

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, December 18th, 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, Chris Chmiel, Lenny Eliason, and Nathan Simons.
2. Motion to approve the agenda by Mr. Eliason, 2nd by Mr. Simons. All Yeas.
3. Motion to approve the minutes from the November 20th, 2024 board meeting by Mr. Eliason, 2nd by Mr. Simons. All Yeas.
4. Financial Report - Treasurer LaVerne Humphrey

Summary

Starting Balance	361,723.26
Actual Cash In	0.00
Actual Cash Out	20,061.60
Ending Balance	341,661.66

Ms. Humphrey notes that the sale of 11 Maple Street, Gloucester will be on next month's report. Mr. Wasserman comments that the net amount from the sale was \$133,000.00. Motion to approve the financial report by Mr. Chmiel, 2nd by Mr. Eliason. All Yeas.

Business:

Old Business

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 have received the documents necessary to acquire the following

properties: 6 Morgan Street, Glouster; 15 N. Third Street, Jacksonville; 8670 Hollister Road, Hollister; 8525 SR-78, Hollister; 50 Locust Street, Glouster; Haga Ridge Road, Rome Township. We are awaiting the paperwork for 26280 Main Street, Coolville. Mr. Wasserman notes that the Village of Coolville accidentally acquired the Main Street property, and they will need to notify the court before we can acquire it. He continues that most of these acquisitions will be demolitions.

- ii) Other foreclosures are in the end-stages with either non-oral hearings scheduled or motions for summary judgement to be filed 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 three demolition groups.

We were notified by ODOD that our request for the \$500,00 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. It was decided at the November board meeting to move forward with the Group N1 demolition and the Chase Road, Albany cleanup with the expectation that the funds will be reimbursed once we receive the grant agreement. Aaron is currently working on the bid specifications.

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, 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. The demolition of the service station at 4070 Washington Road, Albany is complete! Tetra Tech will now begin subsurface contamination remediation. Tetra Tech has notified us that a remediation contractor has been selected, and soil remediation should begin shortly. Currently, we plan on soliciting initial project proposals for the property just after the first of the year.

Asbestos abatement at the Cornerstone Harvest Church/old Hollister school was completed prior to Thanksgiving and demolition is complete.

Mr. Wasserman notes that the Ohio Department of Development made a change to the state brownfield program where there will not be county set-asides for the second round of funding and all counties will be competing for the remaining \$75 million. He has discussed this with the Port Authority and noted that they will need to be ready to submit their projects as soon as the application opens.

Mr. Wasserman continues that Tetra Tech has informed us that they will be excavating dirt approximately 4 feet below the old service station at 4070 Washington Road and believe they will be finished in 3-4 months. End-users will be contacted sometime in January to begin putting together their project proposals. He asks if the Village of Albany has any ability to weigh in on developments happening outside of village limits. Guest Steve Pierson notes that the 3-mile planning jurisdiction that Athens engages only concerns subdivisions. The City of Nelsonville has a similar jurisdiction. Mr. Eliason notes that villages do not have that authority.

Mr. Wasserman asks Aaron what happened with the bricks from the Cornerstone Harvest Church demolition, Aaron notes that he is not sure as the Port Authority has been the lead on the brownfield program. Mr. Simons noted that it looks like cleanup still needs to occur at the site. Mr. Simons asks how much the demolition cost, Aaron responds that he is not sure but we can find out from the Port Authority.

5. Update on previously approved projects

- A. Rehabs: Land Bank Rehabs or new construction underway or nearly completed in the county: 24 Cherry Street (new owner), Glouster; 141 Monroe Street, 61 Summit Street Nelsonville; 217 Harper Street, 354 Chestnut Street, Nelsonville. After the November board meeting, Mr. Wasserman and Aaron checked out the site at 354 Chestnut Street. It appears that most of the trash has been cleaned up.
- B. 57/ 61 Summit Street, Glouster: Habitat for Humanity of Southeast Ohio held a ribbon cutting and dedication for the house on Friday, November 22nd. Mr. Simons and Aaron were present.

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. To date we have close to or over 30 potential end-users with new people calling every week.

Our environmental consultants, Tetra Tech, Inc. believe that we are not far from the completion of this project, perhaps before the end of 2Q 2025. As such we will begin moving forward in January with contacting potential end-users regarding the assemblage and submission of renovation or site-use plans.

