

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 May 19, 2021 at 11:04am
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, Laura Olbers for Commissioner Chris Chmiel, Andrew Chiki for Mayor Steve Patterson, and Township Trustee Gregg Andrews.
2. Approval of agenda with the amendment to add self-funded demolition under new business. Moved by Mr. Eliason, 2nd by Mr. Andrews. All Yeas
3. Approval of minutes for the meeting held on April 21, 2021. Moved by Mr. Andrews, 2nd by Mr. Eliason. All Yeas
4. Financial Report from Chelsie McKee, Land Bank Treasurer. Summary of April ending balance.

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

Approval of financial report moved by Mr. Andrews, 2nd by Mr. Chiki. All Yeas

Chelsie McKee has resigned her position as secretary/treasurer of the Athens County Land Bank.

Business

5. Old Business
 - a. 47 Main Street, Chauncey. David Funk was provided with a copy of the Board's resolution from last months meeting. The deadline for Mr. Funk remains on June 1, 2021. Mr. Funk has received several proposals and estimates from various engineers. The expected completion date is around the 15th of July depending on the chosen proposal.

- b. Update on acquisition process/pipeline by Mr. Wasserman.
 - I. Two properties with a total of 5 parcels were acquired since the last board meeting. These properties are 10436 Sycamore Street, Trimble (2019-13) and 82 Front Street, Glouster (2019-31). The Land Bank has been waiting for these properties for a while now. The Trimble property is partially burned-out and most certainly a tear-down.
 - II. Two other cases had foreclosures decreed at the BOR meeting in late April. They will be Land Bank properties later this week once their 28 day ROR expires. The properties are 27 Main Street, Glouster (2018-72) and 8841 Penn Street, Hollister (2019-55). The property on Penn Street was brought to the Land Bank by a potential end-user.
- c. Update on previously approved projects by Mr. Wasserman.
 - I. 16 Main Street, Chauncey. The asbestos removal was complete last month. Work to remove the pipes and contaminated soil is expected to begin on May 24th. This will culminate in the demolition of this building, likely before the end of May. This work is being 100% funded through the BUSTR brownfield grant program, which was administered for the Land Bank by our consultant Tetra-Tech, Inc.
 - II. 10 High Street, Glouster. The Glouster Citgo was disqualified back in February, however, the policy has changed at the Ohio EPA and it appears to be an eligible property again. The Land Bank is waiting for a final decision on grant approval from their board of Governors which should be coming soon. If the project is approved the grant would cover removing contaminated soils and underground pipe-runs while the property remains in the hands of the private owner.
 - III. Land Bank Rehabs. Underway or nearly completed: 29 Main, Glouster; 7211 SR 329, Guysville; 24 Cherry Street, Glouster; 614 W. High Street, Nelsonville; 495 Patton Street, Nelsonville. Projects slated but not yet underway: 30 Front Street, Glouster (Integrated Services); 57 Summit Street, Glouster; 141 Monroe, Nelsonville.
- d. Rural Acquisition Program Projects (Pay-In-Advance):
 - I. 16357 S. Canaan Road (2020-14), Letha Matheny. The case has been filed (20BR0016) and the property has been through publication. Will request to set a date for the final hearing at today's BOR meeting.
 - II. Sargent Road, Lodi Township (2021-02). Nathan and Kayleigh Stotts signed their contract and paid the \$2,000 advance to start the process. The case was filed last week by Mollica, Gall, Sloan, and Sillery (David Mott).
- e. Update on pending dispositions:
 - I. 36 Braun Street, Glouster (2018-73). This property was sold to Mrs. Seals. This transaction closed earlier this month.

- II. 354 Chestnut Street, Nelsonville. This property was sold to Mr. and Mrs. Jacob Brammer, a Nelsonville City Firefighter. This transaction closed last week.
 - III. 31 Front Street, Glouster. Integrated Services is going to turn this property into a community park/garden. They are currently building a 2-family house across the street. Integrated Services approved the contract and a closing should take place shortly. Disposition was approved by the board late last year. Still waiting for them to sign the documents.
 - IV. 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.
 - V. 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. Mowing in Glouster. Wright Brothers Lawn Care was chosen at the last Board meeting and they have accepted the offer. They will begin mowing once-per-month unless more frequently mowing is deemed necessary. They are charging \$29.00/parcel.
 - g. Annual GAAP Audit – A contract with J. Uhrig and Associates was signed for them to complete the Land Banks annual GAAP audit and enter it into the AOS Hinkle System. J. Uhrig and Associates was provided with all the required reports and we expect the filing to take place soon.

