

**ATHENS COUNTY LAND REUTILIZATION CORPORATION**  
**BOARD OF DIRECTORS**  
**Minutes**

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

DAY/TIME: Thursday September 26<sup>th</sup>, 2019 11:00 AM

PURPOSE: Regular meeting to consider the following business:

Board Administration Call to order by Ric Wasserman, Chair – Mr. Wasserman, Mr. Chmiel, Mr. Eliason, Mr. Andrews, & Mr. Barga- All Board members present

1. Approval of amended agenda adding- Glouster Citgo property under new projects , mowing contract & 3 property dispositions : Mr. Chmiel, 2<sup>nd</sup> Mr. Barga All Yeas
2. Approval of minutes of August 21<sup>st</sup>, 2019 meeting Mr. Eliason, 2<sup>nd</sup> Mr. Chmiel All Yeas
3. Financial Report (Attachment 1) – Kathy Hecht, Land Bank Treasurer : Approved Mr. Eliason, 2<sup>nd</sup> Mr. Barga – All Yeas

<b>Actual Ending Balance:</b>	<b>\$</b>	<b>230,865.47</b>
<b>SUMMARY</b>		
Starting Balance	\$	149,927.34
Actual Income	\$	165,359.43
Actual Expenses	\$	84,421.30
Actual Ending Balance	\$	230,865.47

Business: - Old Business

NIP project update - HAPCAP team- Zack Reizes NIP reimbursement on Land Bank Group A & B  
HAPCAP has adopted a new Contractor Contract in place with better safeguards for both  
HAPCAP and Land Bank going forward.

**Group C demos - Bids awarded to Rod Archer (out of Zanesville, OH ) on**

remaining work to be completed in Oct.

ATHENS COUNTY LAND REUTI...	M010070204700	demo complete, contracted to be greened	18261 HUNTER RD
ATHENS COUNTY LAND REUTI...	M010070204900	demo complete, contracted to be greened	HUNTER RD
ATHENS COUNTY LAND REUTI...	M010070205101	demo complete, contracted to be greened	HUNTER RD
ATHENS COUNTY LAND REUTI...	M040040013100	to be demo	30 BROAD ST
ATHENS COUNTY LAND REUTI...	M040080005300	to be demo	13 MONROE ST
ATHENS COUNTY LAND REUTI...	M040090001600	demo complete, contracted to be greened	46 FRONT ST

a. **Group D – Nelsonville** to start demo process in next couple weeks and new Glouster approvals

b. **Approved NIP Projects Group E**

<b>Group E</b>			
<b>LB Proj #</b>	<b>Parid ▲</b>	<b>Owner name</b>	<b>Address</b>
2018-31	M040010005100	BEHA GREGORY L	158 TOLEDO ST
	M040010005200	SKINNER JOHN	8 OAK ST
2019-31	M040080000900	COTTER MARY JANE	37 SUMMIT ST
2019-43	M040100002600	HABITAT FOR HUMANITY 10 BARBOUR ST	

c. Mr. Reizes and Mr. Wasserman worked together to secure Land Bank properties with locks, Mr. Reizes can be contacted to those in need of access to properties.

d. Update on acquisition process/pipeline –Ric Wasserman

- i. We acquired 1 property via donation M04-00800009-00 37 Summit LB 2019-31 in August. Not one single property from the cases transferred from the BOR to the court has been acted on. Several of those are in our NIP target areas and would have been scheduled for tear-down by now. Sadly, they will likely not be in our hands in time to get NIP funding.
- ii. Prosecutor has cases ready to be filed but filing has not occurred yet.
- iii. Outside counsel foreclosures – A non-oral hearing has been scheduled for Oct. 22<sup>nd</sup> on just one case, 44 Locust M04-01500120-00 (2018-71). Motions have been filed on the others but nothing scheduled yet.
- iv. RFP (Request for Proposal) (Q) to local lawyers- Requests for quotes have been sent to 8 local attorneys.

Mr. Wasserman reviewed possible funding thru House Bill 252 with the prospect of additional funding in 2021.

