

ATHENS COUNTY LAND REUTILIZATION CORPORATION
BOARD OF DIRECTORS – MINUTES
www.AthensCountyLandBank.com

LOCATION: Live meeting held at the Athens County Records Center with guests joining virtually on Google Meet (<https://meet.google.com/bbz-ywph-ygf>)

DAY/TIME: Called to order Wednesday, January 17th, 2024 @ 11:01 AM

PURPOSE: Regular meeting to consider the following business:

Board Administration

1. The meeting was called to order by Ric Wasserman, Chair. Roll call by Aaron Dye, Secretary. Board members present were Ric Wasserman, Commissioner Chris Chmiel, Commissioner Lenny Eliason, Township Trustee Steve Pierson for Township Trustee Gregg Andrews, and Andrew Chiki for Mayor Steve Patterson.
2. Motion to approve agenda by Mr. Eliason, 2nd by Mr. Chiki. All Yeas.
3. Motion to approve minutes from December 13th, 2023 board meeting by Mr. Chmiel, 2nd by Mr. Eliason. All Yeas.
4. Financial Report from Treasurer LaVerne Humphrey

| Summary | |
|------------------|------------|
| Starting Balance | 291,736.34 |
| Actual Cash In | 400.00 |
| Actual Cash Out | 66,463.71 |
| Ending Balance | 225,672.63 |
| | |

Motion to approve the financial report by Mr. Chmiel, 2nd by Mr. Pierson. All Yeas.
Mr. Wasserman notes that bank statements are available for review.

Business:

Old Business

1. Update on acquisition process/pipeline from Mr. Wasserman
 - i) Properties acquired since September board meeting:

at 10190 Chase Road in Alexander Twp, (2023-05). This property was forfeited to the Prosecutor and has two mobile homes that will be removed during the next round of Building Demolition and Site Revitalization funding. A clean-up plan will need to be devised as the property is inundated with trash, tires, and more. Assistant Prosecutor Zach West has many several cases in various states of foreclosure, all bound for Sheriff sale when the foreclosure is decreed. Several new title searches for Land Bank projects have no been provided to Zach and cases will be filed soon. (2023-04, 2023-01, 2022-17, 2022-15, 2021-03). Mr. Wasserman notes that one of the projects may qualify for direct transfer.

2. State Demo project:

Group M1, M2, and M3 demolitions are currently out for bid. Aaron notes the bids are due tomorrow, January 18th, 2024 by 12 PM. The structures in the groups are as follows.

M1: 3 Fairlawn, Glouster; 63 E. Main, Glouster; 42 Front, Glouster; 55 Madison, Glouster.

M2: 426 Pleasantview, Nelsonville; 631 Cherry, Nelsonville; 5377 Happy Hollow, Nelsonville; 269 Madison, Nelsonville; 1128 High, Nelsonville.

M3: 4120 Old SR-56, New Marshfield; 611 Patton, Nelsonville; 12 Robbins, Nelsonville; 60 Terrace, Nelsonville; 253 Myers, Nelsonville.

This is the last round of demolitions for the 2022-23 Building Demolition & Site Revitalization program.

We are working on gathering the necessary documentation for our 2024-25 BD&SR application. If there are any additional structures folks would like to have us look at for consideration before submission, please let Ric or Aaron know as soon as possible. Mr. Chmiel asks if there is only one deadline. Aaron responds that the deadline is not until April 1st, but any amount requested over the \$500,000 set-aside that each county is guaranteed is first come, first serve. Mr. Wasserman adds that only one application may be filed, and projects cannot be added later. Mr. Chmiel asks when we are hoping to have the application submitted. Mr. Wasserman responds that it will likely be the end of February. Mr. Chmiel asks if we could get some properties included in the application that we do not yet own but will own shortly after the deadline. Mr. Wasserman responds that is the current plan and we will submit the requested documentation during the cure period. Mr. Wasserman notes that going forward, he would like this next round of demolition to begin faster than the last round of demolitions. He continues that there is a property at 21 E. 1st Street, The Plains that we would like to submit as part of our application. The house is burned-out and is tax delinquent, and while we are not usually keen on using state grant funds to demolish a tax delinquent structure, both the Athens City-County Health Department and Athens Township Trustee have declared the property a nuisance, so an exception will be made

for this property. Mr. Pierson follows up that the health department would be able to assist any township who wants to go through the same process.