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 Land Bank hosted a walk-through for 5 potential end-users. Proposals have been received by 3 and this property is on today's agenda.
 - IV. 201 Edwards Street, Nelsonville. Extremely dilapidated house. The Land Bank will probably have to demolish the structure. There are now two end-users as a new end-user has emerged.
 - V. 189 Ashton Street, Nelsonville. This has been demolished by the Land Bank. Two potential end-users. On today's agenda.

- VI. 111 Monroe, Chauncey. Burned-out house that the Land Bank demolished. Only one end-user remains. On today's agenda.
 - VII. 98 Franklin Street, Nelsonville. A dilapidated house, rough but can be rehabbed. A walk-through is being scheduled for this property. Several end-users have now come forward. The Land Bank will be soliciting rehab plans.
 - VIII. 16871 River Road, Canaan Township. Several potential end-users.
 - IX. 14 Main Street, Trimble. Currently an empty lot where the Land Bank removed a mobile home. At least two potential end-users. On Today's agenda.
 - X. 130 Jefferson Street, Nelsonville. Two possible end-users are interested in a house they can rehab. A walk-through was held last week and proposal instructions have been implemented.
 - XI. 13 Republic Street, Glouster. This is an empty lot in the Village. Three end-users, two of whom want to build a garage there. Issuing a call for proposals to the end-users.
 - XII. 10 S. Sixth Street, Jacksonville. A dilapidated house on two lots that needs demolished. Two neighbors would like to have a lot each. One of the neighbors is willing to demolish the structure.
 - XIII. 19790 Lake Drive, Trimble. This property was originally part of the Trimble Village FEMA project but was occupied. The Land Bank now owns it and the Village would like to have it as part of the deed-restricted, flood-prone area.
- b. DRETAC Percentage. The Land Bank receives DRETAC funds currently at 5%. The Chair recommends that the Land Bank consider requesting this to be lowered to 2.5% due to the healthy state of our finances and the slowing number of new projects. If the Board approves of this action a request would be made to the County Commissioners to lower the amount, resulting in the remaining 2.5% going back to the taxing entities in the property tax distribution. A resolution will be brought to next month's Board meeting to request a decrease.
 - c. Adding 10436 Sycamore Street, Trimble to the self-funded demolition list. Motion to add this property the self-funded demolition list moved by Mr. Wasserman, 2nd by Ms. Olbers. All Yeas
 - d. 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 would like to move forward with the purchase. Due to the high cost to make this house livable, Mr. Creamer has offered to purchase the property for \$2,800-3,800. Motion for final disposition to Uriah Creamer for a price between \$2,800-\$3,800 moved by Mr. Wasserman, 2nd by Mr. Eliason. All Yeas

- II. Free United Pentecostal Church, Buchtel. A former church that has stood on that spot for approximately 117 years. Preliminary disposition was granted to Mr. and Mrs. John Hurd at the April Board meeting. The Village has previously indicated support for the Hurd's but did not respond to the Land Bank's notification. The Hurd's submitted a more detailed proposal and are offering \$5,000. Motion for final disposition to Mr. and Mrs. John Hurd for \$5,000 moved by Mr. Wasserman, 2nd by Mr. Chiki. All Yeas
- III. 1790 State Route 56, New Marshfield. This property is in more demand than expected. Started with 6 potential end-users. 3 of the 6 submitted proposals for the property. This property was brought to the Land Bank back in 2019. All proposals are viable options. Mr. Andrews suggested bidding out the property since all potential end-users provided usable proposals. Mr. Eliason suggested a seal bid process. Mr. Wasserman stated that there should be a minimum starting price of \$18,000 for the property due to the acreage size. Motion to request a seal bid at a minimum of \$18,000 with a deadline of June 1st moved by Mr. Eliason, 2nd by Mr. Andrews. 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. A sign has been placed on the property following the April Board meeting. No one else has come forward to be an end-user for the property. Mr. Pettit has offered \$3,000 for the property. Motion for final disposition to Mr. Pettit for \$3,000 moved by Mr. Eliason, 2nd by Mr. Chiki. 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. Lehman was given preliminary approve at last month's Board meeting. The City of Nelsonville is in favor of Mr. Lehman receiving this property. Motion for final disposition to Mr. Lehman moved by Mr. Wasserman, 2nd by Mr. Eliason. All Yeas
- VI. 111 Monroe, Chauncey. A house that was 50% burned out. Currently has 2 end-users. One of the end-users was a recent development. Motion to table discussion of this property to next month's Board meeting moved by Mr. Eliason, 2nd by Mrs. Olbers. All Yeas
- VII. 17922 Akron Avenue, Buchtel. The Land Bank has not seen the inside of this property as of yet. Buchtel United Methodist Church is the only interested end-user for this property. Hopefully the Board can make a decision by next month's Board meeting. Butchtel UMC has requested to take a look inside of the structure once the Land Bank comes to get inside.

