

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

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

DAY/TIME: Thursday September 26th, 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 August 21st, 2019 meeting
4. Financial Report – Kathy Hecht, Land Bank Treasurer

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

Business: - 1 Hour, 10 Minutes

5. Old Business – 35 Minutes
 - a. NIP project update - HAPCAP team

Group C demos - Bids awarded on remaining work.

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

- b. Group D – Nelsonville and new Glouster approvals
- c. Update on acquisition process/pipeline -Ric
 - i. We acquired 1 property via donation in August. Not one single property from the cases transferred from the BOR to the court have 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. 22nd on just one case, 44 Locust (2018-71). Motions have been filed on the others but nothing scheduled yet.
 - iv. RFP (Q) to local lawyers- Requests for quotes have been sent to 8 local attorneys.
- d. 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: –Next steps?
 - 2. 29 Main has been cleaned up inside and remains for sale.
 - 3. 58 Converse, Chauncey (2018-21). House has asbestos according to inspection contractor. Awaiting estimates for demo with this news in mind.
- e. Update on Dispositions –
 - 1. Chauncey Property 58 Converse (LB 2018-21) G02-00400090-00, 91-00: to Lucy Behm /Scott Bruch – Need updated resolution.
 - 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. (photos)
 - 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 – 30 minutes

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

Project#	Parid▲	Owner name	Address	delq taxes	Delq TY
G-drive					
LB 2018-32	M040050006200	ATHENS COUNTY LAND REUT	57 SUMMIT ST	\$ 19,781.72	2011
LB 2018-65	M050030007600	ATHENS COUNTY LAND REUT	8 EIGHTH ST ST S	\$ 7,781.04	2013
LB 2018-4	P030070001200	ATHENS COUNTY LAND REUT	394 MADISON ST	\$ 6,516.10	2004

We have spoken to NIP and they have agreed to waive the 1-year requirement for building to begin.

New projects:

Schedule of new projects attached.

Delq Taxes	Parid▲	Owner name	Address	delq YR / last Pmt
\$ 4,146.84	G010050000700	PALMER PHILLIP S & ROSE A	15990 MILLFIELD RD	2006 / 2004
\$ 2,097.22	M040050002700	KENNEDY MICHAEL A	3 MAIN ST	2017 / 2016
\$ 12.15	M040070008500	JEWELL JEAN	HIGH ST	2018 / 2017
\$ -	P030140000500	CITY OF NELSONVILLE	126 JEFFERSON ST	na
\$12,357.09	P030160004500	MOYER BEATRICE	141 MONROE ST	2005 / 2010
\$ 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
\$ -	P030210004400	DAVIS RALPH S ET AL	584 HIGH ST W	na
\$ 1,876.25	P030320015400	GORDELLE MARGARET T	POPLAR ST	2004 / 2002

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 4th

Wednesday for October and then back to the third in November) That will give us 4 weeks between meetings

8. Roundtable
9. Adjournment