

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

LOCATION: Live meeting held at Community Cares Resource Center with guests joining on Google Meet (<https://meet.google.com/bbz-ywph-ygf>)

DAY/TIME: Called to order Wednesday, October 16th, 2024 @ 11:02 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, Chris Chmiel, Lenny Eliason, and Steve Patterson.
2. Motion to approve the agenda by Mr. Eliason, 2nd by Mr. Chmiel. All Yeas.
3. Motion to approve minutes from September 18th, 2024 board meeting by Mr. Chmiel, 2nd by Mr. Eliason. All Yeas.
4. Financial Report from Treasurer LaVerne Humphrey

Summary	
Starting Balance	139,657.16
Actual Cash In	39,542.42
Actual Cash Out	37,735.87
Ending Balance	141,463.71

Motion to approve the financial report by Mr. Eliason, 2nd by Mr. Chmiel. All Yeas.

Business:

Old Business

1. Update on acquisition process/pipeline from Mr. Wasserman
 - i) Assistant Prosecutor TL Warren has filed several new foreclosures. Mr. Wasserman notes that new title searches have been ordered from Anna Mason. There will be several petitions filed for properties in our pipeline that did not sell at sheriff sale. He continues that the Haga Ridge Road property, a pay-in-advance project, did not

sell and since it is being run through Frank Lavelle, he is assembling the documentation required to claim that property as well.

- ii) We expect to receive petition requests for 15 N. Third Street, Jacksonville; 6 Morgan Street, Glouster; 50 Locust Street, Glouster; 8670 Hollister Road, Glouster shortly as they did not sell at sheriff sale. Mr. Wasserman notes that no petition requests have yet been received, but they are expected shortly and we'll claim them as the notices arrive.

2. State Demo project

We have received the final reimbursement from the initial Building Demolition & Site Revitalization program. The reimbursement amount was \$156,337.50. This was the last item we were waiting on to consider the initial program completed.

The 2024-25 BD&SR application was submitted on Friday, March 29th. Other Land Banks across the state have begun receiving grant agreements for the applications from ODOD, but we have yet to even receive a cure list. Mr. Wasserman spoke with Shawn Carvin, Executive Director of the Ohio Land Bank Association, who noted that the state was eager to begin announcing awards and that there are counties other than Athens County that are still awaiting their cure lists. Since we did not surpass the \$500,000 per county set-aside, we do not foresee any issues regarding funds. To ensure we can begin demolitions quickly after the grant agreement is received, we have ordered asbestos surveys for the first two demolition groups and the next two groups will be ordered shortly. Aaron notes that the surveys for the first two groups ordered have been received. He continues that we are unsure if there will be a substitution period where projects not included in the initial application can be added. Mr. Wasserman notes that he received word at the Fall Land Bank Summit that ODOD would allow substitutions. Aaron continues that there is a waiting list for substitutions and if there are folks with additional projects to be considered, they should get ahold of him so he can add them to the list. Mr. Wasserman notes that we expect our application to be approved since we did not surpass the county set-aside, but that we would likely still receive a cure list. Aaron adds that the only item he expects to be included in a cure list is additional documentation for access to 5 Oak Street, The Plains. He notes that the owner is in assisted living and her son was dealing with health complications at the time and neither have been able to be contacted.

Demolitions have been grouped as follows:

Group N1: 30 Connet Road, The Plains; 21 E. 1st Street, The Plains; 26 N. Clinton Street, The Plains; 5 Oak Street, The Plains

Group N2: 319 Oak Street, Nelsonville; 20 Campbell Street, Nelsonville; 902 Chestnut Street, Nelsonville

Group N3: 4382 N. Gun Club Road, Athens; 8356 Marsh Street, New Marshfield; 4910 Vore Ridge Road, Athens; 11535 Carbondale Road, Nelsonville

Group O1: 20 Smith Street, Chauncey; 71 Main Street, Chauncey; 100 Main Street, Chauncey; 14 Mound Street, Chauncey

Group O2: 73 High Street, Glouster (back addition only)

Group O3: 24518 Rowley Lane, Coolville; 805 River Front Road, Hockingport; 21196 Chapman Road, Guysville; 20757 US 50, Guysville

Group P1: 55 Mill Street, Chauncey; 8 Ellis Avenue, Chauncey; 16 High Street, Chauncey; 16 Lexington Avenue, Chauncey

Group P2: 14560 McDaniel Road, Amesville; 17759 SR-377, Bern Township

Group P3: 25 Town Street, Glouster; 29 Hill Street, Glouster; 34 Spring Street, Glouster; 23 Morgan Street, Glouster; 50 Front Street, Glouster

Group P4: 10190/10194 Chase Road, Albany; 2388 Trout Road, Albany

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. 4070 Washington Road, Albany was also submitted as part of the application after we were informed the Abandoned Gas Station Program had run out of funding.