- VIII. 14 Main Street. A narrow parcel that the Land Bank removed a dilapidated mobile home. Two potential end-users. After some discussion from the Board it was suggested to also perform a seal bid for this property. Motion to request a seal bid at a minimum of \$4,000 with a deadline of June 10th moved by Mrs. Olbers, 2nd by Mr. Eliason. All Yeas
- IX. 189 Ashton Street, Nelsonville. An empty lot where the Land Bank demolished a house. 2 potential end-users that are neighbors to this property. However, one of the end-users lives in the tax-delinquent house next door at 179 Ashton. Motion for preliminary disposition to Ms. Teige Fisk and to notify the local government moved by Mr. Eliason, 2nd by Mr. Andrews. All Yeas
7. 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

8. New Projects:

Taxes Owed	Last Pay.	Parcel ID	Owner Name	Property Address
\$10,786.86	2020	M040050006100	Robbie Jenkins	61 Summit St, Glouster
\$11,418.64	2011	M040150003300	Michael Leach	17 Mine Street, Glouster
\$9,904.30	2015	M040090007600	Melissa Levandofski	25 ½ Maple St, Glouster
\$6,611.71	Never	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	Never	K010210105200 K010210105300	Mary J Martin	Nelsonville Ave, Rome TWP

61 Summit Street - A large church that caught fire. We are hoping this parcel can be used for redevelopment into new residential housing. Motion to accept this as a Land Bank project moved by Mr. Wasserman, 2nd by Mr. Eliason. All Yeas

17 Mine Street - Older house that is in very bad repair and possibly in danger of collapse. Motion to accept this as a Land Bank project moved by Mr. Wasserman, 2nd by Ms. Olbers. All Yeas

25 ½ Maple Street – Dilapidated house. Motion to accept this as a Land Bank project moved by Mr. Wasserman, 2nd by Mr. Eliason. All Yeas

State Route 356, Waterloo TWP - Charles Ross brought this to the Land Banks attention in hopes to acquire this property. Motion to accept this as a rural acquisition (Pay-in-advance) project moved by Mr. Wasserman, 2nd by Mr. Chiki. All Yeas

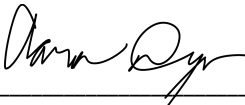
Ball Drive - Troy Euton brought this to the Land Banks attention in hopes of acquiring this property. This property falls within the new sewer project. Mr. Euton is hoping this property will help with his sewer structure requirements. Motion to accept this as a rural acquisition (Pay-in-advance) project moved by Mr. Wasserman, 2nd by Mr. Eliason. All Yeas

Nelsonville Ave, Rome TWP - These parcels are land only. They have never had taxes paid on them. Motion to accept as a Land Bank property moved by Mr. Wasserman, 2nd by Mr. Eliason. All Yeas

9. Scheduling of next meeting (virtual), June 16, 2021 at 11:00am.

10. Adjournment at 12:08. Moved by Mr. Eliason, 2nd by Mr. Andrews. All Yeas

Minutes submitted for approval by Chelsie McKee, Secretary

	7/26/2021
_____ Secretary	_____ Date

Approved, as amended (if any) on 7/26/2021