

**ATHENS COUNTY LAND REUTILIZATION CORPORATION
BOARD OF DIRECTORS**

Minutes

LOCATION: Commissioner's conference room, Courthouse Annex, Athens, OH 45701

DAY/TIME: Wednesday July 17th, 2019 11:00 AM

PURPOSE: Regular meeting to consider the following business:

Board Administration

1. Call to order by Ric Wasserman, Chair - Members Present: Mr. Wasserman, Chris Chmiel, Vice Chair, Commissioner Lenny Eliason, City Manager Chuck Barga, Trustee Steve Pierson designate of Trustee Gregg Andrews.
2. Approval of agenda- Moved Mr. Chmiel, 2nd Mr. Eliason- All Yeas
3. Approval of minutes of June 19th, 2019 meeting- Moved Mr. Barga, 2nd Mr. Eliason –Mr. Chmiel Abstained – All Yeas
4. Financial Report – Kathy Hecht, Land Bank Treasurer (see attachment A) Moved Mr. Chmiel, 2nd Mr. Barga – All Yeas

Actual Ending Balance:	\$	239,364.57
SUMMARY		
Starting Balance	\$	149,927.34
Actual Income	\$	155,319.43
Actual Expenses	\$	65,882.20
Actual Ending Balance	\$	239,364.57

Business: -

5. Old Business –
 - a. NIP project update – Glen Crippen HAPCAP gave update on the below projects

Trimble Township Target Area Group B completed, Land Bank awaiting reimbursement money.

Parid ▲	Address	Parid ▲	Address
M040050004600	31 FRONT ST	M040050005800	30 FRONT ST
M040050005900	FRONT ST	M040050006000	FRONT ST
M040050006200	57 SUMMIT ST	M050030007600	8 EIGHTH ST S
M040090000802	80 FRONT ST		

Group C demos underway with a troubling development Mr. Wasserman read (Attached Resolution) a statement in regards to illegal dumping by a contractor named Tony Skaggs associated with our HAPCAP/Land Bank demolitions, said resolution to bar future Land Bank contracts with Mr. Skaggs - Moved Mr. Chmiel, 2nd Mr. Barga- All Yeas

M010070204700	COMINSKY LOIS V	18261 HUNTER RD
M010070204900	COMINSKY LOIS V	HUNTER RD
M010070205101	COMINSKY LOIS V	HUNTER RD
M040080005300	SPENCER WILLIAM D	13 MONROE ST
M040090001600	BENDERVICH JAMES H	46 FRONT ST

30 Broad – Taking another look to see if structure qualifies for rehab.

New Target Area (previous approved projects) , York Township “Group E”

Parid ▲	Owner name	Address
P030040000400	HARRIS CHARLES A	62 GROVER ST
P030070001200	HALL BUCKY & CHRISTIE	394 MADISON ST
P030230000600	ROBINETTE HOWARD	217 HARPER ST
P030260004200	JACOBS GEORGE W JR	708 POPLAR ST
P030260004300	JACOBS GEORGE W JR	POPLAR ST

- b. Update on acquisition process/pipeline -Ric
 - i. Only a couple of parcels acquired in the last month. Congratulations to Zach Saunders and family.
 - ii. 2762 Fifth Street contract has closed. Now LB property.
 - iii. BOR will meet to hear 6 cases this Friday. 4-5 more are ready from outside counsel if they will be permitted to be heard soon

- iv. Prosecutor is ready to file on several more cases approved in March and April.
 - v. Outside counsel foreclosures – There has been a lot of information provided to the Auditor. BOR is scheduled to entertain a change in the Exp Forecl policy.
- c. Update on previously approved projects, see attachment C
- 1. Meeting in Albany to discuss Trout Parcels that have been previous approved – we now have some direction such as looking for end user.
 - 2. Shade Properties – some movement, owner still wanting to cooperate, Mr. Chmiel and private individual are trying to negotiate this along.
 - 3. Bean Hollow – possible payment plan request
- d. Update on Dispositions –
- 1. Trimble 14 FEMA deadline and disposition was completed.
 - 2. Chauncey Properties to “Athens Preservation, LLC”
 - 3. Future Chauncey Property G0200400090-00, 91-00 58 Converse ST. to Lucy Behm /Scott Bruch, Mr. Chmiel suggested this property to be submitted to NIP.
 - 4. York Twp Property to Tim Cowell –Connect Rd, on hold till survey completion.
 - 5. Wonder Bar M04-00500098-00, 99-00, 10-00 is near completion of disposition to Glouster Revitalization Organization.
6. New Business –
- a. House Bill 252 introduction– if passes, instead of \$12,500.00 NIP funding, a 50/50 cost reimbursement would be anticipated, will include commercial structures as well as residential.

