

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

[www.AthensCountyLandBank.com](http://www.AthensCountyLandBank.com)

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

DAY/TIME: Wednesday September 16<sup>th</sup>, 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 August 19<sup>th</sup>, 2020 meeting
4. Financial Report – Chelsie McKee, Land Bank Treasurer

<b>SUMMARY</b>	
Starting Balance	\$ 237,308.36
Actual Income	\$ 161,519.70
Actual Expenses	\$ 77,866.36
Actual Ending Balance	\$ 320,961.70

Business: 50 minutes

Old Business – 25 minutes

1. NIP project update – Sean Brooks, HAPCAP – Group F projects – All documents have been accepted by OHFA and we are waiting for reimbursement. No change since last month. Still waiting.
2. Update on acquisition process/pipeline –Ric
  - i) 2 properties were acquired since the last meeting: 16 Main Street in Chauncey and 60 Main Street in Glouster. A couple of properties are in the 28-day waiting period and we will receive deeds on those properties soon.
  - ii) The expedited foreclosure case on the S. Canaan Road Property (Williams) was heard on August 28th. Foreclosure was granted and direct transfer ordered to the

Land Bank after the 28 day ROR. Another case on 201 Edwards St., Nelsonville is scheduled for Sept. 22<sup>nd</sup>. There are 16 BOR expedited foreclosures behind this case in the pipeline with more hopefully being filed soon. In a related development the federal district court for the southern district of Ohio has dismissed a case filed Dayton challenging the “direct transfer” provision of the Land Bank statute. The court found that since it is a state law and provides multiple guarantees of due-process for defendants in foreclosure cases, there is no federal jurisdiction to hear the case.

3. Self-Funded Demos Group “G” – Under our new agreement with HAPCAP work on self-funded demos of our first 5 properties has begun. A contract for asbestos surveys has been executed with the vendor and work should begin this week. The hope is to have these five properties cleared by mid-October.

Self-Funded Demos			
Parcel Number	Address	Target Area	
M040130003800	15 Locust Street	Glouster (Trimble Twp)	
P030250002800-3000	160-180 Crichfiled Dr	Nelsonville	
P030210000500-400	189 Ashton Street	Nelsonville	
M060020002900	14 Main Street	Trimble (Trimble Twp)	
M060020002100-2200	19537 S Center St	Trimble (Trimble Twp)	

4. Americorps position through Rural Action – We are moving swiftly to put an Americorps volunteer in place. Chris and I went through supervisor training and we have three resumes so far to choose from. We are hoping to begin interviewing next week with the goal of having someone chosen by the end of September.

5. Update on previously approved projects, .....Ric

- A. 10 High St., Glouster - 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). No change since last month.
- B. Rehabs: Rehabs are underway or completed in the county: 10 Barbour, Glouster (habitat); 29 Main, Glouster; SR 329, Guysville; 24 Cherry, Glouster; 614 W. High, Nelsonville. Projects slated but not yet underway: 30 Front, Glouster (Integrated

Svc); 57 Summit, Glouster and 8 S. 8<sup>th</sup> St, Jacksonville (Habitat); 141 Monroe, Nelsonville; 47 Main, Chauncey.

- C. 2020-15 - 16 Main Street, Chauncey – Abandoned gas station and asbestos-filled dilapidated building. Purchased last month from William and Emile Hunter. Information has been forwarded to our consultant, Tetra-Tech. Since previous work has been done on this location by Ohio EPA we will be able to bypass many of the early steps in the remediation process and go right to bidding out the demo itself. This project will be paid for entirely from the BUSTR fund.
- D. 2020-03 – 26 Converse Street. We were concerned that this delinquent house was now occupied by the son of the owner. Spoke to the owner and the most recent resident. They confirmed the house is empty and they have no intention of trying to keep it. Advised Prosecutor to go ahead with the foreclosure.
- E. 60 Main Street, Glouster – Ditty Box. Acquisition via donation was accomplished on 9/4/20. Initial inspection shows that it could be a useable building if someone were found to use it. First we need to clean it out and secure it.
- F. 38 Main, Glouster – Working with HAPCAP to clean out and secure the building. This is a save-able structure.
- G. Commissioner Chmiel and I have been on several Level-1 inspections of newly acquired properties, most of them are certain demos. I will be preparing a list of “Group H” demolitions for the board for the October meeting.

## 5. Update on pending dispositions

- A. 36-38 Main Glouster (2018-73). Both Commissioner Chmiel and I have met with the tenant and potential end user on 36 Main. We are hoping to find them some assistance with getting a mortgage for the \$5000 we are asking for the property.

Additionally the Glouster police were able to get the squatter at 38 Main moved on. We are thankful for their assistance.

- B. Winner Lane / Sand Ridge Road (Rome/Lodi Twp/S. Canaan Rd, Canaan Twp). These three “rural acquisition” (pay-in-advance) projects are in-process. The Winner Lane foreclosure has been filed, the S. Canaan Rd project should be filed this week and the Sand Ridge Rd paperwork is still unsigned. The first two are generating other end-user interest as well.

New Business – 25 minutes

1. Future Dispositions – Several dispositions are in progress and I hope to bring them to the board next month if all info has been received. They include:
  - a. 615 W. Washington (coffee cup) – 2 potential end-users
  - b. 36 Braun Street, Gloucester – 3-4 potential end-users
  - c. 156/158 Toledo Street
  - d. 19616 Maple St., Trimble
2. New Disposition – 637 High Street – Nelsonville to Marcie Denney – House taken on donation in June. Extremely dilapidated, Ms. Denney who is currently rehabbing 614 W. High. Property has cleared 3 weeks on the website. Propose to seek feedback from the City of Nelsonville.
3. Petty cash for transfers: Need another \$25.00
4. New Projects:

<b>Taxes Owed</b>	<b>Last Pymt</b>	<b>Parcel ID</b>	<b>Owner Name</b>	<b>Property Address</b>
26,522.46	2007	M040040011400	Raymon Webster II	29 Hill Street, Gloucester
10,875.69	2012	M040030006500	Ray R. Dollison	34 Spring Street, Gloucester
9,257.61	2015	M040150005500	Justice Jenkins	23 Morgan St., Gloucester
14,369.38	2012	M040080004900	Wm & Tammy Love	11 Maple St., Gloucester

- A. Scheduling of next meeting: October 21<sup>st</sup>, 2020.
- B. Roundtable – Land Bank virtual conference is next week-  
Conservancy-produced video of Athens County Land Bank projects
- C. Adjournment