 15 Locust Street, Glouster, 36 Braun Street, Glouster, 160-180 Chrihfield Drive, Nelsonville, 944 High Street, Nelsonville, 614 W. High Street, Nelsonville.
- II. Decrees of foreclosure have been entered on other projects but we do not have deeds yet: 36-38 Main Street, Glouster (2018-73). This last project involves multiple parcels that hold 2 houses. One is an occupied house (36 Main) and the other (38 Main) is vacant. A Sheriff sale was scheduled for April 1<sup>st</sup> and 8<sup>th</sup>. It did not sell and we expect to be offered the property by the prosecutor. Hopefully if acquired, we can come up with a way to split parcels and help the residents at 36 Main to own property.
- 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 agreed to do the searches at \$300 per. Those title searches have 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. 11<sup>th</sup>. There are still roughly 30 projects that have not been filed.

c. Update on previously approved projects by Mr. Wasserman:

- I. 12315 Bean Hollow Road. Taxes were being paid through February according to the agreement but the property has not been cleaned up as required. March payment is undetermined. Prosecutor has prepared a complaint for injunction against the owners to be filed shortly.

- II. 944 High St, Nelsonville. One of our earliest projects has been tied up in a probate situation for over 16 months. The deed came to the Land Bank in late March. This property has been added to the NIP Group F for demo.
- III. 10 High St, Glouster, M04-00700032-00. Abandon Gas Station pilot program update. We published a request for qualifications to do the grant application for remediation. Received two "Statement of Qualifications" from TetraTech and ManniK Smith Group. A motion to make TetraTech our consultant and vendor for the grant project was moved by Mr. Chmiel, 2<sup>nd</sup> by Mr. Eliason. All Yeas
- IV. Mr. Wasserman and Mr. Chmiel have been meeting in Nelsonville in hopes of finding assistance for demos in Nelsonville. Being assisted by a member of the city council. Nothing to report as of yet.
- V. Shade Parcels: The Messenger has reported that Mr. Cargould has accomplished the demos of the 2 properties he bought from the Land Bank as required.
- VI. 7122 State Route 329. Property that was brought to us by a neighboring property owner. Structure sits on a small 0.8 acre parcel. Solid, stick built house and most likely a rehab property. Originally had 3 potential end users but has dropped down to 1 as of meeting date. Lisa Proffitt, who has submitted a rehab proposal. Mr. Chmiel has also made contact with a potential end user who declined to put in a proposal after discussion. Preliminary disposition approval to notify local government of potential end user and property plans. Moved by Mr. Chmiel, 2<sup>nd</sup> by Mr. Eliason. All Yeas

d. Update on pending dispositions:

- I. 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. Will notify all potential end users that the board plans to make a decision at our next meeting May 20<sup>th</sup>.
- II. 29 Main Street, Glouster (2019-23) M04-00500009-00. At the February meeting the board approved moving forward on the Moody proposal. Site visit of previous completed renovation by Mr. Moody in Hollister and proof of financial wherewithal to complete the project have been provided. Approval of property transfer to Mr. Moody moved by Mr. Chmiel, 2<sup>nd</sup> by Mr. Patterson. All Yeas
- III. 375 Madison St, Nelsonville. Empty lot to be acquired by contiguous neighbor. This is non-NIP parcel. Negotiated sale price \$2,000.00 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.

- IV. 141 Monroe St, Nelsonville (LB2019-50). End user, Anthony Dunfee, was able to submit a more detailed plan after submitting a short narrative. Nelsonville city manager has reviewed and approved the plans to rehab the structure by the end user. Approval of property transfer to Anthony Dunfee moved by Mr. Chmiel, 2<sup>nd</sup> by Mr. Patterson. All Yeas
- V. 78/80 Front St, Glouster. Village of Glouster recommends denial of this application due to excessive trash on the end user's current property. No change, still tabled.
- VI. Transfers approved by the board were completed for the following properties: 30 broad Street to Paul Bunt. 10 Barbour Street to Habitat for Humanity. 24 Cherry St to Randall Lambert. Property has been approved but survey is required. Survey should take place later this month. 30 Front Street to Integrated Services. Approved but is awaiting a meeting with representatives to execute the transfer.
- VII. 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.