3. State Brownfield Grant Application:

In collaboration with the Athens County Port Authority, we made application for two brownfield remediation projects in conjunction with the Athens County Port Authority.

Cornerstone Harvest Church in Hollister is an old school that has been used as a church for several years. The congregation has built a new building and would like the old school torn down. Application has been made for a Level I and II assessment.

We were informed by ODOD that the Abandoned Gas Stations grant program is out of money and they are no longer accepting applications. We had already filed an application for the cleanup of 4070 Washington Road, Albany. We were asked to instead put this remediation through the State Brownfield program. The folks at the Port Authority were very quick to meet with us and submitted the Washington Road property as part of their Brownfield application but this will result in a significant delay of this already long-running project.

Mr. Wasserman notes that the Glouster Citgo grant will be extended because ongoing monitoring needs to continue.

5. Update on previously approved projects: Mr. Wasserman

- A. Rehabs: Land Bank Rehabs underway or nearly completed in the county: 24 Cherry Street (new owner), Glouster; 141 Monroe Street, Nelsonville; 354 Chestnut Street, Nelsonville; 4667 Sand Ridge Road, Guysville; 11 Maple, Glouster.

6. Rural Acquisition (Pay-in-advance) Program Projects:

Mr. Wasserman notes that all Rural Acquisition projects now have to go through sheriff's sale unless the taxes owed is greater than the value of the property. Our RA contract was updated to reflect the changes to the process.

- 1) 4070 Washington Road (3 parcels, LB-2021-16): We have acquired this property. See above for update on environmental remediation at this property. See update regarding 4070 Washington Road above in the Brownfield section.
- 2) 3012 Perry Ridge Road, Nelsonville (LB-2023-02): Pay-in-advance with Chris Breeze. On today's agenda for disposition.

- 3) Nelsonville Avenue, Stewart (LB-2021-11): Pay-in-advance with Charles Cochran. On today's agenda.

7. Brownfield Remediation Projects:

1. See sections 5 & 6 for details.

8. Update on pending dispositions:

1. Closing for SR-691, York Township occurred on January 8th, 2024.
2. The end-user for 8001 SR-78, Glouster has found a surveyor and is in the process of having the survey completed. Mr. Chmiel asks who the surveyor is and Aaron responds that he would need to ask Ms. McClurg.
3. A new survey is needed for 32 Locust Street, Glouster. The Land Bank informed Allen and Joyce Flowers that we would be willing to split the cost of a new survey. We're currently in the process of ordering a new survey. Aaron notes that Tim Newman has not gotten back with him regarding a new survey. Mr. Wasserman responds that he should look into Beha for surveys. Mr. Chmiell suggests Buckley Group. Ms. Humphrey notes that she just had a survey done in the area and he may be a good option.

9. Update on 47 Main Street, Chauncey – Mr. Wasserman: Executive session at the end of the meeting.

10. Community Development Block Grant opportunity in collaboration with HAPCAP for downtown revitalization:

Nathan Simons and Don Dispenza toured the High Street, Glouster buildings in mid-December for more information regarding the scope of work.

Nathan Simons and Jeff (?) were present at the meeting. Mr. Simons had certain documents authorized by the Athens County Commissioners yesterday. He continues that he met with Don Dispenza in mid-December to scope out the downtown Glouster buildings. They decided to focus on 87 High Street for the grant. The façade is the main concern for the building. Mike Mazzocco with Barber & Hoffman was present and noted that the best course of action for the façade would be to remove all bricks from the second story to the roofline and restore the brickwork. A new roof would be included in the application as well. Based on the square footage. Mr. Dispenza and Mr. Mazzocco believe those two repairs would be covered by the \$250,000 grant amount. Mr. Simons notes that

he does not believe the Land Bank would be required to supply any match but wants to make the board aware that the potential need for match may arise.

Mr. Wasserman notes that Hutton Excavating is temporarily securing the façade on 87 High Street by holding back the façade with a design of steel and plywood. Mr. Simons responds that the temporary stabilization is excellent as it may be a year before construction could begin if the grant is awarded.

11. 11 Maple Street, Glouster Renovation:

Work on the house began in August. This is basically a full-gut renovation with every wall down to the studs. Sanborn Family Builders is currently working through the renovation.

