

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

LOCATION: Virtual Meeting on Google Hangouts - <https://meet.google.com/gux-grxv-hhf>

DAY/TIME: Wednesday June 17th, 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 May 20, 2020 meeting
4. Financial Report – Chelsie McKee, Land Bank Treasurer

SUMMARY	
Starting Balance	\$ 237,308.36
Actual Income	\$ 140,394.70
Actual Expenses	\$ 63,568.11
Actual Ending Balance	\$ 314,134.95

Business: 45 minutes

Old Business – 30 minutes

1. NIP project update – Sean Brooks, HAPCAP – Group F projects – Bids have been awarded.
2. Update on acquisition process/pipeline –Ric
 - i) 1 Property has been acquired since the last meeting: 98 Franklin Street, Nelsonville (2018-03),1 other is in process, 637 High Street, Nelsonville (2020-09) which was a donation from James Lent through his POA (sister). Many other motions for Summary Judgement have been filed and several cases are in the 28-day waiting period and we will receive deeds on those properties soon.

2. Audit: J. Urigh & Associates filed the Land Bank's 2019 "Hinkle" filing with the Auditor of State and billed us the agreed upon amount. Also, the county's auditors, Julian and Grube, asked for and were provided with the same documents provided to Urigh for the purposes of verifying certain information for the county's annual audit, of which the Land Bank is a component. The Land Bank will not be formally audited again until next year.

4. Update on previously approved projects,Ric

- A. 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. Due to the pandemic the grant administrator at BUSTR had not been working but is back on the job and working through the backlog. No telling when our application will be acted upon.
- B. 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 reversed its position opposed this disposition. They submitted a letter in support this month.
- C. 36-38 Main Glouster (2018-73). I met with the tenants at 36 Main. The easiest path forward is to convey the one lot with their house on it and have them and us sign a shared driveway/garage agreement that would be binding upon any new owners of 38 Main. I asked Bob Toy to represent the tenants pro-bono so that they would have legal counsel in this transaction.

5. Update on pending dispositions

- A. 4615 Bessemer Rd, York Twp, (2018-8) – At the May meeting the board voted to dispose of this property to Curtis Bartlett. I worked with Mr. Bartlett and the Veterans Services department and the property was transferred to him last week.
- B. 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. We are waiting for their final approval of the sales contract.
- C. 7211 SR 329 (2018-78) The board voted to approve disposition to Lisa Proffitt, contiguous land owner. That transfer was executed. Subsequent to the transfer to

Ms. Proffitt it was discovered that a previous mortgage on the property was not found during the title search. The Prosecutor is seeking release of the previous mortgage from the successor government agency that issued it.

- D. 13 Monroe St., Glouster (2018-36). The board voted at the May meeting to dispose of this property to the next-door neighbor, Christopher Skinner. That disposition was executed this week.
- E. Winner Lane / Sand Ridge Road (Rome/Lodi Twp). These two “rural acquisition (pay-in-advance) deals are in process but not-yet signed.
- F. 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. Positive feedback was received from the City of Nelsonville and a draft contract has been approved with a price of \$3500 plus document-prep fees. Request final approval.
- G. 614 W. High St, Nelsv (2018-53). A dilapidated house that has been in foreclosure for more than a year. Next-door neighbor (Marcie Denney) is the end-user on the property. Level one inspection was determined that the house is solid and can be re-habbed. City of Nelsonville gave positive feedback on disposition to Ms. Denney and further thanks the Land Bank for our work in Nelsonville.

New Business – 15 minutes

1. Death of Robin Thomas: Our Land Bank consultant with the Western Reserve Land Conservancy, Robin Thomas suffered a heart attack earlier this month and did not recover. Robin was a mentor to all of us at the Athens County Land Bank and a fixture among state Land Bank people. She will be greatly missed.
2. New Disposition: 58/60 High Street, Glouster (2018-11/12) to Matthew Niese. See above under “old business”. Lots to be maintained as “green space”. The village now supports this disposition.
3. Checks: The Land Bank needs to print additional checks. I propose printing laser checks that work with our accounting software. Cost for 600 checks is \$59.95.

4. New Projects:

Taxes Owed	Last Pymt	Parcel ID	Owner Name	Property Address
6941.03	2011	K010150206300	Ledra Tanner	8160 State St., Stewart
10,838.73	2011	M040090002600	DBJ Enterprises	55 Madison St., Gloucester
7223.18	2012	P030070010900	DBJ Enterprises	319 Oak Street, Nelsv.

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