

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

www.AthensCountyLandBank.com

LOCATION: Nelsonville Government Complex, 211 Lake Hope Dr. Nelsonville OH 45764

DAY/TIME: Wednesday October 23rd, 2019 @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 October 23rd, 2019 meeting
4. Financial Report – Kathy Hecht, Land Bank Treasurer

Business: - 1 Hour, 10 Minutes

5. Old Business – 20 Minutes
 - a. NIP project update - HAPCAP team

Group D demos are still awaiting reimbursement from NIP.

Parid ▲	Owner name	Address
P030040000400	HARRIS CHARLES A	62 GROVER ST
P030070001200	HALL BUCKY & CHRISTIE	394 MADISON ST
P030230000600	ROBINETTE HOWARD	217 HARPER ST
P030260004200	JACOBS GEORGE W JR	708 POPLAR ST
P030260004300	JACOBS GEORGE W JR	POPLAR ST

Bids have been awarded for Group E. –

Group E				
LB Proj #	Parid ▲	Owner name	Address	Taxyr
2018-31	M040010005100	BEHA GREGORY L	158 TOLEDO ST	2018
	M040010005200	BEHA GREGORY L	2 OAK ST	2018
2019-31	M040080000900	COTTER MARY JANE	37 SUMMIT ST	2018
2019-430	M040100002600	HABITAT FOR HUMAN	10 BARBOUR ST	2018
2018-71	M040150012000	SHOWALTER MATHER	42 LOCUST ST	2018

b. Update on acquisition process/pipeline -Ric

- i. We acquired one property since the October meeting. 42 Locust Street in Glouster. Additionally 16 Morgan, 42 Main and 24 Cherry Streets were foreclosed upon and title will come to the Land Bank at the end of the 28 day ROR in early December. We are now four months out from the BOR's transfer of our expedited foreclosure cases to the CPC.
- ii. Prosecutor has moved for summary judgement on a number of cases. Docket time after applying for SJ seems to be about 6 weeks.
- iii. A smattering of cases are scheduled for non-oral hearings over the next 30 days. A few new cases have been filed, 2 more publications. Prosecutor currently working on cases approved at the July and August meetings. I will do another complete case update in time for the Dec. meeting.
- iv. 141 Monroe St in Nelsonville (LB 2019-50) has been offered to subdivisions including the Land Bank and if no other entity claims it will become LB property in a week or two.
- v. Abandon Gas station pilot program update M04-00700032-00 10 High St. Glouster – Approved for initial evaluation from Ohio EPA. That work should begin soon.
- vi. Supreme Court Case regarding Exped Forecl – I attended oral arguments on Nov 13th.

c. Update on previously approved projects,Ric

1. 29 Main St. Glouster, (2019-23) M04-00500009-00 - More calls and showings but no offers yet.
2. 58 Converse, Chauncey (2018-21) G02-00400090-00, 91-00. Two bids were received for "hot" demo. \$16,000 was best. We need to take it and get this house down.
3. 2762 Fifth St Coolville (LB-2019-07)-Asbestos abatement for a small amount of asbestos (chimney pipe) is being abated so the structures can be torn down (\$1600).

- d. Update on Heritage Ohio conference, membership.....Chris Chmiel
- e. Update on Dispositions –

- 1. 18261 Hunter Rd. –LB2018-66 M01-00702047-00,49-00, 51-01
Paperwork was signed and property is now in the hands of the new end-user.
- 2. Shade Properties (2018-7) J0102701006-00, 7-00, 8-00, 9-00
Conkey Martha, 2018-63) J01-02701012-00, 13-00 Chesser, Kerry
Royce: –Disposition took place and the property is now in the hands of the new end user.

