

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

LOCATION: Virtual Meeting on Google Hangouts -<https://meet.google.com/bbz-ywph-ygf>

DAY/TIME: Wednesday June 16th, 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 May 19th, 2021 meeting
4. Financial Report – Chelsie McKee, Land Bank Treasurer

Summary	
Starting Balance	305,583.60
Actual Income	114,996.19
Actual Expenses	2,098.56
Ending Balance	418,481.23

Business: 70 minutes

Old Business – 15 minutes

1. 47 Main, Chauncey - Mr. Funk sent an email saying that his contractor was ready-to-go with remediation work. The village solicitor replied that it was in the Council's hands to approve the solution. The Mayor later wrote that there were several more steps that needed to happen before work could begin.
2. Update on acquisition process/pipeline –Ric
 - i) Two properties with a total of 5 parcels were acquired since the last meeting. 27 Main St., Gloucester (2018-72), 15990 Millfield Road, Dover Twp, (2019-47) and 8841 Penn St., Hollister, (2019-55).

- ii) 1 new case has been scheduled for final hearing (2020-14) in July. Many of the newly-file cases are approaching the publication stage and we are waiting for a handful of new title searches to come back from Nolan and Meek so that those cases can be filed.
3. Self-Funded Demos – A new slate of self-funded demos was sent to HAPCAP in mid-May but they have not yet had time to get them started. Asbestos surveys should be going out in a week or so.
4. Update on previously approved projects,Ric
- A. 16 Main St., Chauncey –This project is complete. The structure was torn down at the end of May and all of the environmental hazards were removed. This work was funded 100% through the BUSTR brownfield grant program, administered for us by our consultant Tetra-Tech, Inc.
 - B. Gloucester Citgo (10 High St., Gloucester) – After being disqualified in February 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 (a formality) which should come soon. Grant papers have already been signed.
 - C. Rehabs: Land Bank Rehabs underway or nearly completed in the county: 29 Main, Gloucester; 24 Cherry, Gloucester; 614 W. High, 495 Patton & 141 Monroe, Nelsonville; and 30 Front, Gloucester (Integrated Svc); 8 S. 8th St, Jacksonville (Habitat). Projects slated but not yet underway: 57 Summit, Gloucester (Habitat) and; 141 Monroe, Nelsonville.
 - D. 9 Clinton St., The Plains (2018-35), Attorney for the estate Garry Hunter has a sales agreement in place with a private citizen. If he can get the title to the property cleaned up the sale could close in August. The tax foreclosure would be dismissed upon payment of the more than \$16,000 in taxes owed.
 - E. Trimble FEMA project: Demos have begun!!!
 - F. 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). It appears that a relative of the owner intends to redeem the property and go through probate to acquire. If that happens the case would be dismissed and the up-front money refunded. This outcome would result in the Land Bank being paid over \$7000 delinquent in taxes on the parcel which we could distribute back to county/township if the board decides to.

5. Update on pending dispositions

- A. 31 Front Street, Gloucester 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.
 - B. 611 Patton (2018-54). Final approval for purchase last month by Uriah Creamer. Mr. Creamer has decided to hold the property under a company name, Auto Crossing, Inc.) Land Bank needs to approve this change formally.
6. Mowing in Gloucester – Wright Brothers Lawn Care decided they do NOT want to be our mowing contractor. They did mow it once and I am trying to get them to send a bill. We have engaged Smoking Eagle Lawn Care (who was the runner-up bidder and has previously mowed for us in Gloucester) to do one cycle of mowing while we figure out our next step. Commissioner Chmiel believes he has a low-cost solution for this.
7. Annual GAAP Audit –J. Uhrig and Assoc. filed the “Hinkle” filing with the AOS in late May and we have received their bill for services.

New Business – 55 minutes

1. Allocation of money for petty cash, envelope printing and stamps (\$100 max).
2. 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 12th 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 – On today's agenda.
- k. 13 Republic Street, Glouster – Empty village lot. 3 end-users, two of whom want to build a garage there. Still waiting for proposals.
- l. 41 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. 10 S. Sixth St. Jacksonville – Large abandoned, hollowed-out house.

