

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, November 20th, 2024 @ 11:05 AM

PURPOSE: Regular meeting to consider the following business:

Board Administration – 5 minutes

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, Steve Patterson, and Nathan Simons.
2. Motion to approve the agenda by Mr. Chmiel, 2nd by Mr. Eliason. All Yeas.
3. Motion to approve the minutes from the October 16th, 2024 board meeting by Mr. Chmiel, 2nd by Mr. Simons. All Yeas.
4. Financial Report from Treasurer LaVerne Humphrey

Summary

Starting Balance	141,463.71
Actual Cash In	227,967.51
Actual Cash Out	7,707.96
Ending Balance	361,723.26

Ms. Humphrey notes that the largest cash-in item is the final reimbursement from the last Building Demolition & Site Revitalization program. Mr. Wasserman notes further funds that were cash-in included brownfield remediation work at 10 High Street, Gloucester, which was immediately paid out to Tetra Tech. Motion by Mr. Chmiel to approve the financial report, 2nd by Mr. Simons. All Yeas.

Business:

Old Business – 35 minutes

1. Update on acquisition process/pipeline from Mr. Wasserman

- i) Assistant Prosecutor TL Warren is currently working on several foreclosures for the Land Bank. We received petition requests for 8525 SR-78, Hollister, 6 Morgan Street, Gloucester, 8670 Hollister Road, Hollister, 26280 Main Street, Coolville, 15 N. Third Street, Jacksonville, and 50 Locust Street, Gloucester. The petitions were filed, and we are awaiting deeds for the properties. Mr. Wasserman notes he has a meeting scheduled with Mr. Warren later this afternoon for a routine check-in on foreclosure cases. He continues that we should be receiving deeds for the properties which we have filed petitions shortly.

2. State Demo project

The 2024-25 BD&SR application was submitted on Friday, March 29th. Other Land Banks across the state have begun receiving cure lists for the applications from ODOD, so we expect to receive one soon. Since we did not surpass the \$500,000 per county set-aside, we do not foresee any issues regarding funds. Asbestos surveys and remediation have been executed for the first two demolition groups. Asbestos surveys for the third group of demolitions have been ordered.

We received notice from ODOD that an announcement would be made from the Governor's office noting the final round of awards being made for the BD&SR program and that we would be mentioned in it. We were notified that our request for the \$500,000 county set-aside has been approved, but we have not yet received a cure list or grant agreement. Aaron asked when we would receive a cure list and was informed that one should be expected shortly. Aaron notes that potentially moving forward with Group N1 and the Chase Road cleanup was discussed at the November board meeting, but this will be discussed more during the Chase Road item later in the meeting.

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, Gloucester (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, Gloucester; 29 Hill Street, Gloucester; 34 Spring Street, Gloucester; 23 Morgan Street, Gloucester
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.

The demolition of the service station at 4070 Washington Road, Albany is complete! Tetra Tech will now begin subsurface contamination remediation. We are waiting for an estimated timeline on remediation so we can prepare requests for proposals to be sent to approved applicants.

Asbestos abatement at the old Hollister school is slated to begin on Monday, November 25th and demolition will begin immediately following.

Mr. Wasserman notes that we will want to begin soliciting project proposals for the Washington Road property before remediation is done, as there are many applicants, and we want the proposals to be as detailed as possible. He continues that there has been a setback regarding a new sewer line. Since the property sits outside Village of Albany limits, the village will not allow a new tap to be installed. The property would have to be annexed into the village, which is impossible since several other residences and a housing development lie between the village limits and 4070 Washington Road. This would certainly stymie any sort of future development. He continues that we had funds set aside in the grant to pay for a new sewer line. Mr. Chmiel notes that there may be other potential options for sewer, as he has spoken with Mayor Kirkendall of Albany. Mr. Wasserman responds that if successful, that would increase the viability of any project there.

Guest Steve Pierson notes that the fire department recently conducted training at 30 Connet, The Plains and the structure there is gone. Mr. Wasserman notes that this allows us to go ahead and move forward with the first group demolition as it frees up a bit of funding. Mr. Wasserman asks Mr. Pierson where Athens Township is at with

providing a document for proof of access at 5 Oak Street, The Plains. Mr. Pierson notes that the Trustees passed a resolution condemning the property and hopefully that will suffice. Aaron notes that he has received this document. Mr. Wasserman asks if the document gets recorded. Mr. Pierson responds it does not.

5. Update on previously approved projects

- 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. We have received complaints about the state of 354 Chestnut Street, Nelsonville regarding the accumulation of debris and other trash on the parcel. Mr. Wasserman spoke with the end-user in early August, and it appears no progress was made on the cleanup since then. He sent the end-user a letter urging them to clean up the property and noted if they cannot complete the renovation, the Land Bank would be willing to take back the property, but the letter was “unclaimed.” Bill Reighard, Nelsonville Code Enforcer, noted at the October meeting that he would check in with the end-user about the issue. Mr. Wasserman notes that he will be hand-delivering the letter after the meeting is over.
- B. 57/ 61 Summit Street, Glouster: Habitat for Humanity of Southeast Ohio will be holding a ribbon-cutting for the new house at 57/61 Summit Street, Glouster on Friday, November 22nd, 2024 at 4:30 PM. Mr. Wasserman notes that this is one of the first Land Bank projects and 57 Summit was one of the first demolitions.

