

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

www.AthensCountyLandBank.com

LOCATION: Virtual Meeting on Google Hangouts -<https://meet.google.com/bbz-ywph-ygf>

DAY/TIME: Wednesday July 22nd, 2020 @1:00 PM

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 17th, 2020 meeting
4. Financial Report – Chelsie McKee, Land Bank Treasurer

SUMMARY	
Starting Balance	\$ 237,308.36
Actual Income	\$ 147,769.70
Actual Expenses	\$ 68,519.41
Actual Ending Balance	\$ 316,558.65

Business: 45 minutes

Old Business – 30 minutes

1. NIP project update – Sean Brooks, HAPCAP – Group F projects – Demos have been accomplished.
2. Robin Thomas memorial: We have been given instructions on where to send the donation and it shall be done.
3. Update on acquisition process/pipeline –Ric
 - i) 1 Property has been acquired since the last meeting: 19466 S. Center St, Trimble (2 parcels). 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.

- ii) There is an expedited foreclosure case that is ready for the Board Of Revision to adjudicate. The request to schedule the case for hearing met with opposition from the County Auditor. A meeting will be held this afternoon to discuss the issue and presumably schedule a tax-date hearing. There are 17 BOR expedited foreclosures behind this case in the pipeline with more hopefully being filed soon.

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. No change since last month.
- B. Our “public site” which contains all of our properties for sale has been completely updated.
- C. A number of rehabs are underway around the county, in particular 29 Main in Glouster and 7211 in Guysville are well on their way to completion. The Guysville property was a terrible mess and has been cleaned up and re-graded, the house is almost finished. Also, as mentioned last month construction is underway at 10 Barbour in Glouster and soon to begin at 30 Front Street, also in Glouster.

5. Update on pending dispositions

- A. 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.
- B. 58/60 High Street (2018-11/12) – Disposition in progress, we needed new end user paperwork to match the entity they want to hold it under. Need a motion to approve disposition to: Hocking Management, LLC.
- 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. Disposition in progress.

- D. Winner Lane / Sand Ridge Road (Rome/Lodi Twp). These two “rural acquisition (pay-in-advance) Winner lane contract is signed, Sand Ridge draft is with the end-user, waiting for approval. Tax certificates will be purchased from the County Treasurer, allowing us to foreclose as soon as the 30-day notification period expires.

- E. 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. End user is 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. Waiting for the end-user to approve the draft contract so we can close.

- F. 614 W. High, Nelsv. Disposition approved by the board to Marcie Denney (neighbor) was executed earlier this month. She expects to be able to renovate the house.

New Business – 15 minutes

- 1. Discussion of nuisance abatement in townships and villages – Chris C.

- 2. New agreement with HAPCAP to perform services including self-funded demos.

- 3. New Projects:

Taxes Owed	Last Pymt	Parcel ID	Owner Name	Property Address
1817.56	2017	P030270002300	Lester Smith (Deces)	823 Walnut St, Nelsv
8122.09	2008	E010010022600	Letha Metheny	16357 S. Canaan Rd, Canaan Twp –Pay in advance foreclosure

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