

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 June 16, 2021 at 11:02am
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 agenda with the amendment to add the appointment of Aaron Dye as the new Secretary under new business as well as the discussion of the location of the July board meeting. Moved by Mr. Chmiel, 2nd by Mr. Eliason. All Yeas
3. Approval of minutes for the meeting held on May 19, 2021 with the amendment of changing “The Shoemakers” to “Buchtel United Methodist Church” in Section D, Item VII of New Business. Moved by Mr. Chmiel, 2nd by Mr. Eliason. All Yeas
4. Financial Report from Ric Wasserman, Land Bank Chairman. Summary of May ending balance.

Summary	
Starting Balance <small>Aaron Dye</small>	305,583.60
Actual Income	114,996.19
Actual Expenses	2,098.56
Ending Balance <small>Aaron Dye</small>	418,481.23

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

Business

5. Old Business

- a. 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. Another update will be given at July board meeting.
- b. Update on acquisition/process pipeline from Mr. Wasserman.
 - i. 27 Main, Gloucester (2018-72): This parcel sits next to 29 Main (2019-23), one of the Land Bank's renovation successes. The Land Bank is moving quickly to get the property inspected. 15990 Millfield Road, Millfield (2019-47): Upon the acquisition of this property, it was discovered that an individual was living here. They acquired the property for \$1,000 approximately one month after the foreclosure was filed. Athens County Prosecutor Kirk Shaw is looking into the situation. Ric notes that a property that is occupied often goes to sheriff's sale. Board will continue to be updated. The final acquired property is 8841 Penn Street, Hollister (2019-55).
 - ii. One new case has been scheduled for final hearing of the Matheny pay-in-advance case (2020-14). This will come up before the BOR in July. Case #20BR0016.
- c. Update on self-funded demolitions from Mr. Wasserman.
 - i. The information was sent to HAPCAP in May, but they have not yet had the time to begin the projects. Asbestos notifications will begin to be sent out within the next two weeks. Mr. Wasserman notes that when the next round of demos comes up, the board should discuss the possibility of the Land Bank putting out bids and contracting some of the demolitions. Mr. Chmiel suggests that the Land Bank explore more staff support via an agreement with HAPCAP to ensure that work on demolitions can happen more effectively and recommends Sean Brooks of HAPCAP. Mr. Wasserman notes that the current agreement with HAPCAP is that they are paid 10% of the demolition cost. Mr. Wasserman suggests that he and Mr. Chmiel come up with a proposal regarding this topic. Mr. Chmiel agrees.
- d. Update on previously approved projects from Mr. Wasserman.

- i. 16 Main Street, Chauncey. The demolition was a success and there was an article on the project on the front page of The Athens Messenger on Tuesday, June 15th. Though the building is gone and the property greened there will still be soil samples taken and further remediation could be needed which would be paid for as part of the grant.
 - ii. 10 High Street, Glouster. This property is an old Citgo gas station and was also mentioned in the above article in The Athens Messenger. This property was disqualified in February, but Ohio EPA guidelines have changed and the project is now eligible. The Land Bank received grant approval on Wednesday, June 16th. Soil remediation on the property will begin soon.
 - iii. 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 Services); 8 S. 8th St, Jacksonville (Habitat for Humanity). Projects slated but not yet underway: 57 Summit, Glouster (Habitat for Humanity) and; 141 Monroe, Nelsonville.
 - iv. 9 Clinton Street, The Plains (2018-35). Attorney for the estate Garry Hunter has found a buyer and the property is under contract. Mr. Wasserman notes current hopes are that the contract closes in August. He also notes that if this occurs, the taxes will get paid and ownership will transfer from one set of private hands to another.
 - v. Trimble FEMA Project. Demolitions have begun. Mr. Chmiel notes that the demolitions are happening quickly and should be completed by Friday, June 18th. 6 dilapidated houses on about 14 parcels.
- e. Update on Rural Acquisition Program Projects (Pay-In-Advance):
- i. 16357 S. Canaan Road (2020-14), Letha Matheny. Discussed earlier in Section B, Item II of Old Business.
 - ii. Sargent Road, Lodi Township (2021-02). The case was filed last week by Mollica, Gall, Sloan and Sillery (David Mott). It appears that a relative of the owner has stepped forward and is interested in redeeming the property. This means they would pay off the delinquent taxes and attempt to put the property in their name through the Probate Court. David Mott is compiling the costs he has

incurred while working on this project to become part of the costs to the redeemer. The \$2,000 that Nathan and Kayleigh Stotts paid upfront would also be refunded by the Land Bank after the case is dismissed. Afterward, the Land Bank will have to decide whether or not to remit some or all of the delinquent taxes (over \$7,000), back into the tax distribution.