It is our understanding that the Port Authority received notice that the Washington Road project has been approved by ODOT and the Cornerstone Harvest Church project will be approved contingent on signatures from the Trimble Township Trustees.

Once the Port Authority receives a grant agreement, which should be any day, Tetra Tech will begin demolition and remediation work at 4070 Washington Road, Albany. A contractor has already been selected and they are ready to begin as soon as the agreement is signed. Once demolition begins, Aaron will be in contact with approved applicants to notify them that they can begin assembling and submitting project proposals.

Mr. Wasserman notes that we were notified just yesterday that the Cornerstone Harvest Church project has been approved. It is his understanding that we're still waiting on grant agreements for both projects.

5. Update on previously approved projects

- A. Rehabs: Land Bank Rehabs underway or nearly completed in the county: 24 Cherry Street (new owner), Gloucester; 141 Monroe Street, Nelsonville; 354 Chestnut Street, Nelsonville; 14 Barbour Street, Gloucester. We alerted the Nelsonville code office about the garbage dump behind 354 Chestnut and a letter was sent to the owner regarding the property being past-due on its renovation. Nelsonville Code Enforcer Bill Reighard, who was present at the meeting, noted he would check in with the owner of 354 Chestnut Street regarding the accumulation of trash behind the residence.

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

- 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) Haga Ridge Road, Rome Township (2 parcels, LB-2024-01): The foreclosure case has been filed. This property was scheduled for a second sheriff sale on October 9th, 2024 and did not sell. As noted above, our attorney is preparing petitions to the court so that we may acquire it.
- 3) 6807 N. Coolville Ridge Road, Athens (1 parcel, LB-2024-08): The pay-in-advance contract was signed by Rebecca Wood on May 30th, 2024. The foreclosure is currently in the notification stage. Mr. Wasserman notes that it will be around two months before a motion for summary judgment can be made.

7. Update on pending dispositions

1. No updates.

8. Update on 47 Main Street, Chauncey

Mediation between the Land Bank, Athens Preservation, and the Village of Chauncey occurred August 13th, 2024. Athens Preservation, LTD presented some information to our attorney to work toward a settlement but it was insufficient to document what they have actually spent on the property. Our attorney asked for supporting documentation and what we received was still inadequate but we went ahead and made a settlement offer which was rejected. It appears we may be headed back to mediation.

Mr. Wasserman notes that it was relayed to him from our legal counsel that the opposing party's legal counsel believes we are too far apart on a dollar amount and another mediation session needs to be held to get closer to an agreeable number. Mr. Wasserman continues that another mediation session is still less expensive than going to trial. Mr. Patterson asks for how long this situation has been going on. Mr.

Wasserman responds that it depends where you want to start, noting that the lawsuit was filed approximately last spring. Mr. Patterson clarifies that he is referring to communications coming from the Mayor of Chauncey with concerns about the importance of the issue needing to be rectified in order for the village to get back into the National Flood Insurance Program, which has been going on for years. Mr. Wasserman responds that it has, and there have been many starts and stops, noting that some of the stops were from the village, some from their legal counsel, and others from Mr. Funk. He continues that now that litigation has been engaged, there is nothing we can do to expedite the process. Mr. Patterson responds that the situation is frustrating, that a local village is doing everything they can to rectify a problem and its being held up at every turn by Capstone. He continues that he is very empathetic with the Mayor of Chauncey and the community of Chauncey in what they're trying to do. He asks how to deal with one entity that, in his opinion, purchased a building under false pretenses to renovate the structure into something meaningful knowing full well that 50% of the renovation would have required elevating it in accordance with flood plain regulations. Mr. Wasserman responds that he hears Mr. Patterson's frustrations and notes that one of his own frustrations is the amount of time that this case takes out of his schedule. He continues that at the time the building was sold to Athens Preservation, the village government did not have many opinions about the flood plain and they made essentially no comment at all on the sale of the building. He ends noting that we are dealing with the issue the best we can, and there isn't much else we can do at the time.

