

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

Location: Virtual Meeting on Google Hangout (meet.google.com/bbz-ywph-ygf)
Day/Time: Wednesday July 22nd, 2020 at 1:00pm
Purpose: Regular Meeting to consider the following business:

Board Administration

1. The meeting was called to order by Ric Wasserman, Chair. Roll Call by Mr. Wasserman - Board members present were Commissioner Lenny Eliason, Commissioner Chris Chmiel, Mayor Steve Patterson and Township Trustee Gregg Andrews.
2. Approval of amended agenda. Added to New Projects, 16 Main Street, Chauncey. Moved by Mr. Chmiel, 2nd by Mr. Patterson. All Yeas
3. Approval of minutes for the meeting held on June 17th, 2020. Moved by Mr. Chmiel, 2nd by Mr. Wasserman. All Yeas
4. Financial Report from Chelsie McKee, Land Bank Treasurer – Summary of June ending Balance.

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

Approval of financial report moved by Mr. Chmiel, 2nd by Mr. Eliason. All Yeas

Business

5. Old Business
 - a. NIP project updates by Mr. Wasserman. Group F tear downs were accomplished in the beginning of July. Group F: 944 High Street (Nelsonville), 36 Braun Street, 42 Main Street, 32 Front Street, and 16 Morgan Street (Glouster). Sean from HAPCAP is in the process of gathering and submit reimbursement information to OHFA which is due by the middle of next week. 32 Front did exceed the \$12K demolition cost which the Land Bank will have to

take the extra cost. This is the end of the NIP program and we are grateful that the Athens County Land Bank was able to participate.

- b. Robin Thomas memorial. The Board passed a resolution at our last meeting to donate \$250.00 towards this memorial. We have been given instructions on where to send the donation and it shall be done in the next 30 days.
- c. Updates on acquisition process/pipeline by Mr. Wasserman.
 - I. 1 Property was acquired since the last meeting: 19466 S. Center Street, Trimble. It consists of 2 parcels. It has not been inspected yet but seems to be a rough house. Several cases are in the 28-day waiting period and we will receive deeds on those properties soon. Many other motions for Summary Judgement have been filed but are waiting for a judge to do a non-oral hearing to proclaim the foreclosure which will then put the cases in the 28-day waiting period.
 - 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.
- d. Update on previously approved projects by Mr. Wasserman:
 - I. 10 High Street, Glouster, M04-00700032-00. Abandon Gas station pilot program. 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.
 - II. Our “public site” which contains all of our properties for sale has been completely updated. With the site being updated and accurate with available properties, hopefully it will bring in more end users.
 - III. A number of rehabs are underway around the county. In particular, 29 Main in Glouster and 7211 SR 329 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 Street in Glouster by Habitat for Humanity. Integrated Services is to start construction soon at 30 Front Street in Glouster. Mr. Chmiel mentioned that Integrated Services is adopting energy efficient standards and the age friendly building code for this house.
- e. Update on pending dispositions:
 - I. 141 Monroe St, Nelsonville (2019-50). Received final approval from the end user, Anthony Dunfee, towards the sales contract. Sent out the title work which should be

completed next Friday. Renovation will begin in October as stated in the sales contract.

- II. 58/60 High Street, Gloucester (2018-11/12). Disposition in progress, we needed new end user paperwork to match the entity they want to hold it under. Motion to change the disposition from Mathew Niese to Hocking Management LLC. Moved by Mr. Wasserman, 2nd by Mr. Chmiel. All Yeas
- III. 36-38 Main Gloucester (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 tenant's pro-bono so that they would have legal counsel in this transaction. Tenant's in process of finding a mortgage lender. Haven't received feedback in several weeks. Hoping to push this forward soon.
- IV. Winner Lane / Sand Ridge Road (Rome/Lodi Twp). The Winner lane contract has been signed and we have received the pay-in-advance payment. We have contracted with Nolan and Meek to do the foreclosure for that property. Tax certificates will be purchased from the County Treasurer, allowing us to foreclose as soon as the 30-day notification period expires. The Sand Ridge Road contract has been drafted and is with the end-user, waiting for approval. Both properties will be competed through a private foreclosure, provided by private attorney's, on behalf of the Land Bank.
- V. 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. Closing has been scheduled and will take place soon.
- VI. 614 W. High Street, Nelsonville (2018-53). Disposition approved by the board to Marcie Denney (neighbor) was executed earlier this month. She expects to be able to renovate the house.