On December 12th, Mr. Chmiel was notified that we were awarded the grant submission he made to the Athens County Foundation. The grant amount is \$14,000 and will cover the costs of the new roof and gutters.

This project is taking a bit longer than expected and is running a little over-budget. Siding is partially done, inside is drywalled but not finished, flooring is partially down. Sanborn now expects to be finished in early February. Mr. Wasserman notes that during a conversation with Josh Sanborn last week, Mr. Sanborn noted that he was wrong about the initial labor estimate. We are currently underbudget on materials costs.

Mr. Chmiel asks if the board would want to consider adding 11 Maple Street to the Welcome Home Ohio application. Mr. Wasserman responds that the renovation is nearly complete. He continues that he is unsure if it would be easy to find a buyer that meets the LMI requirement for the current grant guidelines. Mr. Chmiel asks what Mr. Wasserman thinks the listing price will be. Mr. Wasserman estimates somewhere between \$120-150,000. He notes that the finding someone who meets the income qualification is the more difficult task, not the list price requirement (under \$180,000).

12. Structural Assessment of Downtown Glouster Buildings:

At the July board meeting, contract was approved with Barber & Hoffman for the structural assessments of 73, 83/85, and 87 High Street, Glouster.

Barber & Hoffman have gathered the information necessary to complete their report. We hope to have it by the end of January. Mr. Wasserman notes that by the end of this process, we should have a book on each building specifying the repair needs and

structural condition of each building that can be supplied to investors or end-users so each knows what they are getting into.

13. Appalachian Community Grant Application - Mr. Chmiel:

Mr. Chmiel notes that the application has been submitted and that's the only update. A focus of the application will be the Tomcat Trail. Mr. Wasserman asks what the Land Bank's involvement would be, and Mr. Chmiel responds that there likely isn't any Land Bank involvement. Mr. Eliason notes that the scope of the project has changed and a group out of Jackson County is the primary applicant. Mr. Chmiel adds that it may be best to remove this item from the agenda moving forward.

14. Acquisition of 10190 Chase Road, Albany:

Jody has completed an initial site visit and notes the cleanup will be extensive. The two mobile homes will be submitted as part of our BD&SR application for demolition. It may be necessary to create a scope of work for cleanup and trash removal.

15. New Marshfield School:

Update from Mr. Chmiel on the public meeting in New Marshfield regarding sewer expansion and the possible use of this property for a bio-sand reactor.

Mr. Chmiel notes that the public meeting was held and went well. It is questionable if the bio-sand reactor will be the path forward. He continues that the old septic system on the school property is caving in and is currently fenced off. He ends noting that the asbestos in the school will be remediated regardless of the outcome with the sewer project in New Marshfield.

16. 2021/2022 Annual Report:

Final draft was approved at the December board meeting. Aaron is currently working with Rural Action to utilize their bulk mailing permit and mailing list for distribution.

New Business

1. Future Dispositions – Several potential dispositions are in progress, and we hope to bring them to the board soon. They include:
 - a. 20 Campbell Street, Nelsonville (LB-2018-43): End-users continue to reach out about this property, and we have directed them to Nelsonville's new City Manager and Code Enforcer for information regarding the raising of the structure above base flood elevation.

If no progress is made, it may be submitted as part of our BD&SR application for demolition. Mr. Wasserman notes that both the Land Bank and potential end-users have had trouble reaching the new city management.

- b. 8160 State Street, Stewart (LB-2020-10): A dilapidated house formerly occupied this structure. A qualified end-user is in the process of purchasing the property contiguous with this one, which has a usable septic system. His plan is to build on the 8160 State Street parcel and hook into the septic system on the adjacent property which he is purchasing.
- c. 62 Grover Street, Nelsonville (LB-2018-45): A neighboring property owner has expressed interest in acquiring this parcel as green space.
- d. 923/931 E High, Nelsonville (LB-2021-21/22): There is one new end-user interested in acquiring both parcels. They are currently reaching out to Nelsonville City Code to ensure their plan is acceptable.