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

Jeff Jenkins has noted that the request for qualifications process has begun with responses due by November 13th, 2024. Aaron notes that he believes it will be at that time that they will be able to choose an architect to take on the renovation project.

10. 11 Maple Street, Gloucester Renovation

The house has been on the market since May 20th, 2024. The Athens Real Estate Company was engaged to list the property in early August. At the September meeting, it was noted that 2 showings had occurred with no interest. After meeting with CR Pratt, it was determined that the price would be lowered. The current asking price is \$149,000. Mr. Wasserman spoke to Mr. Pratt about adding some curb appeal such as flowers or chairs, but Mr. Pratt was not amenable to this idea.

Mr. Wasserman notes that there hasn't been much activity with the house and there haven't been many sales at all in Gloucester over the last couple of months. Ms. Humphrey adds that it is her opinion that lack of curb appeal is contributing to the issue. She continues that the exterior is very plain, and that the interior is very beautiful but one doesn't notice that when driving by. Mr. Wasserman responds that our realtor was very against the concept of adding flowers and

chairs to the front porch, but adds that Jody is at the house multiple times a week and we may add some décor ourselves. Mr. Chmiel asks if there has been any interest at all. Mr. Wasserman responds that there have been two showings.

11. WHO application with Habitat for Humanity of Southeast Ohio

At the August board meeting, the board voted to accept the motion to pivot with a new WHO application with Habitat for Humanity of Southeast Ohio and to inform ODOD that we would not be moving forward with the previous application submitted in partnership with SAOP.

Kenneth Oehlers, Executive Director of Habitat for Humanity of Southeast Ohio, determined a strategy where Habitat could complete 4 or 5 new builds on many of the same lots that were submitted in the original WHO application with Survivor Advocacy Outreach Program. Buyers within the required LMI range would already be identified and Habitat engages several of the guidelines that are mentioned in the grant agreement, such as financial literacy, purchase restrictions, and the like. The Land Bank would make a small profit from this partnership.

The Athens County Foundation was approached regarding a potential zero-interest line of credit that would act as a safety net for the Land Bank should the ODOD reimbursement process not be a quick one. The foundation board approved the request, and they are trying to determine the exact mechanics of a loan or repayable grant instrument. We will need board approval to borrow money from the Athens County Foundation.

Mr. Wasserman notes that Habitat projects the first build will begin in March 2025. He continues that the idea for a line of credit with the Athens County Foundation came about after concerns regarding the amount of time it may take to get reimbursed from ODOD, especially if we are also engaged in the Building Demolition & Site Revitalization program at the same time. Aaron read the following resolution:

“WHEREAS, the Board of Directors deems it desirable and in the best interests of the Athens County Land Reutilization Corporation to borrow up to \$100,000.00 from the Athens County Foundation (the “Loan”), and

WHEREAS, this loan will only be used if the corporation encounters cash-flow issues waiting for reimbursement from the Ohio Department of Development in connection with its Welcome Home Ohio application and funding.

THEREFORE, BE IT RESOLVED, that the Athens County Land Reutilization Corporation borrow up to \$100,000.00 from the Athens County Foundation; and that the Loan shall be evidenced by a Loan Agreement (the “Loan Agreement”).

RESOLVED FURTHER, that the Chair of the Board of Directors is hereby authorized, directed, and empowered to execute, for and on behalf of the Athens County Land Reutilization Corporation, and in its name, any and all documents required in connection with the Loan, including but not limited to the Loan Agreement.”

Motion by Mr. Wasserman to approve the resolution, 2nd by Mr. Eliason. Mr. Patterson notes that he will recuse himself from the vote as he sits on the board of the Athens County Foundation. Guest Taylor Sappington asks what the interest rate would be on the loan. Mr. Wasserman responds that the current thinking is it would be a zero-interest loan. All Yeas with Mr. Patterson recusing himself.

12. Fall Land Bank Summit

Mr. Wasserman and Aaron attended the Fall Land Bank Summit in Mount Vernon, Ohio on October 3rd. Mr. Wasserman presented with the Knox County Prosecutor on the tax foreclosure process and Aaron moderated a panel on marketing strategies for small Land Banks with folks from Trumbull and Summit County. Mr. Wasserman & Aaron also went on a bus tour of three of Knox county’s projects which was very educational.

