

ATHENS COUNTY LAND REUTILIZATION CORPORATION
BOARD OF DIRECTORS - MINUTES
www.AthensCountyLandBank.com

Location: Virtual Meeting on Google Hangout (meet.google.com/wkf-juqy-zzc)
Day/Time: Wednesday May 20th, 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 amended agenda. Added to New Business, a thank you letter to Kathy Hecht, former Land Bank Treasurer. Moved by Mr. Chmiel, 2nd by Mr. Eliason. All Yeas
3. Approval of minutes for the meeting held on April 22nd, 2020. Moved by Mr. Chmiel, 2nd by Mr. Eliason. All Yeas
4. Financial Report from Chelsie McKee, Land Bank Treasurer – Summary of May ending Balance.

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

Approval of financial report moved by Mr. Chmiel, 2nd by Mr. Patterson. All Yeas

Business

5. Old Business
 - a. NIP Project updates from Sean Brooks, HAPCAP. Received the asbestos reports for all properties under "Group F". All properties are under the hazardous levels and are free to be demoed. Bid specs are expected to be released at the end of the week and demolitions are to start first week of June. Mr. Wasserman has spoken with Glen Crippen, HAPCAP team leader with the Land Bank, about moving forward with demolitions and using our own funds to pay for them. Whether we need an agreement or if we need to hire someone to help

administer the services needed. The Land Bank has \$20,000 in the budget to subsidize part of an employee with HAPCAP. By the June meeting, Mr. Wasserman hopes to have a joint proposal regarding these actions with HAPCAP.

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

- I. Four properties have been acquired since the last meeting in April: 611 Patton Street (2018-54), 615 W. Washington Street, Nelsonville (2019-02)-(Coffee Cup), 614 W. High Street, Nelsonville (2018-53), 36-38 Main Street, Glouster (2018-73). The last project involves an occupied house with long-term tenants. We are now landlords. We need to hire a surveyor to help reconfigure the parcels for these properties and hopefully make the residents at 36 Main Street property owners. Hope to find an end user for 38 Main Street and to rehab the structure. The old Coffee Cup property at 615 W Washington Street consists of 3 parcels which the Land Bank now owns. However, the Auditor has declared the legal description non-compliant which means the property will need a survey before it can be transferred to new ownership.
- II. Decrees of foreclosure have been entered on one other project but we do not have the deed yet: 19466 S. Center Street, 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 Nolan and Meek would do the searches for us at \$300 per search and deliver the work-product to the Prosecutor for use in preparing the cases. Those cases have now been filed. 6 of them belonging to one landlord (DBJ Properties). Many thanks to Prosecutor Blackburn and Assistant Prosecutor 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 November 11th.

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

- I. 12315 Bean Hollow Road (2019-20). Taxpayers did not pay their February 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 May 14, 2020 the Treasurer's Office received full payment of the taxes owed on the property and mobile home. The foreclosure case will now be dismissed. It will now be up to the Health Department and Prosecutor's Office to deal with the health-hazard.
- II. 10 High St, Glouster, M04-00700032-00. Abandon Gas Station pilot program update: Our consultant, Tetra-Tech, has filed the official grant application for remediation after we received a support letter from the village which has now been approved. We thank the village for their support on this project.

III. 58/60 High Street (2018-11/12). End user applicant Matt Niese, who is building a new laundromat next door at 62 High Street spoke to Gloucester Village council to try to rally support for his application. The village has previously opposed this disposition. Nothing further from the village as of yet.

IV. 15 Locust Street, Gloucester. Mr. Chmiel inquired as to whether or not this project can be included in Gloucester's Neighbor Revitalization Grant for demo. Mr. Wasserman stated that we do own this property and it can be demo-ed at any time if funds permit.

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 by Uriah Creamer and Curtis Bartlett. Mr. Chmiel brought to the Board's attention that Mr. Bartlett is a veteran and other Land Bank's do take that into consideration. Mr. Wasserman did check the Athens County Land Bank policy and it does not have a provision giving veterans a priority at this time. The policy does state that the use of the property is very important with owner-occupancy being the ultimate end goal and the likeliness of the project being completed by the end-user also of prime concern. Mr. Bartlett plans to make this his home, Mr. Creamer intends to have his mother live there, and Mr. Kister has a possible live-in proposal. Mr. Eliason made a motion to dispose the property to Uriah Creamer, 2nd by Mr. Patterson. Mr. Eliason believes that Mr. Creamer has outlined the best proposal and it gives \$3,500 back to the landbank. Mr. Wasserman agrees that Mr. Creamer has the most complete and realistic plan. Mr. Chmiel stated that he believes Mr. Bartlett agreed to pay \$5,000 for acquiring the property. After confirming with Mr. Bartlett that he did propose to pay the Land Bank \$5,000 for the property and then spend \$3,500 in renovations. Mr. Wasserman stated that he believes the property should go to the end user with the most complete proposed plan. After some more discussion, Mr. Eliason amended his motion to dispose the property to Curtis Bartlett instead of Uriah Cramer, 2nd by Mr. Patterson. Roll call vote was held on the amendment to the original motion. Roll call as follows:

| | | |
|-------------------|--------------------|---------------------|
| Mr. Eliason – Yes | Mr. Chmiel – Yes | Mr. Patterson – Yes |
| Mr. Andrews – Yes | Mr. Wasserman – No | |

Motion was amended. Motion to dispose the property to Curtis Bartlett was then called to question. Roll call vote as follows:

| | | |
|-------------------|--------------------|---------------------|
| Mr. Eliason – Yes | Mr. Chmiel – Yes | Mr. Patterson – Yes |
| Mr. Andrews – Yes | Mr. Wasserman – No | |

Motion carried with a roll call vote of 4-1.