6. New Business

- a. Nuisance abatement in townships and villages by Mr. Chmiel. The land bank has been involved with many properties that are nuisance properties. Various townships have taken action to notify homeowners of these problems. People are squatting in these dilapidated houses and causing health hazards. The goal is to get everyone on board between townships, villages, local authority, etc. to help with the situation. Mr. Wasserman named several municipalities that have passed ordinances to give the villages some authority to go in and remove any immediate hazard.
- b. New agreement with HAPCAP. Mr. Wasserman is currently working out a new agreement with HAPCAP so they can perform services including self-funded demos.

The previous agreement with HAPCAP expired in January. The director of HAPCAP wants something on paper in regards to this collaboration. Once HAPCAP approves the agreement then Need to move forward on this so we can start demos while the weather is decent. If the agreement is established sooner than our next meeting then that we may need to schedule a special meeting. Mr. Wasserman confirmed to the Board that the contract is similar to the previous contract. HAPCAP will receive 10% of all demo costs and we would pay for any materials and fee-for-service for any non-demo work. Mr. Eliason wants to make sure we stay below the cost threshold of bidding out projects. Motion to Authorize Mr. Wasserman to enter into contract with HAPCAP up to \$25,000 for the year. Moved by Mr. Eliason, 2nd by Mr. Patterson. All Yeas.

New Projects

Delq Amt	Last Pymt	Parcel ID	Owner	Address
\$ 1,817.56	2017	P030270002300	Lester Smith (Deceased)	823 Walnut Street, Nelsonville
\$ 8,122.09	2008	E010010022600	Letha Metheny	16357 S. Canaan Rd, Canaan TWP (pay-in-advance)

- a. 823 Walnut Street, Nelsonville. This is an abandoned property that has been boarded up by the City. It is a hazard to the neighborhood. Motion to accept this as a Land Bank project. Moved by Mr. Wasserman, 2nd by Mr. Andrews. All Yeas.
 - b. 16357 S. Canaan Road, Canaan Twp. The owner of this property is deceased and it has been abandoned for several years. It will be a Rural Acquisition project (pay-in-advance foreclosure). A neighbor of this property, Linda Cochran, is the end user paying in advance. If another individual winds up being the end-user, Linda Cockron would be reimbursed out of their purchase price. Motion to accept this as a Land Bank project, Moved by Mr. Eliason, 2nd by Mr. Chmiel. All Yeas
 - c. 16 Main Street. This property is owned by William Hunter and is an old gas station which sits near the Chauncey water plant. The Village of Chauncey inquired about purchasing this property before but due to the environmental hazards was unable to take it on. The Land Bank can acquire this property without liability and submit a grant application to the OEPA to clean up the hazardous material, such as old gas tanks and demolish the structure. This property is not a tax delinquent property so it requires Mr. Hunter's support for us to acquire it. Mr. Hunter is not willing to donate the property but he is willing to sell it for the County Auditor's land value which is \$4,000. The Land Bank is willing to put in \$2,000 toward this purchase with the Village of Chauncey contributing the remaining \$2,000. The Village agreed to this payment. Mr. Wasserman had a contract drawn up by Nolan and Meek which he will forward to Mr. Hunter if this project is approved. Motion to accept this as a Land Bank project. Moved by Mr. Chmiel, 2nd by Mr. Patterson. All Yeas.
7. Scheduling of next meeting, June 19th, 2020 via Google Hangout.

8. Roundtable – None

9. Adjournment at 1:39. Moved by Mr. Chmiel, 2nd by Mr. Patterson. All Yeas

Minutes submitted for approval by Chelsie McKee, Secretary

Chelsie McKee 8/19/2020
Secretary Date

Approved, as amended (if any) on 8/19/2020