13. Board Vacancy

At the September meeting, it was announced that Gregg Andrews had resigned from the board and Mr. Wasserman, Mr. Chmiel, and Aaron would present potential new candidates at the October board meeting. After much discussion, it was decided that Nathan Simons would be an excellent individual to have on the Land Bank board. Mr. Simons is the Mayor of the Village of Glouster and has worked extensively with the Land Bank through his work at HAPCAP. Aaron notes that Mr. Simons was present virtually and noted in the Google Meet chat that he did not have microphone capability. Mr. Wasserman moves to appoint Nathan Simons to the Athens County Land Bank board given that he has a great deal of experience with the Land Bank and is the mayor of an area where we regularly work. Mr. Chmiel mentions that there are no conflict-of-interest issues with him in his current role at HAPCAP and serving on the Land Bank board. Aaron notes that he thinks it’s good to have someone present on the board who works and lives in a township that the Land Bank is constantly working in. Mr. Wasserman clarifies that the board is appointing this individual to the board and that they are not anointing a seat for the Mayor of Glouster which is an important distinction. All Yeas.

New Business

Mr. Wasserman informed the board that even though it is not on the agenda, but he wanted to include that Aaron’s employee loan agreement contract with Rural Action has been executed.

1. Future Dispositions – Several potential dispositions are in progress, and we hope to bring them to the board soon. They include:
 - a. 4070 Washington Road, Albany: With demolition and site remediation imminent, we hope to begin asking for project proposals shortly and hope to bring this property up for disposition.
 - b. 55 Madison Street, Gloucester: Survivor Advocacy Outreach Program has applied to acquire this property to build a duplex upon as part of their greater project through the Appalachian Community Grant Program. We expect to bring it up for disposition at the November board meeting.
 - c. 32 Front Street, Gloucester: Survivor Advocacy Outreach Program has applied to acquire this property to build on as part of their greater project through the Appalachian Community Grant Program. We expect to bring it up for disposition at the November board meeting.

Mr. Wasserman notes that parcels disposed to SAOP would generate 4 new residential units. Mr. Chmiel asks if there have been other applicants for these parcels. Aaron responds no, that North Fairlawn Property Group did apply for 32 Front years ago but they withdrew their application.

2. Approval for Property Manager hourly wage pay increase
Jody Barnes, the Property Manager for the Athens County Land Bank, recently celebrated her 2nd anniversary with the Land Bank. Ms. Barnes has been an exceptional employee and plays a crucial role as a boots-on-the-ground familiar face in many of the areas that the Land Bank operates. We would like board approval for an hourly wage increase from \$21/hour to \$23/hour.

Aaron notes that Jody was the best person to hire for this job. Not only is she a crucial boots-on-the-ground individual, she is also a recognizable face in the communities we work in. She also works closely with HAPCAP's SEP participants and is regularly engaged in checking in on them after their terms end and assisting where she can in helping them find employment. Motion by Mr. Chmiel to increase Jody Barnes' hourly wage to \$23 an hour, 2nd by Mr. Eliason. Mr. Wasserman comments that when the idea was first floated to hire somebody full-time to do property management, he had doubts, but Jody has proved herself to be the exact right person to do this and it's been a very beneficial situation for the Land Bank. All Yeas.

3. 10190/10194 Chase Road, Albany project

The potential end-user interested in the Chase Road, Albany property has informed Mr. Chmiel that he would like to include the parcel as part of a wider project for the contiguous land (which he owns) that seeks restore aquatic ecosystems by restoring stream channels and re-establishing wetlands along with buffers. He has a plan with a private development company to correct water flow on the property and create what are known as “mitigation credits” which can then be sold or used by entities to “offset unavoidable impacts (including discharge of dredged and/or fill material) to aquatic resources...”

During discussions with the potential end user, James Graham, it came to light that he believes it is possible that the previous owners discharged various contaminants, possibly including mercury or other heavy metals into the soil. The work being contemplated by Mr. Graham’s contractor would NOT address this type of contamination. It may be a better course of action to apply for a Targeted Brownfield Assessment on the property to determine if an environmental remediation is necessary before proceeding with disposition.

