

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

www.AthensCountyLandBank.com

LOCATION: Virtual Meeting on Google Hangouts - **wkf-juqy-zzc**

DAY/TIME: Wednesday May 20th, 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 April 22, 2020 meeting
4. Financial Report – Chelsie McKee, Land Bank Treasurer

SUMMARY	
Starting Balance	\$ 237,308.36
Actual Income	\$ 125,394.70
Actual Expenses	\$ 61,197.11
Actual Ending Balance	\$ 301,505.95

Business: 1 hour, 10 minutes

Old Business – 45 minutes

1. NIP project update – Sean Brooks, HAPCAP – Group F projects – Work is proceeding for these demos with inspections, historical waivers, etc.
2. Update on acquisition process/pipeline –Ric
 - i) 4 Properties have been acquired since the last meeting: 611 Patton Street (2018-54), 615 W. Washington Street, Nelsv (2019-03)-(Coffee Cup), Nelsv, 614 W. High St, Nelsv, (2018-53), 36-38 Main Street, Glouster (2018-73). This last project involves an occupied house with long-term tenants. Congratulations, we're landlords.

- ii) Decree of foreclosure has been entered on one other project but we do not have deeds yet: 19466 S. Center St, Trimble (2019-11). Many other motions for Summary Judgement have been filed and we expect action on them soon.
- iii) 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 cases have all now been filed. Many thanks to Prosecutor Keller Blackburn and Ass. Pros. Zach Saunders for their hard work on these and other cases. By the time they are ready we presume that the Supreme Court will have ruled on the Land Bank case argued on Nov. 11th.

3. Update on previously approved projects,Ric

- A. 12315 Bean Hollow Road(2019-20) – Taxpayer did not pay their Feb or March payment and consequently they were notified that their payment plan had been “voided for non-payment” by the Treasurer’s office. This allowed the foreclosure case to continue its progress. Then on 5-14-20 we received full payment for the taxes owed on the property and mobile home. It will now be up to just the Health Dept and Prosecutor to deal with the health-hazard.
- B. 10 High St., Glouster - Abandon Gas station pilot program update M04-00700032-00 10 High St. Glouster –Our consultant, Tetra-Tech has filed the official grant application for remediation after we received a support letter from the village. We thank them for their support.
- C. 58/60 High Street (2018-11/12) – End user applicant Matt Niese, who is building a new laundromat next door at 62 High spoke to Glouster Village council to try to rally support for his application. The village has previously opposed this disposition. Nothing further from the village as yet.
- D. 36-38 Main Glouster (2018-73). I have spoken to the tenants at 36 Main...we are now their landlord. I am hoping we can split the lots and make them homeowners after 11 years of paying rent to DBJ Enterprises.

4. Update on pending dispositions

- A. 4615 Bessemer Rd, York Twp, (2018-8) – 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. The board committed to making a decision at this meeting.

- B. 29 Main St. Glouster, (2019-23) M04-00500009-00 - This property has been transferred to the end-users and work on the renovation has begun.
- C. 141 Monroe St in Nelsonville (2019-50). The board granted final approval for disposition but the property requires a survey. The end-user has declined to pay part of the survey cost.
- D. 24 Cherry, Glouster (2019-04) has been transferred to Randall Lambert after the completion of a required survey. Mr. Lambert paid ½ the cost of the survey. 30 Front Street (2018-60) was transferred to Integrated Services, Inc. They will begin construction of an “affordable” 2-family structure later this year.
- E. 7211 SR 329 (2018-78) End-user Lisa Proffitt, contiguous land owner brought this case to our attention. At the April meeting the board approved preliminary disposition and notified the Township Trustees. Recommend final approval and transfer.
- F. 217 Harper St, Nelsv, (2018-47) Nothing new to report.

New Business – 25 minutes

1. New Dispositions:

- i) 495 Patton St. (2018-55) Dilapidated house that was under renovation when the previous owner left it. House contains about \$2000 of new building materials and is solid enough to be rehabbed. Only 1 end-user has submitted paperwork, Gregory S. Frank. Propose to solicit a rehab plan and notify the City of Nelsonville as a preliminary disposition.
- ii) 614 W. High St, Nelsv (2018-53). A dilapidated house that has been in foreclosure for more than a year. It is now ours and the next-door neighbor (Marcie Denney) would like to have the property. Level one inspection was set to happen on 5/19, after the preparation of this agenda. Propose preliminary approval and notify the City of Nelsonville.
- iii) 13 Monroe St., Glouster (2018-36), This house was torn down with NIP Group “D”, next door neighbor at 9 Monroe would like to acquire as a side-lot. Property has been published for several months and village government has expressed support (email from the Mayor). Propose skipping to final approval.
- iv) 611 Patton – Severely dilapidated house, likely tear-down. 1 end user on file, a David Funk company. He proposes to acquire the property and be paid ½ the cost of

what we think it will take to tear it down. He would then demo it, keep and care for the lot. His proposal is attached.

New projects:

Taxes Owed	Last Pymt	Parcel ID	Owner Name	Property Address
3,664.27	2011/15	P030270003500	Sharon Reeves	770 Poplar St, Nelsonville
15,305.77	2012	J010010064800	Gregory/Debr. Cox	4667 Sand Ridge Rd, Lodi
7,792.47	2004	K010150209300	Robert/Helen Hawk	8810 Center St, Stewart
408.45	2019	P030200005000	James F. Lent	637 High/Cherry St, Nelsv

- A. Scheduling of next meeting TBD.
- B. Roundtable
- C. Adjournment