

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

LOCATION: Athens County Records Center (live) and on Google Hangouts -

<https://meet.google.com/bbz-ywph-ygf>

DAY/TIME: Wednesday July 21st, 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 June 16th, 2021 meeting
4. Financial Report –

Summary	
Starting Balance	425,576.71
Actual Income	1,048.80
Actual Expenses	3,120.91
Ending Balance	423,504.60

Business: 65 minutes

Old Business – 10 minutes

1. 47 Main, Chauncey – Additional info was received from David Funk showing architect drawings of the flood modifications to the building. The Village responded that there was not the proper application with it. Our hope is that they will be able to work things out.
2. Update on acquisition process/pipeline –Ric
 - i) No properties were acquired this month. A hearing was held on July 15th on the pay-in-advance case of 16357 S. Canaan Rd and a foreclosure was obtained. There will now be

a 28-day ROR period before we get the deed. Two other cases are being scheduled for late August.

- ii) We will be sending out for more title searches from Nolan and Meek to allow for the filing of more cases from our pipeline. Currently about 20 cases are waiting to be filed.
3. Self-Funded Demos – Progress is being made on the “Group I demos”. Asbestos surveys are done and demo bids should be out this week. The actual demo group is only 3 houses as we are waiting to see if other options (deconstruction, end-user demo) are viable for the remaining houses on the list.
4. Update on previously approved projects,Ric
- A. 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.
 - B. 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.
 - C. 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. No change on this situation this month.
 - D. Trimble FEMA project: Demos are complete! After 2.5 years this project has finally come to fruition.
 - E. DRETAC percentage: Our resolution was delivered and accepted by the commissioners and the new percentage will take effect for this current 2nd-half tax collection.
 - F. Rural Acquisition Program Projects (Pay-in-advance) –
 - 1) The case, filed late last year (2020-14), Letha Matheny (20BR0016) had a final hearing on 7/15/21 (as stated above). Foreclosure decreed by the BOR.
 - 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. UPDATE: The individual who indicated their intention to redeem did not do so by June 30th and attempts at further contact have been unsuccessful. Foreclosure case is ongoing.

Their option to redeem lasts until a foreclosure is decreed and the 28 day ROR period expires.

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. Integrated Services did go ahead and approve the acquisition and while getting a new deed prepared we discovered that the parcel must be surveyed before transfer can take place. Currently looking for a surveyor to take the job.
- B. Many contracts have been sent to end-users from previously approved dispositions and are currently in review. Transactions will close soon.
- C. 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.
- D.

- 6. Mowing in Gloucester – Smoking Eagle Lawncare was paid \$780 for one iteration of mowing all the Land Bank parcels in the Gloucester Corp. Commissioner Chmiel has an in-house solution using our workforce development person to do mowing going forward.

New Business – 55 minutes

- 1. 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. 130 Jefferson, Nelsonville – On today’s agenda.
- j. 13 Republic Street, Glouster – Empty village lot. 3 end-users, two of whom want to build a garage there. Still waiting for proposals.
- k. 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. On today’s agenda.
- l. 10 S. Sixth St. Jacksonville – Large abandoned, hollowed-out house.
- m. 10 S. Seventh St. Jacksonville – 2 parcels with a small structure on the back one. Neighbor is interested. On today’s agenda.

2. Appointment of Treasurer: LaVern Humphries, resident of Trimble township and former clerk (retired) at the Sunday Creek Water District.

3. Today’s Disposition Action:

- A) 1790 SR 56, New Marshfield– The winning bidder, Mr. & Mrs. Andrew Dick are requesting a rebate based upon material damage to the value of the property from vandalism/theft that occurred in mid-June when the garage on the property was “skinned” (all exterior siding removed). They are requesting an \$8000 rebate to their bid of \$56,179.00
- B) 184 Sheppard Street, Nelsonville – A dilapidated house on Sheppard previously owned by Shad Koon. Final disposition was granted in May with a price of \$3000.00. Mr. Pettit countered, saying the most he was willing to pay is \$1,000.00. The board approved that price at the June meeting and now Mr. Pettit says he has done more research about the cost of hauling away the spoils from the structure and he is no longer interested.
- C) 111 Monroe – 2 end users. The board elected to request bids with a minimum bid of \$4000. Only one bid was received.
- D) 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. Proposals have been received.
- E) 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 sent to the end-users and one bid was received.

F) 130 Jefferson Street – Dilapidated structure in Nelsonville that we believe could be renovated. One end-user remains, North Fairlawn Property Group, who has submitted all necessary proposals and paperwork.

G) 10 S. Seventh Street – This is a structure that sits at the back end of a parcel in Jacksonville. The structure is a manufactured home with some additions that has been stripped over the years. The lawn at the back of the parcel has been kept by a neighbor, Martin Lowery, who also wishes to renovate it into a livable home. His proposal has been received.

4. Annual Report – The annual report is done. A final version has been sent to all of you and it will go to the printers soon.

5. New Projects:

Taxes Owed	Last Pymt	Parcel ID	Owner Name	Property Address
17,129.65	5/2020	M04-0150000500	Shaaron Roberts	24 Locust St, Glouster
0	N/A	A02-8200005000	City of Athens	83 Columbus Road

A. Scheduling of next meeting: August 18, 2021.

B. Adjournment