- f. Update on pending dispositions from Mr. Wasserman.
 - i. 31 Front Street, Gloucester to Integrated Services to become a community park/garden. They are building a 2-family house across the street. The contract has been approved by Integrated Services and a closing should take place shortly. Disposition was approved by the board late last year. The Land Bank is waiting for them to come in and sign.
 - ii. 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."). The Land Bank needs to approve this change formally.
 - g. Mowing in Gloucester. Wright Brothers Lawn Care has decided to no longer be our mowing contractor for Gloucester. Smoking Eagle Lawn Care, who was the runner-up bidder for the contract and has mowed lawns for the Land Bank in the past, is currently doing one cycle of mowing while the Land Bank decides next steps. Mr. Chmiel notes that Shane Burton, who currently works with the Land Bank's waste diversion program, would be a great fit for this contract, and that this solution would require a supervisor. Mr. Wasserman notes that a mowing solution must be reached for Jacksonville as well. Mr. Wasserman suggests that he and Mr. Chmiel come up with a proposal.
 - h. Annual GAAP Audit. J. Uhrig and Assoc. filed the "Hinkle" filing with the Auditor of State in late May and we have received their bill for services.
 - i. Mr. Wasserman notes that the currently empty Land Bank Treasurer position was not added to the agenda. He asks that anyone with recommendations regarding who could fill this role contact him. He also notes that he has been completing these duties and while it does not feel appropriate, they are tasks that must be completed. Mr. Chmiel notes that the Land Bank has done a lot with very little staffing. Mr. Wasserman notes that he would like a Treasurer who works outside of the Land Bank.
6. New Business
- a. Appointment of Aaron Dye as Land Bank Secretary.

- i. Ric moves to appoint Aaron Dye, the Land Bank's AmeriCorps Service Member, as the Land Bank Secretary. 2nd by Mr. Chmiel, all Yeas
- b. Allocation of money for petty cash, envelope printing and stamps.
 - i. Mr. Wasserman moves to allocate petty cash in the amount of \$10.00 to pay for the printing of deeds, printing new envelopes, and stamps. 2nd by Mr. Chmiel, all Yeas
- c. Future Dispositions. Several dispositions are in progress and Mr. Wasserman hopes to bring them to the board soon. They include:
 - i. 615 W. Washington, Nelsonville - (Coffee Cup): There are currently two potential end-users.
 - ii. 19616 Maple Street, Trimble: The existing house is to be demolished before considering disposition.
 - iii. 1790 SR 56, New Marshfield: The Land Bank hosted a walk-through for 5 potential end-users. Proposals have been received and will be considered later in the meeting (Section C, Item III of New Business)
 - iv. 201 Edwards Street, Nelsonville: Another neighbor has emerged as a potential end-user. There are now two end-users developing proposals.
 - v. 189 Ashton Street, Nelsonville: This property will be covered later in the meeting under Section C, Item IX of New Business.
 - vi. 111 Monroe, Chauncey: Two potential end-users remain. This topic will be further discussed under Section C, Item XI of New Business.
 - vii. 98 Franklin Street, Nelsonville: A walk-through is being scheduled as several potential end-users have now come forward. The Land Bank will be soliciting rehab plans.
 - viii. 16871 River Road, Canaan Township: A number of potential end-users are looking into this property.
 - ix. 14 Main Street, Trimble: This project will be discussed under Section C, Item VIII of New Business.
 - x. 130 Jefferson Street, Nelsonville: There are currently three potential end-users.