- II. 29 Main Street, Glouster (2019-23) M04-00500009-00. This property has been transferred to the end user and work on the renovations has begun.
- III. 141 Monroe St, Nelsonville (LB2019-50). The board granted final approval for disposition but the property requires a survey as the Auditor had declared the legal description non-compliant. The end user has declined to pay part of the survey cost. The Land Bank will have to pay for the survey cost.
- IV. 24 Cherry Street, Glouster (2019-04) has been transferred to Randall Lambert after the completion of a required survey. Mr. Lambert paid half the cost of the survey.
- V. 30 Front Street (2018-60) was transferred to Integrated Services, Inc. They will begin construction of an "affordable" 2 family structure later this year.
- VI. 7211 State Route 329 (2017-78) End-user Lisa Proffitt, contiguous land owner brought this case to the Boards attention. At the April meeting the Board approved preliminary disposition and notified the Township Trustees. Though we did not receive feedback they did receive the notification. Motion for final approval to end user Lisa Proffitt. Moved by Mr. Wasserman, 2nd by Mr. Chmiel. All Yeas
- VII. 217 Harper Street, Nelsonville (2018-47) Nothing new to report.

6. New Business

- a. Send a letter of Thanks to former Land Bank treasurer Kathy Hecht for her time served with the Land Bank.
- b. New Dispositions:
 - I. 495 Patton Street (2018-55). Dilapidated house that was under renovation when the previous owner left it. House contains about \$2,000 of new building materials and is solid enough to be rehabbed. Only one end user has submitted paperwork, Gregory S. Frank. Mr. Frank hopes to renovate this property. Motion to do a preliminary disposition approval and solicit a detailed renovation plan, proof of resources and notify local government of the potential end user. Moved by Mr. Wasserman, 2nd by Mr. Chmiel. All Yeas
 - II. 614 W. High Street, Nelsonville (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 Denny) would like to have the property. Level one inspection happened on May 19, 2020. The structure is in pretty good shape. Motion for preliminary disposition

approval for Marcie Denny and to notify local government of potential end user. Moved by Mr. Wasserman, 2nd by Mr. Eliason. All Yeas

III. 13 Monroe Street, Glouster (2018-36). This house was torn down with NIP Group D. The next-door neighbor Mr. Skinner 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). Motion of final approval of disposition of this property to Mr. Skinner. Moved by Mr. Wasserman, 2nd by Mr. Andrews. All Yeas

IV. 611 Patton Street, Nelsonville. This property has a severely dilapidated house, most likely a tear-down. One end user on file, David Funk company has proposed to acquire the property and be paid half the cost of what we think it will take to tear it down. He would then demo it, keep and care of the property. Mr. Patterson thinks agreeing to this proposal will open the door to more cases of end users wanting us to help the cost of demos. Mr. Eliason is also not in favor of paying someone to demo the house when we are also giving them the property. Mr. Wasserman will report what was discussed to Mr. David Funk.

New Projects

| Delq Amt | Last Pymt | Parcel ID | Owner | Address |
|--------------|-----------|---------------|-------------------|---------------------------------|
| \$ 3,664.27 | 2011/15 | P030270003500 | Sharon Reeves | 770 Poplar Street, Nelsonville |
| \$ 15,305.77 | 2012 | J010010064800 | Gregory/Debra Fox | 4667 Sand Ridge Road, Lodi TWP |
| \$ 7,792.47 | 2004 | K010150209300 | Robert/Helen Hawk | 8810 Center Street, Stewart |
| \$ 408.45 | 2019 | P030200005000 | James F. Lent | 637 High/Cherry St, Nelsonville |

- a. 770 Poplar Street. Motion to make this property a Land Bank project. Moved by Mr. Wasserman, 2nd by Mr. Chmiel. All Yea
- b. 4667 Sand Ridge Road. This structure is on 2 different parcels. A neighbor would like to acquire this property and would be willing to pay in advance for the cost of the foreclosure. Price is still undetermined. Motion to authorize a Pay in Advance contract. Moved by Mr. Wasserman, 2nd by Mr. Chmiel. All Yeas
- c. 8810 Center Street, Stewart. Proposed by Township Trustees. Potential end users, Morris, own a rental next to the property and would like to acquire the property to get rid of the blight. Motion to make this a Land Bank project. Moved by Mr. Wasserman, 2nd by Mr. Chmiel. All Yeas
- d. 637 High/Cherry Street. Owner went into a nursing home a couple years ago and though he has stayed up on his property taxes, the property has attracted drug users. He and his sister (POA) would like to donate the property to the Land Bank. We had a title search done on the

property and it is able to be donated to us. Motion to make this a Land Bank project. Moved by Mr. Wasserman, 2nd Mr. Chmiel. All Yeas

7. Scheduling of next meeting, June 17th, 2020 via Google Hangout.
8. Roundtable - None
9. Adjournment at 12:23. Moved by Mr. Chmiel, 2nd by Mr. Eliason. All Yeas

Minutes submitted for approval by Chelsie McKee, Secretary

 6/17/2020
Secretary Date

Approved, as amended (if any) on June 17, 2020