- 2. Approval of contract with JL Uhrig & Associates for annual GAAP Hinkle Filing. Motion by Mr. Wasserman to approve contract with JL Uhrig & Associates in an amount between \$1,000-\$1,500 to execute annual GAAP Hinkle filing, 2nd by Mr. Eliason. All Yeas.
- 3. Hutton Excavating - emergency repairs
During their initial inspection of the High Street, Gloucester buildings, Barber & Hoffman noted immediate temporary repairs that would need to be made on the façade parapets of 87 High and above the entryway on 83/85 High. Hutton Excavating has given us a quote of \$12,000 for these necessary repairs. Motion by Mr. Wasserman to approve expenses for necessary emergency repairs, 2nd by Mr. Chmiel. All Yeas.
- 4. Partnership with SAOP for Welcome Home Ohio (WHO) grant application
Ric, Chris, and Aaron met with Jen Siefert of SAOP for a discussion on how to best utilize the WHO funding made available by ODOD. The application is due February 9th, 2024. It was agreed to propose an application of 10 properties to the board. The WHO program would provide \$30,000 for either acquisition of a parcel with or without a building or renovation of an existing building and a tax credit worth up to \$90,000 for use by a for-profit partner. Precise addresses have not yet been chosen.

The grant money is time-limited, first come, first served and Land Banks are the only eligible applicants.

Mr. Wasserman notes that there is a myriad of restrictions, including who can buy the property, how much the property can be sold for, and there is currently a 20-year supervision period regarding the ownership and sale of the property. He continues that there is already a movement afoot to work with the Senate President to modify the law so it would be easier to work with.

Jen Seifert of SAOP joined the meeting virtually. She notes in their Appalachian Community Grants Program application, approximately \$7 million is designated for new housing units. They have a few identified sites to build upon. By partnering with the Land Bank, the WHO program offerings could be stacked, and more units would be constructed. She notes that SAOP's ARPA funds have similar constraints, and the monitoring would be something with which they would already be engaged. She notes the challenge now is the deadline for the application is February 9th. She presented a spreadsheet with an outline of properties that are under consideration, including some already owned by the Land Bank.

Mr. Wasserman asks what next steps look like. Ms. Seifert responds that next steps would look like ensuring the Land Bank is comfortable with the number of units, forming an agreement between SAOP and the Land Bank, and a discussion on what the Land Bank's priorities are and how initiatives might be aligned. Mr. Wasserman notes to the board that he had a call with Jim Rokakis earlier where Mr. Rokakis informed him that a Land Bank could buy insurance where the company could indemnify the Land Bank for possible future liability if non-compliance with the current grant guidelines occurs. He continues that there is still a chance that the guidelines will be amended. Mr. Wasserman notes that he is asking the board for authorization to apply for this grant in conjunction with SAOP. Motion by Mr. Chmiel to authorize the Land Bank to apply for the Welcome Home Ohio grant program in partnership with Survivor Advocacy Outreach Program, 2nd by Mr. Chiki. Mr. Eliason asks what the benefit would be to the Land Bank by being involved in this project and asks if Land Bank properties would be utilized. Mr. Wasserman responds that 5 properties of the 10 are currently owned Land Bank properties. He continues that Land Banks are the only permissible applications to the program. Mr. Chmiel notes that the program also supports owner-occupied residences. Ms. Seifert adds that SAOP would be willing to pay the insurance cost if it was 10% of the grant amount if that was an avenue the Land Bank would be interested in pursuing. All Yeas.

5. Disposition Action:

- a. 3012 Perry Ridge Road, York Township (LB-2023-02): Pay-in-advance with Chris Breeze. No other applications were made for this property. See Dispositions folder. The property was acquired in mid-December 2023 and while there were folks who reached out with interest, no one applied. Aaron notes that we are seeking disposition to Mr. Breeze for the remaining purchase price of \$4,250. Moved by Mr. Eliason, 2nd by Mr. Chmiel. All Yeas.
- b. Nelsonville Avenue, Stewart (LB-2021-11): Pay-in-advance with Charles Cochran. No other applications were made for this property. See Dispositions folder. Mr. Wasserman notes that these are two empty lots within Stewart. Mr. Cochran's partner owns adjacent parcels. Aaron notes that no applications were received. He continues that we are seeking disposition to Mr. Cochran for the remaining purchase price of \$4,400. Moved by Mr. Chmiel, 2nd by Mr. Eliason. All Yeas.
- c. 14 Barbour Street, Glouster (LB-2019-34): Solid brick structure in good shape, but the layout is odd. We have not had much interest in this property and have considered demolition. Mike Smith, who recently finished a renovation at 30 Cross Street, Glouster, would like to renovate the structure into a rental for one of his employees. See Dispositions folder. Mr. Wasserman notes that this is two houses down from 10 Barbour, which was the first Land Bank lot that a Habitat house was built upon. He continues that the layout is odd, and it is essentially two 1-BR apartments. Mike Smith applied to renovate the structure into two apartments. Mr. Wasserman notes that the Land Bank looked into renovating the structure, but it would be a difficult sell. Motion by Mr. Chmiel to discuss 14 Barbour Street, Glouster to Mike Smith for \$7,000, 2nd by Mr. Pierson. Mr. Pierson asks if Glouster has zoning or rental registration. Mr. Wasserman responds no, but there is off-street parking off the alley behind the house. All Yeas.