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

- 1) 4070 Washington Road (3 parcels, LB-2021-16): See update regarding 4070 Washington Road above in the Brownfield section.
- 2) Haga Ridge Road, Rome Township (2 parcels, LB-2024-01): Forfeiture has been recorded with the County Recorder as per court-order but we are waiting on a document we can convey the property from.
- 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 case has been filed and is in the notification stage of the foreclosure. Notification has likely failed, and we will be heading to “service by publication”.

7. Update on pending dispositions

1. No pending dispositions.

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. The opposing legal counsel has requested another mediation session, which has been scheduled for January 28th, 2025.

Mr. Wasserman notes that our position will be if we cannot get an agreement on that day, we will be asking for a trial. He continues that he does not believe we are that far apart regarding a settlement amount, but Athens Preservation believes we are and requested another mediation session under the supervision of Judge Goldsberry. Mr. Pierson notes that he received a phone call from David Funk last week where Mr. Funk asked him to advocate to FEMA on his behalf. Mr. Pierson responded if he wanted to talk with someone regarding the complications of working in a flood hazard area, ODNR Floodplain Management in Columbus might be his first contact. Mr. Wasserman asks Mr. Pierson if he feels this was regarding 47 Main Street, Chauncey. Mr. Pierson responds that Mr. Funk confirmed as much. He continues that the big problem Mr. Funk expressed to him was that he was not made aware of the development requirements in a flood hazard area as he obtained the property and development began, noting he has invested a great sum of money into the project. Mr. Simons responds that you can see that the only work done on the structure was the roof, and that was shortly after acquisition. He continues that it is hard to believe Mr. Funk isn't aware of floodplain development requirements when he owns as much property as he does.

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

The request for qualifications responses were due by Wednesday, November 13th. Responses were received from BDT Architects & Designers and RVC Architects. Jeff Jenkins will be present at the Athens County Commissioners meeting on Tuesday, November 26th to make his recommendation and receive approval. Mr. Wasserman notes that he hopes the project begins moving faster after that.

10. 11 Maple Street, Glouster Renovation

We have accepted two offers on the property: A primary offer, which we expect will close and a "backup" offer in case the first one falls through. An appraisal and inspection were done by the buyer, and both indicated no problems.

Mr. Wasserman notes that we will net something like \$139,000 out of the house. He will not know the exact amount spent until he receives the Treasurer's laptop from Ms. Humphrey, but believes it was in the ballpark of \$175-180,000 not including the \$15,000 grant from the Athens County Foundation. Mr. Chmiel asks if the second offer is the same as the initial, and Mr. Wasserman responds the conditions were slightly different but it would be the same net. Mr. Chmiel asks if the initial interested buyers were from Columbus. Mr. Wasserman responds the initial folks who submitted the offer are from Columbus and it will be owner-occupied. He is not sure about the location of the folks who made the second offer.

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.

In further meeting with Habitat, it was decided that new Habitat builds would occur on 823 Walnut Street, Nelsonville; 923 E. High Street, Nelsonville, 931 E. High Street, Nelsonville; and 9 Johnson Road, The Plains (contingent on current examinations of the property). There is the potential for an additional build on a Habitat lot.

At the October board meeting, the board voted to approve a borrowing resolution that noted the Land Bank could borrow up to \$100,000 from the Athens County Foundation should we find ourselves in need of funds while waiting for reimbursements from the WHO program and BD&SR program. We are waiting for the Athens County Foundations to provide us with specifics on the agreement.

Kenneth Oehlers has informed us that an amended scope of work for the WHO program is being drafted and should be available shortly. This will serve as the modification for the grant agreement at the state level. Further updates include that Habitat is almost certain that Tri-County Career Center will be building one of the homes. WoodsWork, a unique youth group mission trip program, will likely be building the homes on the High Street lots and one other lot. Mr. Wasserman notes Mr. Oehlers notes he believes we can get four houses done in 2025 and the fifth done in 2026. He continues that we have not yet heard back from the Athens County Foundation about further information regarding the line of credit.

12. 10190/10194 Chase Road, Albany project

Extensive discussion was held at the October board meeting regarding the project at 10190/10194 Chase Road, Albany. In summary, contiguous property owner and applicant for the Chase Road parcel Jim Graham has partnered with Water & Land

Solutions to restore aquatic ecosystems by restoring stream channels and re-establishing wetlands along with buffers. A couple hundred feet of stream are within the bounds of the Chase Road parcel. Mr. Graham attended the meeting with Matt Ledford of Rural Action's watersheds team to provide more details about the project and to inquire about the likelihood of folding the Chase Road parcel into the project, assuming the cleanup would have been done by now. A motion was passed that we would have Tetra Tech apply for a Phase I and Phase II Environmental Site Assessment to determine if subsurface contamination exists while also exploring what surface cleanup of the property would look like. Mr. Graham was to ask his partners at Water & Land Solution if the Chase Road parcel could still be part of the project if the Land Bank remained the owners for the next 6-8 months while the ESAs are completed, following any potential required subsurface remediation.

