

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

LOCATION: Chauncey Lion’s Club, 20 Mound Street, Chauncey, OH

DAY/TIME: Wednesday June 19, 2019 11:00 AM

PURPOSE: Regular meeting to consider the following business:

Board Administration -

1. Call to order by Ric Wasserman, Chair - 11:00 am Roll Call includes, Ric Wasserman, Lenny Eliason, Chuck Barga, Jessie Powers-Designee of Commissioner Chris Chmile. Gregg Andrew, absent.
2. Approval of agenda with amended date to June 19, 2019 Moved by Mr. Eliason, 2<sup>nd</sup> Mr. Barga All Yeas
3. Approval of minutes of May 15<sup>th</sup>, 2019 meeting Moved by Mr. Eliason, 2<sup>nd</sup> Mr. Barga All Yeas
4. Financial Report – Ric Wasserman, in the absence of Kathy Hecht, Land Bank Treasurer Moved to approve Mr. Eliason, 2<sup>nd</sup> Mr. Barga All Yeas

|                               |           |                   |
|-------------------------------|-----------|-------------------|
| <b>Actual Ending Balance:</b> | <b>\$</b> | <b>249,384.07</b> |
| <b>SUMMARY</b>                |           |                   |
| Starting Balance              | \$        | 149,927.34        |
| Actual Income                 | \$        | 155,319.43        |
| Actual Expenses               | \$        | 55,862.70         |
| Actual Ending Balance         | \$        | 249,384.07        |

5. Old Business
  - a. NIP project update - HAPCAP team Nate Simons
 

Trimble Township Target Area Group B – demo, cleaned, greened and bills submitted - Awaiting for \$52,836.65 Reimbursement from OFHA Wonder Bar is demo complete & greened bills (\$16,472.00) being submitted to Land Bank

Group C submission complete and 30 Broad Street added to 13 Monroe, 46 Front all Glouster and 18261 Hunter Rd. are out for bids.

New Target Area, Nelsonville request has been made to OFHA

| Parid▲        | Owner name                  | Address        |
|---------------|-----------------------------|----------------|
| P030040000400 | ATHENS COUNTY LAND REUTI... | 62 GROVER ST   |
| P030070001200 | ATHENS COUNTY LAND REUTI... | 394 MADISON ST |
| P030230000600 | ATHENS COUNTY REUTILIZAT... | 217 HARPER ST  |
| P030260004200 | ATHENS COUNTY LAND REUTI... | 708 POPLAR ST  |
| P030260004300 | ATHENS COUNTY LAND REUTI... | POPLAR ST      |

**b. Update on acquisition process/pipeline**

- i. 21 Parcels acquired since the May meeting. More in the 28 dwp
- ii. Hogsett properties finally to be transferred, awaiting signed deed from bank.
- iii. 2762 Fifth Street contract signed, closing expected to occur on July2, 2019, Partnering with Federal Hocking School Dist. to create playground for Coolville Elementary school.
- iv. A handful of properties are ready to go before the BOR.
- v. Prosecutor is ready to file on 6 cases approved in March.
- vi. Jacksonville – Trying to get a plan with the Mayor Sam Smathers for future projects, Brad Lowery express interest from the Jacksonville fire department to use acquired Land Bank properties for training prior to demolition.
- vii. Outside counsel foreclosures – Very quick turnaround but we have been BLOCKED at the BOR by the County Auditor.

**c. Update on previously approved projects, .....Ric**

- 1. Trimble FEMA deadline and disposition. We will meet the deadline on all the properties that we were able to foreclose on (14 parcels).
- 2. Wonder Bar – Torn down and ready for disposition.
- 3. Conversations with Athens County Habitat for Humanity with interest in acquiring a block/target area & has approved PQF & ATAP forms submitted.