- 2) Haga Ridge Road, Rome Township (2 parcels, LB-2024-01): We have received the deed for this property. Aaron has uploaded it to the Land Bank website and Jody will be placing a sign there shortly.
- 3) 6807 N. Coolville Ridge Road, Athens (1 parcel, LB-2024-08): This property was redeemed by someone in the family after court notifications went out with over \$7400 in delinquent taxes paid. They will be billed for the court and attorney costs and when those are paid the case will be dismissed. The potential end-user has been informed. Mr. Wasserman notes that this is a good result for the county as well as Canaan Township and their school district(s).
- 4) Update on pending dispositions
No pending dispositions.

7. 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.

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

Jeff Jenkins made the recommendation to select BDT Architects for this project to the Commissioners and they agreed to it. He is currently getting an Engineering Services Agreement together and will be getting BDT Architects under contract. Mr. Simons notes that the agreement has been signed, and the process should begin moving quicker. Mr. Wasserman asks if work has begun on the Fouts building and Mr. Simons responds that it has.

9. 11 Maple Street, Glouster Renovation

Closing occurred on December 6th, 2024. The total amount spent on the renovation was approximately \$170,000. This includes the \$15,000 grant from the Athens County Foundation for the new roof and gutters. New owners are a family with one child who had been living in Logan. Mr. Chmiel notes that the last renovation in Buchtel still looks great. He continues that a house burned down farther down North Akron Avenue and asks if that is on our radar. Mr. Wasserman notes that it sounds like it is in Hocking County, as the county line is just past the part of the street where the last renovation is located.

10. 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.

Aaron notes that he just spoke with Mr. Oehlers who has been in talks with ODOD about adding an additional \$30,000 to our WHO-Rehab & Construction request for the fifth and final build. Due to the uncertainty, it has been difficult to finalize the Land Bank's budget for 2025. Mr. Wasserman notes that each build will net enough income-over-expense that Habitat will be able to construct a sixth house. Aaron adds that the Land Bank will net \$10,000 from each house, totaling \$50,000. Mr. Wasserman adds that most Land Banks in Ohio are partnering with their regional Habitats. He continues that Mr. Oehlers discussed the topic of reimbursement with ODDO and we can request a reimbursement request before the house is finished if construction has begun, potentially ensuring that we would not need to engage the line of credit from the Athens County Foundation.

11. 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. Aaron is working on a contract for the remediation of this property.

12. 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. It was discussed at the

November board meeting that Mr. Wasserman and Aaron would meet with the folks at Mission Met, with whom Mr. Chmiel has worked with previously for strategic planning, to determine what preliminary steps would need to be taken. This meeting is scheduled to occur on December 17th, 2024.

Mr. Wasserman that he and Aaron had an excellent and productive meeting with Mission Met. They will be reconvening in January where Mission Met will present an outline for the strategic planning process. He continues that the Land Bank is at its 6-year point and it's a great time to engage a strategic plan for the organization. Mr. Chmiel asks if the Treasurer-Elect will be in the room for the meeting. Mr. Wasserman responds that he can as it will be a public meeting. Mr. Chmiel asks how Jeff Harris might contribute or how he might be brought into the discussion. Mr. Wasserman clarifies that Mr. Harris is an attorney with Bricker Graydon and was previously a Land Bank director. Mr. Chmiel notes that Mr. Harris has a lot of ideas and expertise on the function of land banks and believe his input would be valuable to our strategic plan. Mr. Chmiel says that he will reach out to Mr. Harris about joining the January board meeting.

13. 2023 Annual Report

Aaron has completed the 2023 annual report. It has been circulated to the board and should be printed and mailed out prior to the end of the year. Mr. Wasserman notes that the printer, based in Columbus, also handles the mailing. Mr. Chmiel asks how many were mailed out for the last annual report. Aaron notes it was 475. He continues that it will be more this time, as he has included the addresses of all past end-users. He adds that the Zero Waste team at Rural Action shared a document with him that lists businesses and the like around the county where paper promotional materials may be placed.

14. 2025 Budget

Mr. Wasserman and Aaron have completed a draft budget for 2025 to present to the board.

Mr. Wasserman notes things went according to plan up to November 30th, 2024. He continues that property sales were lower than anticipated, but now that 11 Maple Street, Gloucester, has sold, it has evened out. Expenses were close to what they were expected to be. He notes that DRETAC will likely be similar in 2025. Grant funds were inserted as \$580,000, which include the BD&SR program and initial brownfield remediation. Aaron notes it does include all WHO funding as that budget has not yet been finalized. Mr. Wasserman notes that the Legal Services line-item includes the possibility of engaging a jury trial in the Athens Preservation lawsuit. He notes that a big expense that has been accounted for in 2025 is a new truck. The truck that the Commissioners were kind enough to sell to us is near the end of its useable life, so \$13,000 is included for that item which includes maintenance as well as the purchase. Mr. Wasserman notes that the line-item for Mowing and Grounds Maintenance seems