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

- 1. 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: –Moved to Dispositions

2. 29 Main St. M04-00500009-00 LB 2019-23 has been cleaned up inside and remains for sale has potential end user.
3. 58 Converse St. G02-00400090-00, Chauncey (2018-21). House has asbestos according to inspection contractor. Awaiting estimates for demo with this news in mind.

f. Update on Dispositions –

1. Chauncey Property 58 Converse (LB 2018-21) G02-00400090-00, 91-00: to Lucy Behm /Scott Bruch – see Aug. Minutes editing error
2. Chauncey Properties (LB 2108)-26 39 Monroe G02-00300050-00, 49-00, LB 2018-28 47 Main G02-00600123-00: Work has commenced on these projects.
3. York Twp Property 1650 Connett Rd, York Twp (LB 2018-6) P01-00100176-00, 76-01: to Tim Cowell. The dilapidated house has been torn down by the new owner as agreed. ( photos)
4. Wonder Bar – Documents have been approved by their board and counsel and closing should happen within a week or so.
5. 58/60 High, Glouster (LB2018-11) ATAP by person wanting to start a winery has been withdrawn due to the expense and complication of the project.
6. 60 Converse – Empty lot. ATAP received from Scott Bruch who acquired 58 Converse as a side-lot. Commissioner Chmiel feels there will be an ATAP soon from someone wanting to build on it soon.

6. New Business –

- a. Replenishment of \$15.00 conveyance fee petty cash requested on record.
- b. New Dispositions: 3 parcels to Habitat for Humanity of Southeast Ohio.,

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.

We have spoken to NIP and they have agreed to waive the 1-year requirement for building to begin. Motion to table by Mr. Eliason, 2<sup>nd</sup> Chmiel - All Yeas

- c. Land Bank contracted Christian Sikorski thru the end of 2019 mowing season. (Attachment 2)
- d. 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: motion disposition of properties to Frank Cargould for \$1,000.00 with 3 months demo time line, pending 2 week advertising on Land Bank acquired project website. Mr. Chmiel 2<sup>nd</sup> Mr. Andrew - All Yeas
- e. M01-00702047-00 LB2018-66 18261 Hunter Rd. 2 end user application , Kelsie & Josh Stevens re-accounted that they've been keeping up grounds as best as possible for couple years, wish to obtain for future building site. After 2 week Advertising on Land Bank acquired property web site and \$500.00 disposition cost to the Stevens. Mr. Chmiel, 2<sup>nd</sup> Mr. Barga - All Yeas
- f. EPA funding called Buster (estimated 32 million available funding), Mr. Wasserman suggest as test project via a Class C (Land Bank not obtaining ownership) M04-00700032-00 (see pic) 10 High Street Glouster (formally Citgo). Mr. Wasserman 2<sup>nd</sup> Mr. Chmiel – All Yeas

**New projects:**

**Schedule of new projects attached: All approved –All Yeas**

Delq Taxes	Parid▲	Owner name	Address	delq yr / last pmt	1st & 2nd
\$ 4,146.84	G010050000700	PALMER PHILLIP S & ROSE A	15990 MILLFIELD RI	2006 / 2004	Mr. Chmiel 2nd Mr Barga
\$ 2,097.22	M040050002700	KENNEDY MICHAEL A	3 MAIN ST	2017 / 2016	Mr. Wasserman 2nd Mr. Chmiel
\$ 12.15	M040070008500	JEWELL JEAN	HIGH ST	2018 / 2017	Mr. Ellason 2nd Mr.Chmiel
\$ -	P030140000500	CITY OF NELSONVILLE	126 JEFFERSON ST	na	Mr.Barga 2nd Mr. Chmiel
\$ 12,357.09	P030160004500	MOYER BEATRICE	141 MONROE ST	2005 / 2010	} Mr. Barga 2nd Chmiel
\$ 476.05	P030160004600	MOYER BEATRICE	141 MONROE ST	2011 / 2010	
\$ 309.38	P030160004700	MOYER BEATRICE	MONROE ST	2011 / 2010	
\$ 60.69	P030160004800	MOYER BEATRICE	CANAL ST	2011 / 2010	
\$ 12,284.64	P030190003700	HINERMAN RALPH C & LOIS B	354 CHESTNUT ST	2008 / 2008	Mr.Barga 2nd Mr. Andrews
\$ -	P030210004400	DAVIS RALPH S ET AL	584 HIGH ST W	na	
\$ 1,876.25	P030320015400	GORDELLE MARGARET T	POPLAR ST	2004 / 2002	Mr. Barga 2nd Chmiel

