

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

LOCATION: Nelsonville Council Chambers, Nelsonville Gov't Ctr, Nelsonville, OH 45764

DAY/TIME: Wednesday August 21st, 2019 11:00 AM

PURPOSE: Regular meeting to consider the following business:

Board Administration –

1. Call to order by Ric Wasserman, Chair - 11:04 Board all Present
2. Approval of agenda- Approved amended agenda added disposition of LB2018-66 18261 Hunter Rd – Mr. Barga 2nd Mr. Eliason
3. Approval of minutes of July 17th, 2019 meeting - Mr. Eliason 2nd Mr. Barga Mr. Chmiel Abstain – Motion carried
4. Financial Report – Kathy Hecht, Land Bank Treasurer- Attachment A- handed out amended report with new balance \$231,143.71 - Mr.Chmiel 2nd Mr. Barga - All Yeas

Actual Ending Balance:	\$	231,143.71
SUMMARY		
Starting Balance	\$	149,927.34
Actual Income	\$	162,819.43
Actual Expenses	\$	81,603.06
Actual Ending Balance	\$	231,143.71

Business: -

5. Old Business –

- a. NIP project update – Sean from HAPCAP team RFP has been successfully completed & LB2018-05 708 Poplar St., contract secured with IIS Industrial Insulation Sprec for abatement.

Trimble Township Target Area Group B Reimbursement has happened.

Parid ▲	Owner name	Address
M040050004600	BEHA SERVICES LLC	31 FRONT ST
M040050005800	BEHA SERVICES LLC	30 FRONT ST
M040050005900	BEHA SERVICES LLC	FRONT ST
M040050006000	BEHA SERVICES LLC	FRONT ST
M040050006200	BEHA SERVICES LLC	57 SUMMIT ST
M040090000802	ATHENS COUNTY LAND REUTI...	80 FRONT ST
M050030007600	LACKEY JERRY	8 EIGHTH ST S

Group C demos: LB2018-33 30Broad & LB2018-36 13 Monroe in Re-Bidding process, LB2018-66 18261 Hunter Rd. & LB2019-05 46 Front St., Structures removed, ground and greening still needs done with Oct.10 deadline.

Parid ▲	Owner name	Address
M010070204700	COMINSKY LOIS V	18261 HUNTER RD
M010070204900	COMINSKY LOIS V	HUNTER RD
M010070205101	COMINSKY LOIS V	HUNTER RD
M040040013100	LUNSFORD JUDY	30 BROAD ST
M040080005300	SPENCER WILLIAM D	13 MONROE ST
M040090001600	BENDERVICH JAMES H	46 FRONT ST

30 Broad – Now for sale, demo to happen if no one comes forward with a feasible plan.

- b. Update on acquisition process/pipeline –See attachment B for a breakdown of Land Bank projects status.
 - i. No properties were acquired in July. Full pipeline/case update.

- ii. Where do we go now with no expedited foreclosure? 10 cases were ready for final hearings but have been transferred to the court. No action there yet.
 - iii. 2762 Fifth Street ceremony on August 5th. Demo happening soon.
 - iv. Prosecutor has filed a large group of cases since the last meeting. They are just beginning their journey through the legal system.
 - v. Outside counsel foreclosures – These also had to be transferred to CP court. No word yet. All of the information I provided the Auditor at her request was for naught. The BOR did vote to the Exp Forecl policy so that no one member can stop a case from being heard but this was done after all pending cases had been transferred out of the BOR's jurisdiction.
 - vi. A proposal for an RFP (Request for Proposal) to local lawyers for case prep of foreclosures. Mr. Chmiel 2nd Mr. Barga - All Yeas
- c. Update on previously approved projects,Mr.Wasserman
- 1. LB 2019-9: H01-00100560-01, H01-00100586-00 Albany to discuss Marilyn Trout Parcels – no new info from the stakeholders. We are waiting for them to find an end-user before we proceed.
 - 2. Shade Properties LB 2018-7 J0102701006-00, 7-00, 8-00, 9-00 Conkey Martha, LB 2018-63 J01-02701012-00, 13-00 Chesser, Kerry Royce: – progress seems to have stopped. Next steps?
 - 3. Bean Hollow – LB 2019-20: G01-00100075-00, G01-00277 Carsey, Carolyn a meeting was held and agreements were made regarding its cleanup by the current owner.
- d. Update on Dispositions –
- 1. Chauncey Property 58 Converse LB 2018-21 G02-00400090-00, 91-00: to Lucy Behm / Scott J Bruch – Approved PQF on file.
 - 2. Chauncey Properties LB 2108-26 39 Monroe G02-00300050-00, 49-00, LB 2018-28 47 Main G02-00600123-00: Need updated resolution to accept newly created entity “Athens Preservation,

LTD", different from original accepted end user. Same owner, different LLC Moved by Mr. Wasserman 2nd Mr. Chmiel- All Yeas

3. York Twp Property 1650 Connett Rd LB 2018-6 P01-00100176-00, 76-01: to Tim Cowell.
4. Wonder Bar – still in progress.

6. New Business –

- a. New Dispositions: 3 parcels to Habitat for Humanity of Southeast Ohio were tabled for more information on time line of dispositions.

Project#	Parid ▲	Owner name	Address	delq taxes	Delq T
			G-drive		
LB 2018-32	M040050006200	ATHENS COUNTY LAND REUT	57 SUMMIT ST	\$ 19,781.72	201
LB 2018-65	M050030007600	ATHENS COUNTY LAND REUT	8 EIGHTH ST ST S	\$ 7,781.04	201
LB 2018-4	P030070001200	ATHENS COUNTY LAND REUT	394 MADISON ST	\$ 6,516.10	200

New projects:

Schedule of new projects will be added to the agenda the day before the meeting.

Approved listed below – Mr. Chmiel, 2nd Mr. Barga

Delq taxes	Parid ▲	Owner name	Address	last pmt	Delq Taxyr
\$ 10,725.16	B010010071601	REEVES WILLIAM A	8524 CHASE RD	2011	2004
\$ 14,844.61	M040040009800	DBJ HOLDINGS LTD	30 CROSS ST	2010	2010
\$ -	M040100002600	HABITAT FOR HUMANITY OF ..	10 BARBOUR ST	2019	
\$ 12,091.30	M060030005900	HOME OPPORTUNITY LLC	19606 PLUM ST	2014	2014
\$ 177.43	N010010034700	STANLEY FLOYD	S R 56 E	2012	2013
\$ 4,603.53	N010010034800	STANLEY FLOYD	1790 S R 56	2012	213
\$ 934.25	P030070004500	HOYD DONNA	212 MADISON ST	2013	2011
\$ 492.06	P0305364	HOYD DONNA	212 MADISON ST	2013	2011

7. Scheduling of next meeting: September 25th, 2019 (the third Wednesday falls during the Ohio Land Bank Conference so we propose moving it to the 4th Wednesday for just one month). 11: am @ Nelsonville Council Chambers, Nelsonville Gov't Ctr, Nelsonville, OH 45764

8. Roundtable Mr. Chmiel announced his participation in Boxing for Books, his ring name will be "Bludgeoner of Blight", at the Trimble of Middle School
9. Mr. Wasserman Adjournment- 12:33 PM

Minutes Submitted for approval by Diane Saylor, Secretary

Diane Saylor 9-26-19
Diane Saylor Date

Approved, as amended (if any) on Sept. 26, 2019