6. New Business – 50 minutes

a. New Dispositions:

- i. 708 Poplar, Nelsv (LB-2018–05). Proposed disposition to Grant Guda. Only end user on file. Property has been marketed for required # of weeks. \$200 plus legal fees.
- ii. 394 Madison Street, Nelsv (LB-2018–04) Proposed disposition to Keith and Sandra Palmer. Property has been marketed for required # of weeks. \$200 plus legal fees.
- iii. Sheppard St Lots (3) Nelsv (2019-18). Property was donated after foreclosure was filed. Only end user on record is Edward Pettet who brought the parcels to our attention. Property has been marketed for required # of weeks. \$2000 for all 3 parcels. Auditor’s value for all 3 is \$19,000 for bare land on a wooded hillside.
- iv. 80 Front Street – End user Dostill Dempsey – Village Mayor says he is in violation of village ordinance 618 (Ohio basic code), accumulated trash and dumping on his existing property next door.
- v. 4615 Bessemer Rd, York Twp, (LB2018-8) – End user plan received. Copies to the board. Please analyze and help determine next steps. Do we talk to the neighbors, trustees, etc.? Do we send plan to a local contractor or other renovation expert to determine veracity of the estimates?

One other interested EU has filed paperwork but he just came into the picture and does not yet have a plan. Recommend table until Dec. with possible information solicitation to occur between meetings.

New projects:

Schedule of new projects

7. Scheduling of next meeting December 18th, 2019. Athens County Commissioner's Conference Room.
8. Roundtable
9. Adjournment

Business Plan

Introduction

I would like to acquire the property across the street from me (I believe I already own it with squatting rights, historical title rights, etc.) for many reasons. First, I believe it is very historic. I found block on the back of my property dated 1854. The building across the street was clearly built as part of the old coal mine on my property that I am working to open for the federally endangered Indiana bat and me. I have already opened part of it enough for the bat. The building has the same old historic furnace as my house had, and shares a mailbox on my existing property.

Use of the Property

I would like to use the common areas as a museum and library to save historic books and artifacts, and expand my living area for my quality of life. I would also clean these areas as well, and of course maintain them. I also want community gatherings, from 7-9 p.m. Saturday evenings where people can come and enjoy the common areas and the artifacts, books, etc.

With the bedrooms, I am wanting 300-500 dollars per month housing as well as space for people doing work-trade.

I put the metal roof on my house myself, and plan to do that with this house. I also plan to weatherize it, as I did my house, by adding plexiglass to fit over the historic windows as a second pane, blowing in recycled paper insulation, using expanding foam, etc.

I also want to build a pond on the property, and use the fill to expand the parking area. The pond can be a critical emergency water supply, as well as providing a fishing spot for people to enjoy, and to help get people off drugs by choosing other recreations.

The previous owner, Mr. Conner wanted to sell the property to me. It also appears to be connected, if not owned by me when looking into the history of my property. Also, the mailbox for that property is on my property.

I also would like to put a solar panel array over Bessemer Road, and a walkway suspended below it for wildlife and humans. That way I and wildlife can cross without worrying about school buses or cars. This will create a first for what I plan over all roads in our country, to not only meet our energy needs but to export clean energy as well. I am aware of the massive additional red tape for doing this.

This electricity can turn polluted water into hydrogen and oxygen, and we can ship hydrogen to anywhere on the Earth, or elsewhere, like colonies on the Moon, Mars, Titan (a moon on Saturn) and elsewhere.

Chad Kister is also CEO of EnviroSpace.US, an aerospace company with a legal license to design and build rockets. The field just south of the property would be convenient for parachuting back to Earth, and Chad Kister plans to acquire it too.

Destroying this historic building would be a major tragedy, as it was built with so many thousands of hours of hard work that cannot be replicated, as it is historic.

Cost

I believe that I can make the property livable with about \$18,000-\$21,000 (excluding labor costs), with nearly all labor being done by me, and people doing work-trade.

My property is all paid off, so I can easily get a loan to fix it up. I also have about \$10,000 in credit card credit, though I would certainly use lower interest loans if needed. I also have a \$7,000 line of credit with no interest with Wells Fargo, which I used to put in a \$4,500 water line which I paid off.

I can purchase metal roofing and other supplies with no interest loans. I plan to immediately get a woodstove in, and have people live just doing work-trade to weatherize it and keep it warm. I like to make fires in wood stoves. I am an Eagle Scout, and once ran a kennel that housed dogs in -20 degree temperatures heated just with wood.