- 7. Scheduling of next meeting: October 23rd, 2019 (the third Wednesday is only 3 weeks away and during a week with a holiday on Monday so I propose moving it to the 4<sup>th</sup>

Wednesday for October and then back to the third in November) That will give us 4 weeks between meetings. Mr. Wasserman, 2<sup>nd</sup> Chmiel  
8. Adjournment 12:50 pm Mr. Eliason, 2<sup>nd</sup> Mr. Barga

Minutes Submitted for approval by Diane Saylor, Secretary

X Diane Saylor 10-23-19  
Diane Saylor Date

Approved, as amended (if any) on 10-23-19

September, 2019 – New Land Bank Projects

Par #	Address	Submitter	Owner	Description
G010050000700	15990 Millfield Rd house, has been the site of drug activity.	Chris Chmiel	Phillip Palmer	Dilapidated
P03-0210004400	584 High, Nelsv w/dilapidated garage on city street	Ric/Becky Barber	Ralph Davis	Land
P03-0320015400	1288 Poplar, Nelsv Extremely dilap old house	Ric/Becky Barber	Margaret Gordelle (deceased)	
P03-0160004500	141 Monroe, Nelsv on the corner of the main street in town.	Ric/Becky Barber	Beatrice Moyer	Vacant house
P03-0160004600				
P03-0190003700	654 Chestnut St. Nelsv on a main st. Owner may be deceased	Ric/Becky Barber	Ralph Hinerman	House
P03-0140000500	126 Jefferson St donate property with house for demo	Becky Barber	City of Nelsv	City wants to
G010050000700	15990 Millfield Rd G-Drive under new projects	Chris Chmiel	Phillip Palmer	Project form on
M040070008500	High St. flood land contiguous to 58/60 High	Ric	Jean Jewell	Small piece of
M040050002700	3 Main St.,Glouster commercial building	Ric	Michael Kennedy	Dilap

## 2019 Land Bank Budget

Starting Balance: \$ 149,927.34  
as of January 1, 2019

Date	Description	Month	Actual
2-25-20019	HAPCAP - Mortgage Loan	February	\$ 50.00
3/4/2019	Donation - Ameriprise	March	\$ 2,680.08
4/4/2019	Athens County Treasurer	April	\$ 10,000.00
4/9/2019	Athens County Treasurer	April	\$ 138,401.12
4/19/2019	Athens County LB - MH Settlement	April	\$ 4,188.23
7/1/2019	Mortgages on 4 Properties	July	\$ 40.00
7/3/2019	Capstone	July	\$ 5,000.00
7/10/2019	Capstone	July	\$ 2,500.00
8/15/2019		August	\$ 2,000.00
8/22/2019		August	\$ 500.00

