

**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 May 19<sup>th</sup>, 2021 @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 April 21<sup>st</sup>, 2021 meeting
4. Financial Report – Chelsie McKee, Land Bank Treasurer

<b>SUMMARY</b>	
Starting Balance	\$ 358,515.02
Actual Income	\$ 27,837.21
Actual Expenses	\$ 80,768.63
Ending Balance	\$ 305,583.60

Business: 80 minutes

Old Business – 45 minutes

1. 47 Main, Chauncey - Mr. Funk was provided with a copy of the board’s resolution. The deadline of June 1 remains.
2. Update on acquisition process/pipeline –Ric
  - i) Two properties with a total of 5 parcels were acquired since the last meeting. 10436 Sycamore St, Trimble and 82 Front St., Glouster, both properties we’ve been waiting for a long time. The Trimble property is ½ burned and is a certain demo.
  - ii) Two other cases had foreclosures decreed at the BOR in late April and will be Land Bank property later this week when the 28 day RoR expires. They are: 27 Main, Glouster (2018-72) and 8841 Penn Street, Hollister (2019-55)
5. Update on previously approved projects, .....Ric

- A. 16 Main St., Chauncey –Asbestos removal was done last month. Work will begin on removing pipe runs and contaminated soil on May 24<sup>th</sup>. This will culminate in the demo of the building, likely before the end of May. This work was funded 100% through the BUSTR brownfield grant program, administered for us by our consultant Tetra-Tech, Inc.
- B. Glouster Citgo (10 High St., Glouster) – After being disqualified in February it now looks as though policies have changed at Ohio EPA and this project is again eligible. We are waiting for a final decision on grant approval from their board of Governors which should come soon. If approved the grant would cover removing contaminated soils and underground pipe-runs while the property remains in the hands of the private owner.
- C. Rehabs: Land Bank Rehabs underway or nearly completed in the county: 29 Main, Glouster; 24 Cherry, Glouster; 614 W. High, 495 Patton & 141 Monroe, Nelsonville; and 30 Front, Glouster (Integrated Svc); 8 S. 8<sup>th</sup> St, Jacksonville (Habitat). Projects slated but not yet underway: 57 Summit, Glouster (Habitat) and; 141 Monroe, Nelsonville.
- D. Rural Acquisition Program Projects (Pay-in-advance) –
  - 1) The case, filed late last year (2020-14), Letha Matheny (20BR0016) has been through publication. Motion was filed with the court for a final hearing and a date will be set at this week’s BOR meeting.
  - 2) Sargent Road, Lodi Township (2021-02) - Nathan and Kayleigh Stotts. Case was filed last week by Mollica, Gall, Sloan and Sillery (David Mott).

## 5. Update on pending dispositions

- A. 36 Braun Street – This transaction closed earlier this month.
- B. 354 Chestnut – Sold to Mr. & Mrs. Jacob Brammer, a Nelsonville City firefighter. This transaction closed last week.
- C. 31 Front Street, Glouster 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.
- D. 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.
- E. 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 closed on 4/19/21.

6. Mowing in Glouster – Wright Brothers Lawn Care was chosen and accepted the Land Bank's offer. They will begin mowing once-per-month unless more frequent mowing is deemed necessary. They are charging \$29/parcel.
7. Annual GAAP Audit – A contract was signed with J. Uhrig and Assoc. to do our annual GAAP audit and enter it into the AOS Hinkle system. They have been provided with the reports they need and we expect the filing to take place soon.

#### 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. There are now two end-users developing plans.
  - e. 189 Ashton Street, Nelsonville. House we demo'd. Two potential end-users. On today's agenda.
  - f. 111 Monroe, Chauncey. Burned-out house we demo'd. Only one end-user remains. Discussion on today's agenda.
  - g. 98 Franklin Street, Nelsonville. Dilapidated house in a neighborhood. Rough but rehab-able. A walk-through is being scheduled. 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. On today's agenda.
  - j. 130 Jefferson, Nelsonville – Two possible end-users are interested for a house that could be rehabbed. A walk-through was held last week and we have issued instructions for proposals.
  - k. 13 Republic Street, Glouster – Empty village lot. 3 end-users, two of whom want to build a garage there. Issuing a call for proposals to the end-users.
  - l. 10 S. Sixth St, Jacksonville – Dilapidated house on two lots that needs demo. Two neighbors would like to each take one of the lots. One of the neighbors is willing to demo the structure.

m. 19790 Lake Drive – Was originally part of the Trimble Village FEMA project but the property was occupied. We now own it and the village would like to have it as part of the deed-restricted, flood-prone area.

2. Discussion on DRETAC percentage (currently 5%).

3. Adding the 10436 Sycamore St, Trimble to self-funded demo list.

4. 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 would like to move forward with a purchase.

B) Free United Pentecostal Church, Buchtel. A former church that has stood on that spot for 118 years. Preliminary disposition was granted to Mr. & Mrs. John Hurd in April. The village has previously indicated support for Mr. Hurd but did not respond to my notification. The Hurd's submitted a more detailed proposal, (in the disposition folder) and are asking for a \$5000.00 price.

C) 1790 SR 56, New Marshfield– We have 3 proposals from end-users for this property. Info in the Disposition folder.

D) 184 Sheppard Street, Nelsonville – 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. A sign was erected there after the April meeting, no one else has come forward to put in paperwork.

E) 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.

F) 111 Monroe – 1 end-user. Summary above

G) 17922 Akron Avenue, Buchtel, summary above.

H) 14 Main Street – Narrow parcel where we removed a dilapidated mobile home. Two potential end-users.

l) 189 Ashton Street, Nelsonville – Empty city lot where we demo'd a house. Both potential end-users are neighbors.

5. 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.

6. 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>
10,786.86	2020	M04-0050006100	Jenkins, Robbie	61 Summit Street, Glouster
11,418.64	2011	M04-0150003300	Leach, Michael	17 Mine Street, Glouster
9,904.30	2015	M04-0090007600	Levandofski, Melissa	25 (1/2) Maple St., Glouster
6,611.71	None, ever	N010270101600 N010270101700	Deeper Life Church of Acts	SR 356, Waterloo Twp.
2,889.54	2015	A010130211200	Mary K Ball-Miller	Ball Drive, Athens
2,383.96	None, ever	K010210105200 K010210105300	Mary J. Martin, et. Al	Nelsonville Ave, Rome Twp

A. Scheduling of next meeting: June 16<sup>th</sup>, 2021.

B. Adjournment