

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 September 16th, 2020 at 11:00am
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 (joined late) and Township Trustee Gregg Andrews.
2. Approval of agenda. Moved by Mr. Chmiel, 2nd by Mr. Eliason. All Yeas
3. Approval of minutes for the meeting held on August 19th, 2020. Moved by Mr. Chmiel, 2nd by Mr. Eliason. All Yeas
4. Financial Report from Chelsie McKee, Land Bank Treasurer – Summary of August ending Balance.

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

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. Sean from HAPCAP submitted all group F required information to OHFA and we are now waiting for reimbursement. No changes since last month.
 - b. Updates on acquisition process/pipeline by Mr. Wasserman.
 - I. 2 properties were acquired since the last meeting: 16 Main Street, Chauncey; 60 Main Street, Gloucester. 2-3 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 decree the foreclosure which will then put the cases in the 28-day waiting period.

- II. The expedited foreclosure case on the S. Canaan Road Property (Williams) was heard on August 28th, 2020. Foreclosure was granted and direct transfer was ordered to the Land Bank after the 28-day ROR. There are another 16 BOR expedited foreclosure cases in the pipeline including one that is scheduled for September 22nd, 2020 for 201 Edwards Street, Nelsonville. In a related development the federal district court for the southern district of Ohio has dismissed a case filed in Dayton, OH 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.
- c. Self-Funded Demolitions, Group G: Under the new agreement with HAPCAP, work on the 5 approved self-funded demo properties has begun. A contract for asbestos inspections has been executed and work should begin at the end of this week. It is estimated to take 2-3 weeks to complete this task. Once it is done, HAPCAP will start bidding out the demos. Glen Crippen at HAPCAP mentioned they are under a 6-8 week protocol to complete projects. The Land Bank may try and establish another group of demos that have been viewed by Mr. Wasserman and Mr. Chmiel at the next meeting in October.

Self-Funded Demos – Group G		
Parcel Number	Address	Target Area
M040130003800	15 Locust Street	Glouster (Trimble TWP)
P030250002800-3000	160-180 Crichfiled Drive	Nelsonville (York TWP)
P030210000500-400	189 Ashton Street	Nelosville (York TWP)
M060020002900	14 Main Street	Trimble (Trimble TWP)
M060020002100-2200	19537 S Center Street	Trimble (Trimble TWP)

- d. Americorp position though Rural Action: Mr. Wasserman and Mr. Chmiel have been working with Rural Action and went through a supervisor training program. 3 resumes were submitted for the position, 2 of them have been scheduled for interviews. The goal is to have someone hired by the end of September. They will be stationed at the HAPCAP officer in Glouster while performing the duties assigned by Mr. Wasserman and Mr. Chmiel.
- e. 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. This project is number 13 on the list. There appears to be plenty of money left in the BUSTR coffers to fund this and future projects (\$14MM).
 - II. 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. 29 Main Street has also vastly improved with the new owners keeping some of its original character. Also, as mentioned last month, construction is underway at 10 Barbour Street in Glouster by Habitat for Humanity. Rehab has also begun at 614 W. High Street in Nelsonville which will be an owner-occupied dwelling when finished. The end-user has the inside gutted and is replacing structural support. Projects slated but not yet underway: 30 Front Street, Glouster (Intergrated Services); 57 Summit Street, Glouster; 8 S 8th Street, Jacksonville (Habitat for Humanity); 141 Monroe, Nelsonville; and 47 Main Street, Chauncey.