- xi. 13 Republic Avenue, Gloucester: There are currently three potential end-users, two of whom want to build a garage there. The Land Bank is awaiting the arrival of their proposals.
 - xii. 41 S. Sixth Street, Jacksonville: Dilapidated house on two lots that needs to be demolished. Two neighbors would like to each take one of the lots. One of the neighbors is willing to demolish the structure.
 - xiii. 10 S. Sixth Street, Jacksonville: Large abandoned, hollowed-out house.
 - xiv. 10 S. Seventh Street, Jacksonville: Two parcels with a small structure on the back one. A current neighbor is interested in acquiring the property.
 - xv. 19790 Lake Drive, Trimble: This property 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. This project will be discussed further under Section C, Item X of New Business.
- d. Discussion on the DRETAC percentage.
- i. Mr. Wasserman has written a proposal to be approved to the Athens County Commissioners requesting that the DRETAC percentage directed to the Athens County Land Reutilization Corp be lowered from 5% to 2.5% for the second half of 2020 collection, and that the remaining 2.5% be distributed to the taxing entities of each collection district. Mr. Wasserman motions and requests a 2nd to have a discussion. 2nd by Mr. Eliason. Mr. Eliason notes that he believes it is a smart move. Mr. Chmiel notes that he believes we could be spending more money, especially if the Land Bank had a dedicated staff person. Mr. Wasserman notes that this proposal is only for the second half of 2020, which we have not yet received. Mr. Chmiel notes that he hopes the Land Bank can receive more money from the state for demolitions. Ric moves for all in favor of the resolution to vote. All Yeas
- e. New Dispositions:
- i. 611 Patton Street, Nelsonville. Uriah Creamer was given final disposition approval during the May board meeting. He has expressed that he would like to hold the property under the name of his business, Auto Crossing Inc. Ric motions to the Board that we list in our official records that the entity that we are disposing this property to Auto Crossing, Inc. 2nd by Mr. Chmiel. All Yeas

- ii. Free United Pentecostal Church, Buchtel. Final disposition was granted to Mr. & Mrs. John Hurd in May. The Athens County Auditor has determined that the property must be surveyed before it can be transferred again. Mr. Hurd is willing to split the cost of the survey (approximately \$1,200) with the Land Bank. Mr. Wasserman has found a surveyor and the project will be completed within the coming weeks.
- iii. 1790 SR-56, New Marshfield. All sealed bids have arrived from the three interested end-users. One of Mr. Wasserman's staff members opened one of the bids, but he has not seen or looked at it. The other end-users were informed to mark "Sealed Bid - Do Not Open" on their envelopes. The minimum bid was set at \$18,000. Timothy Brogan bid \$20,001, Benjamin Philip bid \$30,100, Laura and Andrew Dick bid \$56,179. Mr. Eliason moves to accept the highest bidder (Laura and Andrew Dick) and award the property to that end-user. Mr. Chmiel seconds. All Yeas
- iv. 184 Sheppard Street, Nelsonville. End-user Ed Pettit (T&T Trust) was awarded the property in May for the cost of \$3,000. Mr. Pettit has returned to the Land Bank with the offer of \$1,000, noting the cost he will be spending to demolish the structure. The Athens County Auditor values the property at \$13,830. Mr. Wasserman asks if we are willing to accept less than a parcel is worth and notes that the property has been listed for sale by the Land Bank for more than a year. Mr. Chmiel notes that this brings up a deeper discussion point about doing more to promote the Land Bank's properties. Mr. Chmiel asks Scott Frank (Nelsonville City Manager) to weigh in on the situation. Mr. Chmiel moves to table it until July and Mr. Frank notes that he will do more research on the property for the next meeting. 2nd by Mr. Wasserman. All Yeas
- v. 1288 Poplar Street, Nelsonville: The transaction for this property closed on June 11th.
- vi. 111 Monroe Street: Aaron Dye notes that a third potential end-user, Vicki Schell, has withdrawn her application. Two end-users remain, Corinne Shaffer and Kayleigh Brubach, who are both neighbors and wish to utilize the property as green space. Gregg Andrews suggests sealed bids. Mr. Eliason notes that he is okay with a sealed bid or disposal to Ms. Brubach, who lives full-time in Chauncey. Ms. Shaffer notes that her grandparents' home is across the street from 111 Monroe Street and that she and her family maintains the property and has no issue with maintaining 111 Monroe as well. Mr. Chmiel moves that the Land Bank request sealed bids from the two remaining end-users with the minimum bid of \$4,000 due by July 10th. 2nd by Mr.

Wasserman. Mr. Eliason suggests we include that the Land Bank has the authority to reject any bid. All Yeas