New projects:

- a. A040240603800, A040240603900 – Owner decesed 36 W. Second Street, The Plains - Moved Mr. Chmiel, 2nd Mr. Barga - All Yeas

b. M05-00100060-00 21 W. High Street, Jacksonville, OH Owner deceased –Moved
Mr. Chmiel, 2nd Mr. Barga - All Yeas

7. Scheduling of next meeting: August 21, 2019, 11: AM- Nelsonville Government Complex,
Council Chambers.

8. Adjournment: 12: pm Moved Mr. Eliason, 2nd Mr. Chmiel

Minutes Submitted for approval by Diane Saylor, Secretary

X Diane Saylor 8-21-19
Diane Saylor Date

Approved, as amended (if any) on 8-21-19

2019 Land Bank Budget - June

Starting Balance: \$ 149,927.34
as of January 1, 2019

Date	Description	Month	Actual
2-25-2019	HAPCAP - Mortgage Loan	February	\$ 50.00
3/4/2019	Donation - Ameriprise	March	\$ 2,680.08
4/4/2019	Athens County Treasurer	April	\$10,000.00
4/9/2019	Athens County Treasurer	April	\$ 138,401.12
4/19/2019	Athens County LB - MH Settlement	April	\$ 4,188.23
TOTAL INCOME			\$ 155,319.43

Date	Description	Month	Actual	Column1	Column2
2/15/2019	Mollica, Gall, Sloan, Sillery	February	\$ 725.00		
3/6/2019	Chris Chmiel	March	\$ 37.70		
3/6/2019	Minute Man Press	March	\$ 50.00		
3/21/2019	Athens Co. Treasurer	March	\$ 1,000.00		
4/1/2019	Cash - Petty Cash	April	\$ 25.00		
4/1/2019	ePropertyInnovations LLC	April	\$ 10,000.00		
4/1/2019	Mollica, Gall, Sloan, Sillery	April	\$ 825.00		
4/15/2019	NetData Inc	April	\$ 12.00	O/S	
5/7/2019	JL Uhrig & Assoc.	May	\$ 1,200.00		
5/7/2019	HAP Community Action	May	\$ 20,000.00		
5/7/2019	Mollica, Gall, Sloan, Sillery	May	\$ 1,000.00		
5/15/2019	Bernice Robertson	May	\$ 1,000.00		
5/17/2019	Mollica, Gall, Sloan, Sillery	May	\$ 2,000.00		
5/17/2019	Mollica, Gall, Sloan, Sillery	May	\$ 2,000.00		
5/17/2019	Mollica, Gall, Sloan, Sillery	May	\$ 2,000.00		
5/17/2019	Mollica, Gall, Sloan, Sillery	May	\$ 2,000.00		
5/17/2019	Mollica, Gall, Sloan, Sillery	May	\$ 750.00		
5/17/2019	Mollica, Gall, Sloan, Sillery	May	\$ 2,514.00		
5/17/2019	Mollica, Gall, Sloan, Sillery	May	\$ 2,485.50		
5/17/2019	Mollica, Gall, Sloan, Sillery	May	\$ 2,485.50		
5/17/2019	Mollica, Gall, Sloan, Sillery	May	\$ 2,000.00		
5/23/2019	Mollica, Gall, Sloan, Sillery	May	\$ 514.00		
5/23/2019	Mollica, Gall, Sloan, Sillery	May	\$ 514.00		
5/23/2019	Mollica, Gall, Sloan, Sillery	May	\$ 725.00		43188.00
6/2/2019	Mollica, Gall, Sloan, Sillery	May	\$ 514.00		
6/7/2019	Wire Transfer - Allodial	May	\$ 9,000.00		
	Transfer Fee		\$ 20.00		
6/12/2019	Mollica, Gall, Sloan, Sillery	May	\$ 485.50		10019.50
TOTAL EXPENSES			\$ 65,882.20		

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Attachment B 1 of 2

On the morning of July 15th, a Trimble township resident went to the HAPCAP offices and informed them that he was concerned about a dump truck coming down his road (Oakdale Road) full and leaving his road sometime later, empty. He believed that the contents of the dump truck might be dumping construction waste at an unregulated site on Moore Road.

This occurred at the same time that HAPCAP, on behalf of the Land Bank had two demolition projects occurring in Glouster village. Our HAPCAP partners investigated the situation and came to believe that the contractor, Tony Scaggs had, in fact been dumping the spoils from two demolitions he did the previous Friday at that location. They called Mr. Scaggs in and when confronted with the information they had, he admitted that he had, in fact, dumped the spoils on the property of person named Larry Richmond, rather than taking it to the appropriate landfill.

Mr. Scaggs was immediately ordered to cease work on the projects and to await further instructions before doing anything relating to these projects.

Yesterday morning the HAPCAP team met with Commissioner Chmiel and myself to determine next steps. After that meeting, authorities were alerted including the Athens County Health Department and the environmental officer of the Athens County Sheriff's office.

HAPCAP has begun the process of enforcing mechanisms in their contract with Mr. Scaggs, details of which I will leave to Glen Crippen to explain where appropriate.

The Land Bank is shocked and dismayed that a contractor working on our behalf would cut corners this way and jeopardize the environment as well as the good name of the Land Bank project. The Land Bank has worked so hard to secure the trust and confidence of the people in the areas we are serving and this incident does not help in that effort.

We are grateful to the individual who came forward and take solace in the fact that this was discovered as quickly as it possibly could be and steps were immediately taken to right the situation.

I am proposing today a resolution to BAR Mr. Scaggs from future Land Bank work on a permanent basis.

July 17, 2019

A RESOLUTION

WHEREAS: Mr. Tony Scaggs has been a contractor for the HAPCAP agency working on behalf of the Land Bank project as a demolition contractor, and

WHEREAS: Mr. Scaggs has admitted to illegally dumping the spoils from 2 Land Bank demolition projects in Trimble Township, in violation of his contract with HAPCAP.

BE IT RESOLVED THAT: Mr. Scaggs from this day forward be permanently barred from being awarded contracts of any kind, for any work on behalf of the Athens County Land Reutilization Corporation.

Moved by Mr. Chmiel 2nd Mr. Barga - All Yeas

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

Approved, as amended (if any) on *7-17-19*