high at \$6,000. Mr. Chmiel responds that there must be other items included. He notes that the formula seems to be off near the top of the document. Aaron begins working to check the formulas on the sheet. Continuing budget review, Mr. Wasserman notes that there were several emergency maintenance items in 2024 including the securement of the 87 High Street façade and roof repair on 60 Main Street. Mr. Wasserman notes that in the end, there is only \$17,000 income-over-expense as noted by the budget, but he believes there are several items that will come out differently, especially because of the way the grants will pan out. Ms. Humphrey notes that the line noting sewer payments seems low, as we often pay approximately \$350/month to Trimble Township Wastewater Treatment District. Mr. Wasserman notes that appears to be correct and the item will be modified accordingly. Mr. Chmiel motions to approve the 2025 budget as presented, 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: On today's agenda.
 - c. 32 Front Street, Gloucester: On today's agenda.
 - 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: On today's agenda.
2. Dispositions
 - a. 32 Front Street, Gloucester and 55 Madison Street, Gloucester: In a grant partnership with HAPCAP, Survivor Advocacy Outreach Program has applied to acquire the parcels at 32 Front Street and 55 Madison Street, Gloucester to build two duplexes that are roughly 1000 sq. ft. per side. The resulting duplexes will be high quality new builds featuring units with the lowest possible utility costs for the residents. The units will serve as long-term housing for their program participants who have moved through SAOP's survivor support program. More in "This Month's Dispositions" folder. Aaron notes that SAOP has agreed to pay \$5,000 for 32 Front Street and \$4,000 for 55 Madison Street. He continues that HAPCAP will begin procuring architectural services over the

winter, which is why there are no building plans provided. Mr. Chmiel asks if SAOP will be paying property taxes on these properties to which Mr. Wasserman responds they will. Motion to dispose 32 Front Street and 55 Madison Street, Gloucester to Survivor Advocacy Outreach Program for \$9,000 by Mr. Chmiel, 2nd by Mr. Eliason. All Yeas.

- b. 19476 Maple Street, Trimble: Previous Land Bank end-user Rickey Moody has submitted a proposal to renovate the house at 19476 Maple Street, Trimble. Mr. Moody has completed a Land Bank renovation in the past at 29 Main Street, Gloucester. Mr. Moody has submitted a project proposal (see "This Month's Dispositions" folder) noting that the home will be the primary residence for him and his family with an estimated renovation completion timeline of 8 months after transfer. Mr. Wasserman notes that this property was donated to the Land Bank tax compliant. Upon initial inspection, it didn't seem like an economically viable rehab, but Mr. Moody, who has completed a similar Land Bank renovation, came forward with interest in living in the house while performing the renovation. Mr. Wasserman notes that he had some questions about Mr. Moody's proposal, including the low number provided for cabinetry and the like. Mr. Moody responds that he purchased a shipping container over the summer which was full of over \$10,000 worth of items such as cabinetry, light fixtures, items for bathrooms, and more. Mr. Chmiel asks what Mr. Moody's long-term plan for the house would be. He responds that after selling his house in Athens and moving to Lancaster temporarily, he is looking to be back in the Athens County area, noting that it would be an owner-occupied house. Mr. Wasserman notes the only issue he sees with Mr. Moody's proposal is the purchase offer of \$2,000, as the Auditor values the property at \$22,000 and the Land Bank has more than \$2,000 in the property, and counter-offers \$5,000 as the purchase price. Mr. Moody accepts the counter-offer. Mr. Wasserman motions to dispose 19476 Maple Street, Trimble to Rickey Moody for \$5,000, 2nd by Mr. Eliason. Mr. Simons comments that his only concern was the purchase price and he's glad to see that was resolved. All Yeas.

3. New Projects: No new projects this month.

Taxes Owed	Last Pymt	Parcel ID	Owner Name	Property Address
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4. Scheduling of next meeting: January 15th, 2025

Aaron notes that Bethany with JFS has noted meeting spaces will become more populated in the new year, and if we could give them more advanced notice on when the Land Bank would want to hold meetings in the space, it would be helpful. Mr. Wasserman responds that the January meeting can be held in this space and future meeting spaces can be discussed then.

5. Adjournment: Motion to adjourn by Mr. Eliason, 2nd by Mr. Chmiel. All Yeas.
Adjournment at 12:03 PM.

Minutes submitted for approval by Aaron Dye, Secretary



1/15/2025

Secretary

Date

Approved, as amended (if any) on 1/15/2025