

**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 August 19th, 2020 @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 July 22nd, 2020 meeting
4. Financial Report – Chelsie McKee, Land Bank Treasurer

SUMMARY	
Starting Balance	\$ 237,308.36
Actual Income	\$ 155,269.70
Actual Expenses	\$ 72,057.41
Actual Ending Balance	\$ 320,520.65

Business: 45 minutes

Old Business – 30 minutes

1. NIP project update – Sean Brooks, HAPCAP – Group F projects – All documents have been accepted by OHFA and we are waiting for reimbursement.
2. Update on acquisition process/pipeline –Ric
 - i) 4 Properties has been acquired since the last meeting: 5889 Stephenson Street, Buchtel; 19616 Maple Street, Trimble; 14-16 Maple Street, Glouster; Many other motions for Summary Judgement have been filed and 2 cases are in the 28-day waiting period and we will receive deeds on those properties soon.
 - ii) The expedited foreclosure case that is ready for the Board Of Revision to adjudicate was originally scheduled to be heard on August 14th. Sometime between the

scheduling and the actual hearing the board secretary issued a new link for the teleconference meeting and the court notifications were no longer valid because they had the old link. It has been rescheduled for next Friday, August 28th. There are 17 BOR expedited foreclosures behind this case in the pipeline with more hopefully being filed soon.

3. New agreement with HAPCAP to perform services including self-funded demos. This agreement has been signed in accordance with the board's motion last month. Work on self-funded demos is underway.
4. Americorps position through Rural Action – Rural action got back in touch with us this month to say that a position with another agency fell-through and there is an Americorps position that could be allocated to the Land Bank. Comm. Chmiel and I have had conversations (email) with RA and we are honing in on a position that would cost the land bank less than \$7000 for the year for appx 32 hours per week. This position would assist me with general administration of the program with special emphasis on communicating to the public through social media, the development of an annual report and general documentation of our work. Motion needed to move money from the HAPCAP staff budget line (\$20,000) to fund this position.
5. Update on previously approved projects,Ric
 - A. 10 High St., Gloucester - Abandon Gas station pilot program update M04-00700032-00 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 no grant applications were funded from March through August. This project is number 13 on the list. No way to know exactly when funding will come through. There appears to be plenty of money left in the BUSTR coffers to fund this and future projects (\$14MM).
 - B. A number of rehabs are underway around the county, in particular 29 Main in Gloucester 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 now finished. Also, as mentioned last month construction is underway at 10 Barbour in Gloucester and construction on a new 2-family house by Integrated Services at 30 Front Street, Gloucester is scheduled to begin in October. Rehab has also begun at 614 W. High in Nelsonville. End-user has the inside gutted and is replacing structural support. This will be an owner-occupied dwelling when finished.
 - C. 2020-15 - 16 Main Street, Chauncey – Approved last month, this is a purchase, in concert with the Village of Chauncey, of an abandoned gas station property next to the village's water plant. The sellers, William and Emile Hunter, have agreed to the draft contract and I expect to close with them shortly. Once the property is in the

Land Bank's name the process for obtaining grant funding through BUSTR can begin. Our consultant, Tetra-Tech has ensured that there are sufficient funds in the BUSTR coffers to cover this project.

- D. 2019-63 – MDM Management property in Buchtel. This property has been purchased by a couple looking to re-develop the site. They have entered a payment plan on the delinquent taxes with the County Treasurer. Recommend this project be withdrawn.
 - E. 2020-03 – 26 Converse Street. We were informed this week that dilapidated, tax-delinquent house is now occupied by the son of the owner. Seeking to verify. Foreclosure has not yet been filed on this project.
 - F. 2019-12 – 14 Main Street, Trimble. This property has been cleared of squatters and can now be prepped for demo. We thank Capt. Bryan Cooper and the Sheriff's department for their assistance.
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. This transaction closed in early August. Rehab to begin in October.
 - 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. This transaction closed yesterday.
 - 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. End-user has stopped returning calls. We are trying to ascertain the situation and determine next-steps.

Additionally we have received word of a squatter elsewhere on the property and are contacting the local police as well as making plans to secure the house at 38 Main.

- 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 have been purchased from the County Treasurer and legal counsel has prepared the foreclosure pleadings. Filing this week.

- 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. This transaction closed in late July.

New Business – 15 minutes

1. Discussion of public figures as end-users, potential or appearance of conflict.
2. New Self-Funded Demo – 15 Locust Street. Dilapidated house in flood zone. Parcel next to it was torn down years ago in a flood-mitigation project. Could become a village park.
3. New Projects:

Taxes Owed	Last Pymt	Parcel ID	Owner Name	Property Address
26,430.18	2017	M040030002500	James & Crys Ward.	60 High Street, Gloucester

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