I also have a path going into thousands of acres of national forest, and can get a firewood permit to get 4 cords/year of firewood for \$20/year.

I estimate putting in an EPA certified wood stove and stove pipe in the existing chimney for about \$1,750, and replacement of the historic gas furnace to get a more efficient one at about \$4,000.

I spent about \$4,000 on the metal roofing on my house, that I ordered cut to fit, and finished cutting, that I now can do a lot easier with a cordless circular saw and metal blade.

The house across the street has a smaller roof, and although metal roof prices are a little higher than 10 years ago, I estimated the roofing material costs at about \$5,000, with labor done by me.

Metal roofs can last forever (The one on Bessemer Place in front of my property is more than a century old, which I have put solar panels on).

I estimate removing the moldy material in the basement, and refinishing the existing bathroom areas to cost about \$3,000.

Kitchen remodeling I estimated at about \$2,000.

Electrical to test and make sure it is working I estimate at \$250, with repairs costing \$500-\$3000.

I eventually plan to put in a large solar array for both my existing property and that property, along with a large battery bank, and sell power back to the grid.

New plumbing with PEX I estimate at \$3,000.

I estimate replacement of damaged and rotting wood at about \$2,000.

I estimate removing the carpet and putting in tile (which I will do myself) at about \$1,500, using broken tile to make mosaics.

Note that I can also employ a lot of homeless people doing work-trade, staying at my property, and eventually have lots of very low cost housing.

Thus, I estimate costs excluding my and homeless people doing work-trade labor at \$18,000-\$20,500. I estimate the additional value of my labor and the labor of those I "hire" at about \$15,000.

Note that the mold really needs removed fast, the gutter cleaned, the leaves removed from the roof, etc.

If I can get this quickly, I can get in there with a gas mask and immediately start removing mold, and get on the roof and stop the leaks.

Conclusion

This project will not only save the county all the expense of demolishing this historic structure, it will help low income people live for free doing work trade while they can save money to buy their own home.

Athens County Land Bank Project Proposal

Project Name: _____ 3 South Seventh St _____

Location: 3 South Seventh St, Jacksonville, OH 45740 Jacksonville Corp

Project Description: Parcel does contain a home. _____

Proposed by: Butch Chapman, Council President _____

Parcel Number(s): M05-00300143-00 _____

Current Property Owner: Rob & Vickie Erdy _____

Contact Information (if available): _____

Property Status:

Vacant lot Vacant structure [Residential ___ Commercial]

Tax Delinquent Foreclosure initiated Forfeited land list

Adverse property conditions (if any): Delinquent (2018) totals \$1,712.69. \$1,184.44 of that is assessments. Last payment was 11/30/18 for \$1,659.53.

Potential End Use: _____

Potential Purchaser: _____

Presented to Land Bank Board on 11 / 20 / 2019

Board Action:

Approved Disapproved Tabled

Athens County Land Bank Project Proposal

Project Name: _____10 South Sixth St _____

Location: 10 South Sixth St, Jacksonville, OH 45740 Jacksonville Corp

Project Description: Parcel does contain a home. _____

Proposed by: Butch Chapman, Council President _____

Parcel Number(s): M05-00300149-00, M05-00300150-00 _____

Current Property Owner: Barbara A Chapman _____

Contact Information (if available): _____

Property Status:

Vacant lot Vacant structure [X Residential ___ Commercial]

Tax Delinquent Foreclosure initiated Forfeited land list

Adverse property conditions (if any): Delinquent ('06 – '18) totals \$13,465.65. \$11,931.84 of that is assessments. Last payments were 3/17/09 and 6/17/09.

Potential End Use: _____

Potential Purchaser: _____

Presented to Land Bank Board on 11 / 20 / 2019

Board Action:

Approved Disapproved Tabled

Athens County Land Bank Project Proposal

Project Name: _____10 South Seventh St _____

Location: 10 South Seventh St, Jacksonville, OH 45740 Jacksonville Corp

Project Description: Parcel does contain a home. _____

Proposed by: Butch Chapman, Council President _____

Parcel Number(s): M05-00300113-00 _____

Current Property Owner: Charles L Matheny _____

Contact Information (if available): _____

Property Status:

Vacant lot Vacant structure [X Residential ___ Commercial]

Tax Delinquent Foreclosure initiated Forfeited land list

Adverse property conditions (if any): Delinquent ('08 – '18) totals \$12,316.79.
\$7,485.93 of that is assessments. Last payment was 5/10/13 for \$300.00.