Mr. Graham was present at the meeting with Matt Ledford from Rural Action’s watersheds team. Mr. Graham notes that the parcel is a disaster. He notes that the project he is engaged with in partnership with a company called “Water & Land Solutions” is a 55-acre project, but the Chase Road property contains a small amount of stream that is cut out from the rest of the project. He would like it to be incorporated into this project and assumed that the cleanup of the Chase Road parcel would be complete by now. Mr. Ledford notes that this project includes the restoration of approximately 3 miles of stream. He continues that subsurface contamination of the property could be detrimental to the project in the long run if contaminated soil is being deposited into the stream. Mr. Wasserman responds that the Land Bank’s thought was that the property would be cleaned up on the surface and the remnants of the mobile homes be removed followed by disposition to an applicant.

Mr. Wasserman asks what the Army Corps of Engineers’ relationship is to the project. Mr. Ledford responds that permit applications are approved through the Army Corps of Engineers. Mr. Wasserman asks if he can provide an overview of Water & Land Solutions. Mr. Ledford responds that they do engineering and plans for larger projects for Rural Action’s watersheds team, such as stream design and the like. They are paid by another company via “mitigation credits”. They are a faster option than usual grant processes. Mr. Wasserman asks if that means that these projects can be monetized; that they can get mitigation credits for doing these projects and then sell them. Mr. Ledford notes that he does not know what Water & Land Solutions would be making from this project. Mr. Wasserman asks if Water & Land Solutions pays the property owner for an easement on their property. Mr. Ledford responds that they do. Mr. Wasserman asks what that amount would be. Mr. Graham responds that he is not sure. Mr.

Wasserman clarifies his question, noting that if the Land Bank sells him this property, he will be getting some money back from the payment for the easement. Mr. Graham responds that he assumes it would be a very small amount, as the total amount of stream that resides on that property is only a couple hundred feet.

Mr. Wasserman notes that there are two issues the Land Bank is considering: The first is that there is a grant application in process already for the cleanup of that property, but it is unknown when the grant agreement will arrive and when remediation work will begin, estimating that it would not be until spring; the second is that it was recently discovered that the previous owners of the property may have caused subsurface contamination. He notes that the ordinary course for a property such as this would be applying for a Level One and Level Two Environmental Site Assessment from the EPA to determine if subsurface contamination exists. If contamination is present, the normal demolition process could potentially spread the contamination. He continues that a Level One and Level Two ESA could take up to six months.

Mr. Wasserman notes that he went to the Athens City-County Health Department and asked for the file on the Chase Road property. He says there was nothing in the file that would immediately indicate that there would be subsurface contamination. He asks Mr. Graham and Mr. Ledford what their feelings are about there potentially being soil contamination and what should be done about that. Mr. Ledford responds that the stream bed would be moved away from the property, so no one would be on the property disturbing the soil. He continues that the issue of potential contamination would be notifying folks who live downstream and mitigating any present contamination.

Mr. Chmiel notes that this property has a big impact on its neighborhood. He notes that it is his opinion that we should begin the initial cleanup of the property through the BD&SR program and then engage a Level One and Level Two ESA. Mr. Wasserman responds that he believes Tetra Tech would come and perform the necessary work for the ESAs whether surface cleanup has occurred or not. He continues that the bigger issue today would be deciding if the Land Bank should move forward with applying for the ESAs, noting that everybody present wants to do what is right. Mr. Patterson asks where the concern about subsurface contamination stems from. Mr. Wasserman responds that Mr. Graham informed him that the previous owners were disassembling transformers either to acquire the mercury or some other material.

Mr. Eliason notes that he believes the Land Bank should move forward with the ESAs and asks what the relationship the Land Bank is playing here, as Mr. Ledford said the project would not necessarily involve disturbing the property but moving the stream away from the property. He asks what the Land Bank's

involvement is at this time and if they will be part of this mitigation project. Mr. Ledford responds that they potentially could be. Mr. Eliason notes that the Land Bank should engage the ESAs and any necessary cleanup and move forward from there. Mr. Wasserman asks what the impact would be on the project if things were put on hold for the next six months while the ESAs are completed. Mr. Ledford responds that he cannot speak for Water & Land Solutions, but doesn't believe it would halt the project. He continues that he believes Mr. Graham's point-of-view is it would be easier to acquire the property now so it could be folded into the current project without becoming another project where the team comes back at a later time for remediation. Mr. Graham notes that he does not know how long this project will take, but it is a large project.