4. Policy Committee – Final report on Disposition Policy approved with amended immediate family definition added per ORC 123:1-47-01((A))(39). Moved by Mr. Eliason, 2<sup>nd</sup> Mr. Barga

6. New Business –

- a. Dispositions: Trimble Village, Dover Twp, Glouster

Trimble FEMA properties: The following properties were obtained through foreclosure for the purpose of transferring them to the Village of Trimble in coordination with FEMA for their demolition and permanent deed-restriction. This must be accomplished by July 1, 2019 in order to be compliant with the FEMA program. Properties involved are:

19810 Lake Drive P#:M060020008700

19800 Lake Drive P#: M060020008800

19510 Lake Drive P#:M060020012400

19537 Center St. P#M060020005900, M060020000200

19367 Walnut St. P#:M060030016900, M060030016800

Moved by Mr. Eliason, 2nd Mr. Barga All Yeas

In addition, 7 additional parcels are in the process of being acquired and should be in our possession within several days. I propose that these also be authorized to be transferred as soon as are acquired.

19841 and 19842 Lake Dr. P#:M060020008000, M060020008100

19820 and 19830 Lake Dr. P#:M060020008700, M060020008800

19770 Lake Dr. P#:M0600200089200, M060020009100, M060020012400

Moved by Barga, 2nd Mr. Eliason All Yeas

1650 Connett Road, York Twp. P#:P010010017600, P010010017601 – End user Tim Colwell is one of our first end user applicants. The property is adjacent to his and another member of his family. He has agreed to fund the destruction at a price of \$6000 and to purchase the property

from the Land Bank for \$500.00. I recommend we go ahead with this disposition. Moved by Barga, 2nd Mr. Eliason All Yeas

58 Converse Street, Chauncey. G02004000900, G020040009100. Next-door neighbor Lucy Behm was approved as was Dover Enterprises. Dover Enterprises is willing to waive its application in order for the property to become a side-lot of the Behm Family. The family has agreed to pay \$2000.00 and the Land Bank will tear the property down with the proceeds from this and several other Chauncey dispositions listed below as we do not have a NIP target area for Dover Township. Moved by Barga, 2nd Mr. Eliason All Yeas

39 Monroe Street, Chauncey. G020030004900, G020030005000. Dover Enterprises and Ms. Lucy Behm were both approved as end-users for this property. Ms. Behm is willing to waive her application in order for the property to be purchased by Dover Enterprises. Our initial Land Bank inspection indicates the structure is solid and can be rehabilitated. Dover Enterprises will submit a rehabilitation plan prior to acquisition. Price range \$2000.00. Moved by Barga, 2nd Mr. Eliason All Yeas

47 Main Street, Chauncey. G020060012300. Dover Enterprises is the only end user on this property which our inspection has determined is possibly rehab-able. The structure is a mess but Mr. Funk would like to rehab it. The house has roof issues which makes time a factor in saving this house. Price: \$500.00 Moved by Barga, 2nd Mr. Eliason All Yeas

58/60 High Street, Gloucester. M040070006800, M040070006700. Terrier Holdings. The only end user on this property and also the owner of the structure next door (62 High Street). Terrier has indicated they wish to use these lots as a parking lot for the business and residence being renovated at 62 High. The downtown area of Gloucester currently lacks viable off-street parking. Price range: \$2000 for both lots.  
Moved to table All Yeas

55 High Street, Gloucester – The Wonder Bar. M040050009800, M040050009900, M040050010000 – Gloucester GRO (formerly the Gloucester CDC). No charge. Moved by Mr. Eliason, 2nd Mr. Barga All Yeas

b. New projects: 74 Main, 111 Monroe, 156 Monroe, Chauncey

| Delq amt    | Last Pm Parid ▲ | Owner name    | Address                            | Delq YR |
|-------------|-----------------|---------------|------------------------------------|---------|
| \$ 7,524.16 | 2010            | G020010002200 | DBJ HOLDINGS LTD (2) 156 MONROE ST | 2011    |
| \$ 1,515.24 | 2018            | G020020003900 | MOORE LARRY 111 MONROE ST          | 2018    |
| \$ 336.65   | 2017            | G020060002900 | SHAFFER JASON 74 MAIN ST           | 2018    |

Accepted as projects: Moved by Mr. Barga, 2<sup>nd</sup> Mr. Eliason

7. Scheduling of next meeting: July 17<sup>th</sup>, 2019 County Commissioner's conference room, 15 S. Court Street, Athens, OH. Second Floor

8. Adjournment meeting 12:45

Minutes Submitted for approval by Diane Saylor, Secretary

X *Diane Saylor* *7-17-19*  
Diane Saylor Date

Approved, as amended (if any) on *July 17 2019*