TOTAL INCOME \$ 165,359.43

Date	Description	Month	Actual	Column1	Column2
2/15/2019	Mollica, Gall, Sloan, Sillery	February	\$ 725.00		
3/6/2019	Chris Chmiel	March	\$ 37.70		
3/6/2019	Minute Man Press	March	\$ 50.00		
3/21/2019	Athens Co. Treasurer	March	\$ 1,000.00		
4/1/2019	Cash - Petty Cash	April	\$ 25.00		
4/1/2019	ePropertyInnovations LLC	April	\$ 10,000.00		
4/1/2019	Mollica, Gall, Sloan, Sillery	April	\$ 825.00		
4/15/2019	NetData Inc	April	\$ 12.00	O/S	
5/7/2019	JL Uhrig & Assoc.	May	\$ 1,200.00		
5/7/2019	HAP Community Action	May	\$ 20,000.00		
5/7/2019	Mollica, Gall, Sloan, Sillery	May	\$ 1,000.00		
5/15/2019	Bernice Robertson	May	\$ 1,000.00		
5/17/2019	Mollica, Gall, Sloan, Sillery	May	\$ 2,000.00		
5/17/2019	Mollica, Gall, Sloan, Sillery	May	\$ 2,000.00		
5/17/2019	Mollica, Gall, Sloan, Sillery	May	\$ 2,000.00		
5/17/2019	Mollica, Gall, Sloan, Sillery	May	\$ 2,000.00		
5/17/2019	Mollica, Gall, Sloan, Sillery	May	\$ 750.00		
5/17/2019	Mollica, Gall, Sloan, Sillery	May	\$ 2,514.00		
5/17/2019	Mollica, Gall, Sloan, Sillery	May	\$ 2,485.50		
5/17/2019	Mollica, Gall, Sloan, Sillery	May	\$ 2,485.50		
5/17/2019	Mollica, Gall, Sloan, Sillery	May	\$ 2,000.00		
5/23/2019	Mollica, Gall, Sloan, Sillery	May	\$ 514.00		
5/23/2019	Mollica, Gall, Sloan, Sillery	May	\$ 514.00		
5/23/2019	Mollica, Gall, Sloan, Sillery	May	\$ 725.00		43188.00
6/12/2019	Mollica, Gall, Sloan, Sillery	June	\$ 514.00		
6/7/2019	Wire Transfer - Allodial	June	\$ 9,000.00		
	Transfer Fee		\$ 20.00		
6/12/2019	Mollica, Gall, Sloan, Sillery	June	\$ 485.50		10019.50
7/1/2019	Mollica, Gall, Sloan, Sillery	July	\$ 400.00		
7/1/2019	Mollica, Gall, Sloan, Sillery	July	\$ 175.00		
7/1/2019	Mollica, Gall, Sloan, Sillery	July	\$ 175.00		
7/1/2019	Mollica, Gall, Sloan, Sillery	July	\$ 175.00		
7/10/2019	Mollica, Gall, Sloan, Sillery	July	\$ 175.00		
7/10/2019	Mollica, Gall, Sloan, Sillery	July	\$ 175.00		
7/16/2019	Mollica, Gall, Sloan, Sillery	July	\$ 60.00		
7/1/2019	Wire Transfer - JP Morgan Chasel	July	\$ 14,305.86		
7/1/2019	Transfer Fee	July	\$ 20.00		
8/15/2019	Minute Man Press	August	\$ 27.00		
8/15/2019	TTWWTD	August	\$ 1,252.40		
8/16/2019	Mollica, Gall, Sloan, Sillery	August	\$ 225.00		
8/16/2019	Mollica, Gall, Sloan, Sillery	August	\$ 175.00		
8/29/2019	Mollica, Gall, Sloan, Sillery	August	\$ 725.00		
8/29/2019	Mollica, Gall, Sloan, Sillery	August	\$ 175.00		
8/29/2019	AHRC	August	\$ 268.50		
8/29/2019	Cardmemner Services	August	\$ 30.34		
TOTAL EXPENSES			\$ 84,421.30		

Actual Ending Balance: \$ 230,865.47

SUMMARY		
Starting Balance	\$	149,927.34
Actual Income	\$	165,359.43
Actual Expenses	\$	84,421.30
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CONTRACT

This agreement is between the Athens County Land Reutilization Corporation (Land Bank) and Christian Sikorshi, (hereafter referred to as "contractor"), for the services of lawn mowing at Land Bank owned properties. Zachary Reizes has been designated the "Land Bank Representative" for this contract.

Contractor agrees to mow certain Land Bank properties in Trimble Township/Village of Glouster or Jacksonville at the request of the Land Bank's agent.

Contractor will mow, using their own equipment, in a manner to render the property "neat and clean" without undue disturbance to neighbors. Mowing will be done only between the hours of 8am-8pm. Grass clippings shall not be left on the street, sidewalk or other public areas.

Mowing will occur on an as-needed basis, decided through discussion between contractor and a Land Bank representative. No mowing shall occur without prior communication between contractor and a Land Bank representative.

Payment: Contractor will be paid \$40.00 (Forty-Dollars, USD) per property mowed.

Contractor shall bill the Land Bank after mowing has been accomplished. Contractor may bill for more than one property at-a-time. The Land Bank will pay the bill to the address specified by Contractor within 30 days of receipt.

Termination: The Land Bank may terminate this contract at any time, for any reason. The reason for termination must be expressed to the contractor. All outstanding debts to the contractor will be paid by the Land Bank, excepting for in cases of illegal activity or breach of contract by the contractor.

Date: October 1, 2019.



Contractor



Athens County Land Bank Representative



1650 Connett Rd P01-00100176-00 LB 2018-06