Mr. Chmiel proposes that the Land Bank spend some money to clean up the surface since it will be reimbursed through the BD&SR program and asks if Mr. Graham could then pay for the ESAs. Mr. Wasserman responds that nobody has to pay for the ESAs as they are funded through a grant. Mr. Chmiel asks if there is any way to speed up the ESAs. Aaron notes that our consultant at Tetra Tech noted that even expediting the process would look like five or six months. Mr. Patterson asks if there is a way the Land Bank could be held harmless and enter the mitigation project so the project can move forward but the Land Bank can still engage the ESAs. Mr. Eliason responds that Water & Land Solutions should include the Land Bank in the project. Mr. Graham notes that he likes Mr. Chmiel's proposal of cleaning the surface of the property. Mr. Wasserman responds that it is difficult to make a project a priority while there are other projects that would also like to become priorities. Mr. Patterson notes that the potential scope and impact of this project is great as it eventually impacts the Hocking River.

Mr. Wasserman asks if this project could continue with the Land Bank remaining the owners for the time being. Mr. Graham responds that he is unsure. He notes that it may be difficult to complete the ESAs with the surface of the property in its current state. Mr. Wasserman motions that we ask our environmental consultants to apply for a Phase One and Phase Two targeted brownfield assessment as a first step, 2nd by Mr. Eliason. Mr. Wasserman continues that the next step would be for Mr. Graham to contact Water & Land Solutions to find out if it would be possible to include the Chase Road parcel with the Land Bank remaining the owners until the ESAs and any necessary remediation is complete. Mr. Wasserman notes that the property would still need to be sold to Mr. Graham, that we wouldn't be able to give it away for free. Mr. Graham reiterates that he believes cleaning up the surface of the property would be beneficial for the time being.

Mr. Chmiel would like to add the possibility of expediting the first round of BD&SR demolitions moving since we know we will be receiving the funds. Mr.

Eliason asks what the current timeframe for cleanup looks like. Aaron responds that we are still waiting for the cure list and following its submission we should receive the grant agreement. Mr. Wasserman asks what the asbestos work that we have already ordered has cost. Aaron responds that we have not yet received an invoice. Mr. Eliason asks what Mr. Graham's timeline looks like. Mr. Graham responds that the permits will be finalized by the end of 2024. If the Chase Road parcel is still owned by the Land Bank, it is not likely that it would be able to be included in the permitting. Mr. Eliason asks what the time pressure on the Land Bank is. Mr. Ledford notes that he doesn't believe the one-acre Chase Road parcel could be added into the project with another landowner. Mr. Eliason responds that it sounds like the parcel needs to be transferred to Mr. Graham before anything can happen. Mr. Ledford notes that that would be the case for this specific project, but there are other mitigation projects in the area ongoing.

Mr. Wasserman asks if we can make an agreement that the ESAs will be ordered, and then we will take the next 30 days to determine what it would take to complete surface cleanup while Mr. Graham asks his partners at Water & Land Solutions what the project would look like if the Land Bank continued to own the parcel for the next 6-8 months, if there would be a possibility of including the parcel at that point. He notes that this would be contingent if there is no subsurface contamination. Mr. Ledford notes that he believes the parcel would need to be folded into the project at a later date. Mr. Chmiel notes that he would still prefer to begin the demolition work sooner. Mr. Wasserman responds that we would need to see what remediation would cost before going that route. Mr. Wasserman restates his motion that the Land Bank will have Tetra Tech apply for the ESAs and at the same time will determine what work needs to occur for surface cleanup of the Chase Road property to occur. Mr. Eliason already provided a 2nd. All Yeas.

4. New projects

Taxes Owed	Last Pymt	Parcel ID	Owner Name	Property Address
13,148.39	8/20/24	P0300900004500	Andrew J. Studniarz	233-35 Kontner St, Nelsonville

233-235 Kontner Street would be acquired via deed-in-lieu of foreclosure. The City of Nelsonville has condemned the house. The owner is currently working with his legal counsel to determine if he is comfortable with the deed-in-lieu of foreclosure terms. Mr. Wasserman notes that this would be an excellent renovation for somebody to take on. Mr. Wasserman motions that the Land Bank accept 233-235 Kontner Street, Nelsonville as a Land Bank project, 2nd by Mr. Eliason. All Yeas.

5. Scheduling of next meeting: November 20th, 2024. It is determined that the November meeting will also take place at the Community Cares Resource Center.
6. Adjournment: Motion for adjournment by Mr. Wasserman, 2nd by Mr. Eliason. All Yeas. Adjournment at 12:21 PM.

Minutes submitted for approval by Aaron Dye, Secretary



11/20/2024

Secretary

Date

Approved, as amended (if any) on 11/20/2024