- vii. 17922 N. Akron Avenue, Buchtel: There are currently two potential end-users. Mr. Wasserman notes that the Land Bank will be in contact with the Buchtel United Methodist Church to schedule an official walk-through and that a neighbor to the property wishes to renovate the structure. The initial inspection determined that the structure could possibly be renovated.
 - viii. 14 Main Street, Trimble. Mr. Wasserman notes that bid information was sent to the two potential end-users with the deadline of July 10th.
 - ix. 189 Ashton Avenue, Nelsonville. Preliminary disposition was granted to Teige Fisk, daughter of a neighbor to the property last month. The City of Nelsonville returned enthusiastic feedback about this disposition. Mr. Wasserman notes that the other application was from a different neighbor who was not the property owner. Another application arrived from the owner of the property who has been and is currently tax delinquent, therefore not qualified. Mr. Chmiel notes that the structure on the parcel could have potentially been saved and that the Land Bank should contract property inspections when properties that could potentially be saved are in the Land Bank's possession. Mr. Chmiel asks for clarification on the asking price of the property. Mr. Wasserman moves to approach Ms. Fisk with the asking price of \$2,500 with permission to close the transaction if the price is agreed upon, and to return to the board if it is not. 2nd by Mr. Chmiel. All Yeas
 - x. 19790 Lake Drive, Trimble. This property was originally to be part of the Trimble FEMA Project, but there was an individual living there. The Land Bank demolished the structure on the parcel and Trimble would like to acquire the property with deed-restriction to mitigate the possibility of future flood damage. Moved by Mr. Chmiel. 2nd by Mr. Eliason. Mr. Chmiel mentions that there is an abandoned RV on the property and that it should be removed within the next few days with money from the scrapped metal to be distributed to the county. All Yeas
- f. Annual Report. Mr. Wasserman asks board members to send feedback regarding the final editing of the Annual Report.

New Projects

8. New Projects

Taxes Owed	Last Pymt	Parcel ID	Owner Name	Property Address
\$12,173.80	May, 2012	M040050008700	Guy E. Dearing	87 High Street, Gloucester
\$24,915.03	Aug, 2014	M040050008800	Rex & Teresa Rathburn	85 High Street, Gloucester\$
\$11,002.46	Apr. 2006	M040050009100	Sunday Creek Hist. Society	75 High Street, Gloucester\$
\$12,682.78	April, 2012	M040050009200	Eustaquia B. Wood	73 High Street, Gloucester\$
\$ 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

Downtown Gloucester properties: Mr. Chmiel was interested in taking on all tax delinquent properties in downtown Gloucester to assist with their downtown revitalization. Mr. Wasserman notes that Mr. Chmiel would like to get these projects in the Land Bank's pipeline in the event that we find a developer who is interested. Mr. Wasserman moves to accept 87 High, 85 High, 75 High, and 73 High as Land Bank projects, 2nd by Mr. Chmiel. Mr. Chmiel notes that he has meetings scheduled to look at these buildings and is confident that the Land Bank will find a developer. All Yeas

19711 Lake Drive, Trimble: This property has been abandoned and another property owner has begun to utilize it. The Mayor of Trimble wishes that this property be foreclosed upon. Ric moves to begin motion on this project. 2nd by Mr. Chmiel. All Yeas

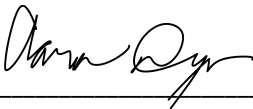
Washington Road, Albany: At one time an abandoned gas station with a house on one of the parcels. The Auditor had a value of over \$90,000 on these parcels. The Auditor returned with a 2021 valuation in the \$60,000 range. Mr. Wasserman notes that if the Land Bank takes this on as a project, the Land Bank can put it through the BUSTR program to get the gas station demolished and remediate any environmental issues while the foreclosure case is ongoing. Mr. Wasserman inquired to the potential end-user what they would be willing to pay for these parcels and they returned with the amount of \$2,000 per acre. The total acreage of these parcels is approximately 10 acres. Mr. Chmiel notes that if we advertise it properly, the Land Bank could receive more potential end-users. Mr. Chmiel makes the motion to turn this into a project and apply for the BUSTR program funding to clean it up. Mr. Wasserman notes that, in order to get this done, it must be done as a pay-in-advance project so the Land Bank can get the money up front and go to a private attorney to get the

case filed in a timely manner. Mr. Wasserman also notes that with the pay-in-advance program, they are agreeing to a price up front but that we are not required to sell it to them if we get other offers. If others come forward and will pay more, the Land Bank will return the original end-user's money and pivot to the other party, 2nd by Mr. Wasserman. All Yeas

9. Scheduling of the next meeting. Mr. Wasserman notes that the allowance of public meetings to be done virtually expires July 1st, 2021. The State has written a new budget that would allow meetings to continue to be held virtually until December 31st, 2021, but that budget has not yet passed. Mr. Wasserman suggests the July meeting be a live meeting. Mr. Chmiel requests the meeting be held at the Gloucester Records Center since the conference room has the technology to hold the meeting in person as well as virtually. Mr. Wasserman finalizes that the next board meeting will be held on July 21st, 2021 at the new county records center (also referred to as the "Old Dollar General") in Gloucester.

10. Adjournment at 12:21pm. Moved by Mr. Chmiel, 2nd by Mr. Eliason. All Yeas

Minutes submitted for approval by Aaron Dye, Secretary



7/26/2021

Secretary

Date

Approved, as amended (if any) on ^{7/26/2021} _____