6. New Projects:

| Taxes Owed | Last Pymt | Parcel ID | Owner Name | Property Address |
|-------------------|------------------|------------------|-------------------|-----------------------------|
| \$8,060.50 | 1/21/2021 | M040140000800 | Jenkins, William | 31 Town Street, Glouster |

| | | | | |
|------------|-----------|---------------|------------------|---------------------------|
| \$4,516.67 | 2/19/2009 | K010010024100 | Dycus, Jewell V. | Haga Ridge Road, Rome Twp |
| \$926.75 | 2/19/2009 | K010010024200 | Dycus, Jewell V. | Haga Ridge Road, Rome Twp |

Haga Ridge Road, Rome Twp will be a Rural Acquisition project with Richard Cremeans.

Mr. Wasserman notes that the house at 31 Town Street is abandoned and is in bad shape. He continues that the Haga Ridge Road property would be a pay-in-advance with Richard Cremeans, who is ready to pay the \$2,200 for the foreclosure.

Motion by Mr. Wasserman to accept the above as projects, 2nd by Mr. Chmiel. Mr. Chiki asks about the current condition of the house at 31 Town Street. Mr. Wasserman notes that Jody checked out the property and it was in rough condition.

7. Executive Session

The board will vote to go into an executive session regarding legal updates on the ongoing lawsuit between the Land Bank and Athens Preservation, Ltd.

Mr. Wasserman motions that the board go into executive session with Manager Aaron Dye and Treasurer LaVerne Humphrey present. Mr. Eliason asks if the Land Bank's legal counsel will be joining. Mr. Wasserman responds no; Mr. Mott will not be present. Mr. Eliason notes that the attorney must be present to go into executive session. Mr. Wasserman responds that it was cleared by our legal counsel. Mr. Eliason notes Ohio Administrative Code Rule 3358:17-1-04.2, subsection 3, reads "Conferences with the public body's attorney concerning pending or imminent court action". Mr. Wasserman attempted to call Mr. Mott, but he was unavailable.

Mr. Wasserman notes that the attorney for Athens Preservation, Ltd. Has filed for a motion on the pleadings. He is arguing that even if what we are saying is true, we cannot win what we are asking for and Athens Preservation would retain the property. Mr. Wasserman continues that the Village of Chauncey has denied Athens Preservation's application for redevelopment and the property is now in the floodway instead of floodplain. Mr. Mott feels that a judgment will not be made before early March. Mr. Chmiel asks if this is new information. Mr. Wasserman responds that Mr. Mott emailed him this information in early January. Mr. Mott is aware of the flood zone update. Mr. Chmiel asks which judge is seeing the case. Mr. Wasserman responds that it is Judge McCarthy.

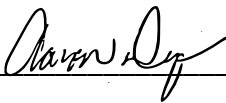
8. Scheduling of next meeting: February 21st, 2024

9. Roundtable: Mr. Pierson notes that there has been discussion around the sale of the Eagles building in Nelsonville. It was reported in the Athens County

Independent that Dan Sherman purchased the building from the Land Bank. Mr. Sherman purchased the building directly from the Fraternal Order of Eagles. Aaron notes that he will send the Independent a request for a correction.

10. Adjournment. Motion by Mr. Eliason to adjourn, 2nd by Mr. Chmiel. All Yeas. Adjournment at 12:11 PM.

Minutes submitted for approval by Aaron Dye, Secretary

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|  | <u>2/21/2024</u> |
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| Secretary | Date |
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Approved, as amended (if any) on 2/21/2024