Tetra Tech has filed the grant application for targeted brownfield assessment at the Chase Road property. A contractor we have worked with previously on demolitions provided an estimate for cleanup of the surface debris. Mr. Wasserman notes that he hopes we will have information back from Tetra Tech about the property not too far into 2025. He continues that in the meantime, we will move forward with surface cleanup. The bid received was approximately \$10,000, contingent on the amount of waste that they dig up. Mr. Wasserman proposes that we front-run the next BD&SR program by executing the first group demolition in The Plains and the Chase Road cleanup with the expectation that the projects will be reimbursed by ODOD. Motion to accept by Mr. Chmiel, 2nd by Mr. Eliason. All Yeas.

New Business – 15 minutes

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 complete 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 December 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 December board meeting.

- d. 518 W. High Street, Nelsonville: A new end-user has approached us regarding building a new residence on this property. He is currently in talks with the City of Nelsonville about a potential plan.
- e. 19476 Maple Street, Trimble: Past end-user for Land Bank properties who has completed renovations in Glouster and Athens, Rickey Moody, has inquired about renovating the house that was donated to us on Maple Street in Trimble. We expect this property to come up for disposition at the December board meeting.

2. Strategic Planning Session

Mr. Wasserman has requested board members convene at some point in January or February 2025 for a 2–3-hour strategic planning session. He asks that board members look at their calendars for possible dates. Aaron can create a Doodle poll for tracking responses. Mr. Wasserman thinks it would be a good idea for the board to take a look at what the organization has done and think about what we want to do in the future. He continues that part of this may be having community meetings in various locales, perhaps more discussion on how we could utilize our CIC abilities. He notes that it would be a public meeting. He asks if there is a time in January or February that works with folks. Mr. Chmiel asks who the facilitator would be. He recommends Mission Met, who has facilitated a couple of strategic planning sessions that he has been part of. Mr. Wasserman notes he is comfortable with that. He notes that he has an example of a short strategic planning document that was produced by the Butler County Land Bank. Mr. Chmiel notes he would be available any time the second half of January through February. Mr. Wasserman continues he will check in with Mission Met about what they would need and there would be potential dates by the December board meeting. He asks the board how they would feel about hosting community meetings in a couple of locations. Mr. Simons notes he thinks it is a good idea. Mr. Eliason asks if we would want to take ideas to the community meetings or come up with a strategic plan and then take it to present to the community. Mr. Chmiel responds it would be beneficial to check in with Mission Met about it. Mr. Pierson notes that it would be a good idea to get more information out to the public, as there is a lot of misinformation about the Land Bank, including that they are playing favorites with folks, which we know is not the case.

3. 2023 Annual Report

Aaron has completed the 2023 annual report. He will be circulating it to the board for any edits and final approval.

4. 2025 Budget

Ric and Aaron will begin work on the 2025 budget in hopes of presenting it to the board at the December meeting. Anyone wishing to have input into that document should contact Mr. Wasserman soon. Mr. Wasserman notes he would like to get a budget passed before the year ends.

5. New Projects: No new projects this month.

Taxes Owed	Last Pymt	Parcel ID	Owner Name	Property Address

6. Roundtable:

Ms. Humphrey asks if anything has been done about the Alderman property on Board Street in Gloucester. Mr. Wasserman notes that it is in private hands, and he doesn't believe it is tax delinquent. He continues that there may be substitution demolition funds, but the list is already long. Mr. Simons notes the only communication with the owners was shortly after the fire and he directed them to the Land Bank for potential demolition funds. Aaron responds it was right after the BD&SR application was submitted.

Mr. Chmiel notes that the Commissioners took action to work with the Land Bank for demolition of a property owned by the county in Chauncey. Mr. Eliason mentioned the potential of the local fire department conducting training at the structure. Mr. Wasserman asks if waste diversion will be required. Mr. Chmiel notes that there is a bit of waste diversion that needs to happen and he has communicated with Jody about it. Aaron notes that he spoke with Maria Bonner and Ed Newman from Rural Action's Zero Waste team and they noted that indoor chair lifts can be difficult to rehome as they are made to the specifications of the user. Mr. Chmiel notes that Habitat would take it.

Mr. Pierson asks if the County Treasurer is automatically the chair of the Land Bank board. Mr. Wasserman responds no, that they are on the board by statute, but the board will hold elections likely in December for executive positions.

7. Scheduling of next meeting: December 18th, 2024

8. Adjournment: Motion to adjourn by Mr. Eliason, 2nd by Mr. Chmiel. All Yeas.
Adjournment at 11:44 AM.

Minutes submitted for approval by Aaron Dye, Secretary

 12/18/2024

Secretary

Date

Approved, as amended (if any) on 12/18/2024