## 6. New Business

- a. Approval to make Chelsie McKee the new Land Bank Treasurer. Moved by Mr. Wasserman, 2<sup>nd</sup> by Mr. Chmiel. All Yeas
- b. New Dispositions:
  - I. 217 Harper St, Nelsonville. Jeff Lehman submitted a proposal to turn this space into a parking lot for his rental property across the street. Lot is 50x154. We received negative feedback from the City Manager in Nelsonville regarding using this parcel for a parking lot. The end user has filed a new proposal to build a small 24x24 house on the parcel. Waiting on feedback from the city administration on the new proposal.
- c. Self-Funded Demos. NIP funds are now depleted with Group F houses. We own 4 properties that are severely dilapidated. 160-180 Crithfield Drive, Nelsonville. 19537 Center Street, Trimble. 14 Main Street, Trimble. 189 Ashton Street, Nelsonville. We have \$100,000 in our budget this year for demolitions. Proposal to do some tear downs with our own funds and direct HAPCAP to begin the demo process. HAPCAP will receive a 10% revenue stream on any funds that go through them for demos. Mr. Chmiel mentioned the idea of holding off on demos in the hopes to apply for the Targets of Opportunity Grant through CDBG in July which requires a certain amount of properties. After discussion from the board, moving

forward and acting now seems to be the most prudent course. Motion to start the demolition process on these 4 properties moved by Mr. Wasserman, 2<sup>nd</sup> by Mr. Eliason. All Yeas

- d. Mr. Chmiel discussed action towards property 10589 Back Street. Last property on the Ohio Department of Health Lead Abatement list. It's an abandoned property owned by the neighboring resident. Taxes haven't been paid since 2012. Trying to get owner to give this property to the Land Bank before the Lead Abatement funding runs out so it can demoed. Adopt it as a project and do a title search to see if it's eligible for deed in lieu donation. Moved by Mr. Wasserman, 2<sup>nd</sup> Mr. Chmiel. All Yeas
- e. Mr. Eliason, speaking on behalf of the Buckeye Hills Support Services, is asking for assistance from the Land Bank in locating appropriate properties towards their Grant application for affordable senior housing. Grant requires small lots (3/4 acres to 3 acres), available utility connection, and appropriate zoning for residential construction. Motion to be a part of the senior housing project for Buckeye Hills Support Services. Moved by Mr. Chmiel, 2<sup>nd</sup> by Mr. Andrews. 4 Yeas and Mr. Eliason abstained.

**New Projects**

Delq Amt	Last Pymt	Parcel ID	Owner	Address
\$ 7,349.44	2009	K010010058100	Jack Schmidt, Jr	Winner Lane, Rome TWP
\$ 26,624.90	2009	K010010058200	Jack Schmidt, Jr	Winner Lane, Rome TWP

- a. Pre-pay project proposal from Aaron McVey for 2 properties located on Winner Lane (listed above). With over \$32,000 in delinquent taxes, he's willing to pre-pay \$2,000 to do a foreclosure through independent counsel. Motion to approve this project and sign a pre-pay contract with end user Aaron McVey. Moved by Mr. Chmiel, 2<sup>nd</sup> by Mr. Andrews. All Yeas
- 7. Scheduling of next meeting, May 20<sup>th</sup>, 2020 via Google Hangout.
  - 8. Roundtable
    - a. Mike Mourn, end user applicant for property (LB 20-02) 3760 Perry Ridge Road in York Twp, wanted to check on filing status. Project was accepted during our last meeting in February. The case has not yet been prepared by the prosecutor. Hope to receive it soon but case filings are completed in order.
  - 9. Adjournment at 12:04. Moved by Mr. Eliason, 2<sup>nd</sup> by Mr. Chmiel. 4 Yeas and Mr. Patterson had to leave early.

Minutes submitted for approval by Chelsie McKee, Secretary

Chelsie McKee 5/20/2020  
Secretary Date

Approved, as amended (if any) on 5/20/2020