- n. 10 S. Seventh St. Jacksonville – 2 parcels with a small structure on the back one. Neighbor is interested.

- o. 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.

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

4. Today's Disposition Action:

- A) 611 Patton Street, Nelsonville – Dilapidated house on a corner lot at the end of Patton Street. Uriah Creamer received final approval last month. Name change on acquiring entity to Auto Crossing, Inc.

- B) Free United Pentecostal Church, Buchtel. A former church that has stood on that spot for 118 years. Final disposition was granted to Mr. & Mrs. John Hurd in May. We have now been informed that the property will require a survey prior to transfer. Ken Highland has been contacted and will take the job.

- C) 1790 SR 56, New Marshfield– Sealed Bids arrived prior to the June 10th deadline and are to be opened at this meeting.

- 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. Final disposition was granted in May with a price of \$3000.00. Mr. Pettit says the most he is willing to pay is \$1,000.00. The Auditor's land value for the parcels is \$12,470.00. There will be significant demo costs due to how tight the streets are near there. Board needs to decide if \$1000 is sufficient.

- E) 1288 Poplar Street, Nelsonville – Extremely dilapidated mobile home-ish house. Previous property owner deceased. Final disposition to Jeff Lehman was approved in May. This transaction closed on 6/11/21.
- F) 111 Monroe – 3 end users. During the month a new potential end-user came forward with a plan to place a new mobile home on the site to live in it as an owner-occupied structure. The village of Chauncey was expected to decide if this use will be allowed at their 6/14/21 council meeting. The other two end-users propose to leave it as green-space.
- G) 17922 Akron Avenue, Buchtel – Abandoned suburban-style house. 1 neighbor, the church, wishes to demo the structure and use the ground as additional green-space. The other neighbor wishes to rehab the house for an adult child to inhabit. Our inspection revealed that the house seems to be a rehab candidate. Propose to table to July in order to solicit proposals from the end-users.
- H) 14 Main Street – Narrow parcel where we removed a dilapidated mobile home. Two potential end-users. The board decided to allow the two end-users to bid. Materials were not sent in time for this meeting, propose to table to July.
- I) 189 Ashton Street, Nelsonville – Empty city lot where we demo'd a house. Board granted preliminary disposition to Teige Fisk, daughter of one of the neighbors. City of Nelsonville returned enthusiastic feedback.
- J) 19790 Lake Drive – Trimble – This parcel was originally part of the Trimble FEMA project but was occupied and had to be foreclosed on separately. The Land Bank demo'd the house there a few months ago. Trimble village would like to parcel to deed-restrict for flood-mitigation.

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:

Taxes Owed	Last Pymt	Parcel ID	Owner Name	Property Address
\$12,173.80	May, 2012	M040050008700	Guy E. Dearing	87 High Street, Glouster
\$24,915.03	Aug, 2014	M040050008800	Rex & Teresa Rathburn	85 High Street, Glouster\$
\$11,002.46	Apr. 2006	M040050009100	Sunday Creek Hist. Society	75 High Street, Glouster\$
\$12,682.78	April, 2012	M040050009200	Eustaquia B. Wood	73 High Street, Glouster\$
\$ 4,174.41	Feb., 2011	H010010006000	Paul R. Green Trust	Washington Rd, Albany
\$ 19,839.31	April, 2016	M060020007600	Charles R. Wood	19711 Lake Drive
		M060020007700		

\$ 4,174.41	Feb., 2011	H010010006000	Paul R. Green Trust	Washington Rd, Albany
\$29,332.03	Feb., 2011	H010010006100	Paul R. Green Trust	Washington Rd, Albany
\$ 9,749.68	Feb., 2011	H010010006200	Paul R. Green Trust	Washington Rd, Albany
\$ 5,007.39	Feb., 2011	H010010006300	Paul R. Green Trust	Washington Rd, Albany

A. Scheduling of next meeting: July 21, 2021.

B. Adjournment