- III. 16 Main Street, Chauncey (2020-15). This property is an abandoned gas station next to the Village's water plant. It was purchased last month from William and Emilie Hunter. This property was purchased for \$4,000 with half the purchasing cost coming from the Land Bank and the other half from the Village of Chauncey. The Village has been invoiced for their share. It is going to be torn down with 100% funding from the state BUSTR fund. Work has been previously done at this location by Ohio EPA so we will be able to bypass the majority of the initiating steps and begin on the bidding process.
 - IV. 26 Converse Street, Chauncey (2020-03). The Land Bank was concerned that this delinquent house was occupied by the son of the owner. However, it has been confirmed by the most recent resident that the house is empty and they have no intention of keeping it. Went ahead and advised the prosecutor to proceed with the foreclosure.
 - V. 60 Main Street, Glouster (Ditty Box). The Land Bank acquired this property as a donation that was completed on September 4th, 2020. Initial inspection shows that it could be a useable building. The first step would be to clean this structure out and secure it which will be discussed more at the next meeting.
 - VI. 38 Main Street, Glouster – This property was formally a funeral home. Currently working with HAPCAP to clean it out and secure the building. This does seem to be a savable structure.
 - VII. Mr. Wasserman and Mr. Chmiel have conducted many level 1 inspections of new acquired properties. It does appear that most of them would be tear-downs. Mr. Wasserman will be creating a list of properties to address as "Group H" demolitions for the board for the October meeting.
- f. Update on pending dispositions:
- I. 36-38 Main Glouster (2018-73). Mr. Wasserman and Mr. Chmiel have met with the tenants and potential end users of 36 Main Street. They are trying to find them some assistance with getting the mortgage for the \$5,000 the Land Bank is asking for the property. The police of Glouster were also able to remove the squatters at 38 Main Street. We thank them for their assistance.

- II. Winner Lane / Sand Ridge Road (Rome/Lodi Twp) and S Canaan Road (Canaan TWP). These three “rural acquisitions” (pay-in-advance) projects are in process. The Winner Lane foreclosure has been filed, though they have made contact with Mr. Wasserman and they may be interested in entering into a payment plan if it can be worked out. S Canaan Road should be filed later this week. The Sand Ridge Road paperwork is still unsigned.

6. New Business

a. Future Dispositions:

- i. 36 Braun Street, Glouster. This property has received interested from 3-4 potential end users. One of which was a prior family member who is unable to obtain this property due to state law and land bank policies. Mr. Chmiel asked if the family member would be able to obtain the property if they paid off the delinquent taxes. Mr. Wasserman said there would be a lot of other costs associated besides delinquent taxes since the Land Bank acquired it.
- ii. 615 W. Washington Street (Coffee Cup). It has 2 potential end users with one of them being Hocking College.
- iii. 156/158 Toledo Street. Has 1 potential end user at the moment.
- iv. 19616 Maple Street, Trimble. It has a dilapidated house that will need to be torn down. A potential end user who wants to put a manufactured home on the property.

b. New Disposition

- i. 637 High Street, Nelsonville. This property was taken as a donation in June. It has an extremely dilapidated structure on the property. Marcie Denney has reached out in the hopes to acquire this property. It has been posted on the website for 9 weeks. Proposed to seek feedback from the City of Nelsonville. Motion to do a conditional disposition to receive feedback from the City of Nelsonville moved by Mr. Wasserman, 2nd by Mr. Chmiel. All Yeas

- c. Petty Cash Transfer: Need a petty cash transfer of \$25.00. Motion to allow a petty cash transfer of \$25.00 moved by Mr. Chmiel, 2nd by Mr. Andrews. All Yeas

New Projects

Delq Amt	Last Pymt	Parcel ID	Owner	Address
\$ 26,522.46	2007	M040040011400	Raymon Webster II	29 Hill Street, Glouster
\$10,875.69	2012	M040030006500	Ray R. Dollison	34 Spring Street, Glouster
\$9,257.61	2015	M040150005500	Justice Jenkins	23 Morgan Street, Glouster
\$14,369.38	2012	M040080004900	Wm & Tammy Love	11 Maple Street, Glouster

- a. 29 Hill Street; 34 Spring Street; 23 Morgan Street; and 11 Maple Street. All properties are located in the Village of Gloucester. These are the last batch of abandoned properties in Gloucester that we are aware of. Motion to accept these properties as Land Bank projects, moved by Mr. Chmiel, 2nd by Mr. Eliason. All Yeas
7. Scheduling of next meeting, October 21st, 2020.
 8. Roundtable:
 - a. Land Bank Conference: The Land Bank conference is next week and it will be held virtually. If you wish to attend reach out to Ric Wasserman to receive the link via email.
 9. Adjournment at 11:35. Moved by Mr. Eliason, 2nd by Mr. Chmiel. All Yeas

Minutes submitted for approval by Chelsie McKee, Secretary

Chelsie McKee 10/21/2020
Secretary Date

Approved, as amended (if any) on 10/21/2020