

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

LOCATION: The Glouster Depot, 51 Woodrow St., Glouster, OH 45732

DAY/TIME: Wednesday January 16, 2019 11:00 AM

PURPOSE: Regular meeting to consider the following business:

1. Call to order by County Commissioner Chris Chmiel, Chair - Roll Call All Present
2. Approval of agenda-County Treasurer Ric Wasserman moved, County Commissioner Lenny Eliason 2nd, all Yeas
3. Approval of minutes of December 19, 2018 meeting – Moved: Mr. Eliason, 2nd: Mr. Wasserman, all Yeas
4. Financial Report - Kathy Hecht, Land Bank Treasurer- Since the inception of the Land Bank, Expenses \$21,944.52, ending balance \$149,927.34 Moved: Twp Trustee Andrews, 2nd: Commissioner Eliason, all Yeas
5. Old Business
 - a. NIP project update - Trimble Township, Glen Crippen from the HAPCAP team updated on 58 & 60 High St, Glouster. Demolition is out for bids with deadline for proposals of Jan 18, 2019. HAPCAP will review bids and are reaching out to potential contractors to be certified for bidding & EPA approved for potential hazard removal.
 - b. Proposal to give HAPCAP authorization to sign demolition bond contracts on Land Bank's approved project. Moved: Mr. Wasserman 2nd: Mr. Eliason. all Yeas

Mr. Chmiel spoke about scheduling a press event for 58 & 60 High St. approximately the 2nd week in Feb., 2019 or to coincide with the Feb Land Bank Meeting.

Schedule for next group for Trimble Township target area – Land bank evaluated 4 properties for next Target area:

Parid▲	Owner name	Address	
☐ M040050004600	ATHENS COUNTY LAND REUTI...	31 FRONT ST	
☐ M040050005800	ATHENS COUNTY LAND REUTI...	30 FRONT ST	
☐ M040050005900	ATHENS COUNTY LAND REUTI...	FRONT ST	
☐ M040050006000	ATHENS COUNTY LAND REUTI...	FRONT ST	
☐ M040050006200	ATHENS COUNTY LAND REUTI...	57 SUMMIT ST	
☐ M040090000802	ATHENS COUNTY LAND REUTI...	80 FRONT ST	

c. Update on foreclosure process and timeline – Mr. Wasserman summarized that projects with the Assistant Prosecutor are making progress in the judicial system.

d. Update on previously approved projects,Mr. Wasserman, Mr. Chmiel
19830 Lake Dr. Village of Trimble I – Going to online auction in mid-February

19815 Lake Dr., Village of Trimble – no sale at sheriff sale LB will acquire for FEMA project

2259 Old SR 56, Shade, Lodi Township –no sale at sheriff sale has 2 approved end users.

Wonder Bar, Glouster – A meeting was held with stakeholders and the Glouster CDC. Information is being gathered and an official proposal from the CDC to the Land Bank will be forthcoming.

Four-Mile Creek Road – Mr. Wasserman moved to remove from land bank project list due to the property being occupied. , 2nd Mr. Eliason, all Yeas

754 Chestnut St. Nelsonville – County Commission owned transferred to Land Bank. Set for tear down when Nelsonville target area is approved.

944 High St. Nelsonville – Owner deceased, Executor/heir is willing to Deed-in-Lieu property to the Land Bank. Paper work in progress

6. New Business

a. Establishment of a revolving fund for outside foreclosures. Mr. Wasserman moved to create the fund to speed up the acquisition process. He estimates that to acquire 10 properties would cost \$17,000.00 for the lawyer's time and purchase of tax Liens certificates that allow the Land Bank to foreclose

immediately. Discussion took place. Mr. Eliason expressed concern that the properties proposed did not yet have end-users. Mr. Wasserman countered that removing the blight from the Glouster community was his primary goal since NIP funding for tear-down might be ending at year-end. Mr. Wasserman amended his proposal from a revolving fund to a one-time trial of the concept. Motion 2nd by Nelsonville City Manager Charles Barga, all Yeas

- b. New Projects: 1414 and 1420 SR 56 - Moved: Mr. Wasserman, 2nd: Mr. Andrews, all Yeas

19537 South Center St. Trimble – Trimble Mayor Doug Davis explained that these parcels contain severely dilapidated structures and have been awaiting action of some kind for many years. Moved: Mr. Wasserman, 2nd: Mr. Barga, all Yeas

615 W. Washington St - Old coffee cup in Nelsonville – One or perhaps two end users are on file for this project. Moved: Mr. Chmiel, 2nd: Mr. Wasserman, all Yeas

18261 Hunter Rd., Glouster- End user on file for this project. Moved: Mr. Chmiel, 2nd: Mr. Wasserman, all Yeas

- c. Approve \$10,000 expenditure for eProperty Plus contract for property management software. Moved by: Chris Chmiel , 2nd: Ric Wasserman all Yeas
- d. Policy Committee to review Demolition and Rehab Policies - Greg Andrews – will send doodle pole to schedule meeting date
- e. Credit card policy and account authorization – Mr. Eliason had Credit Card info hand out to board members. Under law the Land Bank is permitted have a credit card but not a debit card. Moved to accept Credit card policy: Mr. Chmiel 2nd: Mr. Barga, all Yeas
- f. Proposal to name Treasurer Kathy Hecht compliance officer with Ric Wasserman as Signee. Moved: Mr. Chmiel, 2nd: Mr. Barga, all Yeas
- g. There will be a statewide land bank networking meeting February 13, 2019 in central Ohio- Delaware Co., and Land Bank Assoc. meeting. Mr. Chmiel, Mr. Andrews, Mr. Wasserman and possibly others are planning to attend.
- h. Scheduling of next meeting: February 20, 2019 11 AM - 51 Woodrow St. Glouster, OH 45732

7. Adjournment - Moved: Lenny Eliason, 2nd: Mr. Wasserman, all yeas.

Minutes Submitted for approval by Diane Saylor, Secretary

X Diane Saylor 2-20-19
Diane Saylor Date

Approved, as amended (if any) on Feb 20, 2019