Potential End Use: _____

Potential Purchaser: _____

Presented to Land Bank Board on 11 / 20 / 2019

Board Action:

Approved Disapproved Tabled

Athens County Land Bank Project Proposal

Project Name: _____ 41 South Sixth St _____

Location: 41 South Sixth St, Jacksonville, OH 45740 Jacksonville Corp

Project Description: Parcel does contain a home. _____

Proposed by: Butch Chapman, Council President _____

Parcel Number(s): M05-00400002-00 _____

Current Property Owner: Rebecca A Oskey _____

Contact Information (if available): _____

Property Status:

Vacant lot Vacant structure [X Residential ___ Commercial]

Tax Delinquent Foreclosure initiated Forfeited land list

Adverse property conditions (if any): Delinquent taxes ('13 – '18) totals \$12,933.92. (\$6,976.10 of that is assessments.) Last payment on 4/28/15.

Potential End Use: _____

Potential Purchaser: _____

Presented to Land Bank Board on 11 / 20 / 2019

Board Action:

Approved Disapproved Tabled

Athens County Land Bank Project Proposal

Project Name: _____ 65 East Palmer St _____

Location: 65 East Palmer St, Jacksonville, OH 45740 Jacksonville Corp

Project Description: Parcel does contain a home. _____

Proposed by: Butch Chapman, Council President _____

Parcel Number(s): M05-00300051-00 _____

Current Property Owner: Robert Jr & Candie L Barrett _____

Contact Information (if available): _____

Property Status:

Vacant lot Vacant structure [X Residential ___ Commercial]

Tax Delinquent Foreclosure initiated Forfeited land list

Adverse property conditions (if any): Back tax ('08 – '18) totals \$17,595.02. \$13,682.17 of that is assessments. Last payment was 10/15/08 for \$0.01.

Potential End Use: _____

Potential Purchaser: _____

Presented to Land Bank Board on 11 / 20 / 2019

Board Action:

Approved Disapproved Tabled

Athens County Land Bank Project Proposal

Project Name: _____ St Rt 685 _____

Location: St Rt 685, Buchtel, OH 45716 _____ Buchtel Corp _____

Project Description: Parcels contain a building for commercial use. _____

Proposed by: Chris Chmiel _____

Parcel Number(s): P02-00200078-00, P02-00200079-00 _____

Current Property Owner: MDM Management LLC _____

Contact Information (if available): _____

Property Status:

Vacant lot Vacant structure [___ Residential X Commercial]

Tax Delinquent Foreclosure initiated Forfeited land list

Adverse property conditions (if any): Back tax ('06 – '18) totals \$35,519.23.
\$2,100.51 of that is assessments. Last payment was 11/7/08 for \$1,000.

Potential End Use: _____

Potential Purchaser: _____

Presented to Land Bank Board on 11 / 20 / 2019

Board Action:

Approved Disapproved Tabled

Athens County Land Bank Project Proposal

Project Name: _____ SR 78,Hollister_____

Location: _____ SR 78,Hollister

Project Description: _____ Very dilapidated house on two parcels

Proposed by: _____ Ernie Lewis (adjoining land owner) _____

Parcel Number(s): _____ M010210112200, M010210112300

Current Property Owner: _____ Vernon L. Barrell, et al

Contact Information (if available): _____

Property Status:

Vacant lot X Vacant structure [_____ Residential _____ Commercial]

Tax Delinquent Foreclosure initiated Forfeited land list

Adverse property conditions (if any): \$9630.68 tax delinq on both parcels.
This would be a "rural acquisition" pay-up-front deal. \$2000.

Potential End Use: _____ Side lot/possible house build.

Potential Purchaser: _____ Ernie Lewis

Presented to Land Bank Board on ____/____/____

Board Action:

Approved Disapproved Tabled