

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, March 20th, 2024 @ 11:00 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, Gregg Andrews, and Lenny Eliason.
2. Motion to approve the agenda by Mr. Chmiel with the addition of a presentation by Dress Right Dress under the New Marshfield school item, 2nd by Mr. Eliason. All Yeas.
3. Motion to approve minutes from February 21st, 2024 board meeting by Mr. Chmiel, 2nd by Mr. Eliason. All Yeas.
4. Financial Report from Treasurer LaVerne Humphrey

Summary	
Starting Balance	301,928.49
Actual Cash In	51,247.74
Actual Cash Out	69,775.65
Ending Balance	283,400.58

Ms. Humphrey notes that cash-in includes a grant in the amount of \$34,000 (Glouster Citgo) and property sales. Mr. Wasserman notes that cash-out expenses include the emergency bracing of 87 High Street, Glouster by Hutton Excavating. Motion by Mr. Chmiel to approve financial report, 2nd by Mr. Andrews. All Yeas.

Business:

Old Business

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

i) Properties acquired since September board meeting

Several new title searches for Land Bank projects were provided to Asst. Prosecutor Zach West and cases will be filed soon. (2023-04, 2023-01, 2022-17, 2022-15, 2021-03). T.L. Warren will be handling our foreclosure cases moving forward. Mr. Wasserman notes that he expects a few new acquisitions by May. He continues that local governments and communities should continue to bring potential properties to our attention and asks that folks stay on the lookout for possible projects. Ms. Humphrey asks about the Alderman property that burned down on Broad Street in Glouster. Mr. Wasserman notes that the Land Bank may be able to acquire the property as a donation.

2. State Demo project

Group M1, M2, and M3 demolitions are in process. McKee's Paving & Sealing have already made notable progress with the M2 and M3 demolitions. LA Horn Excavating out of Logan will begin Group M1 demolitions the week of March 18th. Properties in the current round of demolitions 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.

All access agreements have been signed for our 2024-24 BD&SR application. The last step will be the County Commissioners approving the list of structures. It is our goal to have the application submitted by the end of this week.

Aaron notes that McKee's has already made a lot of progress on the M2 and M3 demolitions. He continues that LA Horn Excavating was supposed to have begun the M1 demolitions by now, but they informed him that they are emergency responders for AEP and TC Energy, and they had a few emergency projects due to recent inclement weather in Hocking County. They have requested an extension for their contract. Aaron made the board aware that he was contacted by Jody the previous week regarding the Group M2 demolitions where she relayed that McKee's demolished the wrong structure. The structure was extremely dilapidated, and taxes had not been paid on it since 2005. Aaron continues that contractors are given photos, parcel numbers, GIS maps with arrows identifying the structure to be demolished, and commentary when necessary to avoid this type of situation. When he asked the crew lead how this occurred, he was informed that the packet was not given to them by their supervisors

and that they were only given a list of addresses. Mr. Wasserman notes that the property is now on our list to foreclose upon, and he is unsure why this property wasn't on our radar. He continues that a Land Bank employee should visit each site with the contractor for future demolitions.

Regarding the 2024-25 BD&SR application, Aaron notes that the application should be submitted shortly. Jody is gathering a few last-minute items for the application. He continues that there are approximately 32 structures in our application. Mr. Wasserman adds that there was one property that was not included in the list approved by the Commissioners, and he will be seeking approval at a later date. Mr. Chmiel asks if there will be any future funding through this program. Mr. Wasserman notes that there will not be any additional application window.

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 there is a building in the Village of Albany which we began inquiring about, but the owner has already demolished the structure.

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; 4667 Sand Ridge Road, Guysville; 11 Maple, Glouster.

Mr. Wasserman notes that Jeremy Dixon has relayed that the Sand Ridge Road renovation is going well and should have photos for us shortly.

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): Tax certificates will be sold this week and the foreclosure case should be filed shortly.

7. Brownfield Remediation Projects

1. See sections 5 & 6 for details.

8. Update on pending dispositions

1. In July 2023, the approved end-user for 8001 SR-78 informed Aaron that she had found a surveyor to complete a new survey of the parcel. All attempts at contact since then have gone unanswered. If we do not hear back from her by April 1, 2024, we will re-list the property on our website.
2. A new survey is needed for 32 Locust Street, Gloucester. The Land Bank informed Allen and Joyce Flowers that we would be willing to split the cost of a new survey. Tim Dunn has visited the parcel and performed follow-up research about the property. He noted to Aaron that the survey would require extensive work and he would not be able to supply an estimate, noting potential problems such as a railroad that runs through the parcel. He did not seem willing to take on the survey but continued that he will begin work if we so choose. Aaron notes that the Auditor's office informed the Land Bank's legal counsel that a survey would still be required for transfer even though new conveyance standards have not yet been agreed upon. Mr. Wasserman notes that Branner Surveying is likely the best bet for the survey. Mr. Chmiel recommended reaching out to Donnie Stevens as well.

9. Update on 47 Main Street, Chauncey

In February, there was an adjudication from Judge McCarthy denying the opposing counsel's request to have the case dismissed. No update since last month.

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

At the January board meeting, it was discussed that the grant would be utilized for a new roof and façade repair on 87 High Street, Gloucester. At the February board meeting, it was voted that the Land Bank would supply the \$15,000 match required for the project. Aaron notes that Nathan Simons informed him that the application was submitted, and we are in the waiting period.

11. 11 Maple Street, Gloucester 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. Mr. Chmiel secured a grant from the Athens County Foundation for a new roof and gutters.

The house is done, the new roof is on, appliances have been installed, all that is left to do is the gutters and a clean-up inside and out. We hope to have it on the market in April. Mr. Wasserman notes that Gloucester Water & Electric is currently working on an issue with a guide wire on the house before the new gutters can be installed.

12. Structural Assessment of Downtown Gloucester Buildings

At the July 2023 board meeting, contract was approved with Barber & Hoffman for the structural assessments of 73, 83/85, and 87 High Street, Gloucester. Barber & Hoffman have gathered the information necessary to complete their report. We hope to have it shortly.

We were recently made aware of some funding available through Buckeye Hills for structural assessments. Structural engineers have inspected 110 High Street, Gloucester. We are awaiting more information from Buckeye Hills to identify the next steps. Aaron notes that Jody will be meeting an engineer shortly for a final walkthrough. Mr. Wasserman notes that somehow an environmental site assessment was thrown into the mix, and he informed Buckeye Hills that our priority is a structural assessment. He continues that the engineers estimated \$150,000 for a renovation to bring 110 High up to standard.

13. 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. On February 29th, Rural Action's Zero Waste team and met Jody, her HAPCAP SEP supervisees, and Aaron at the property to haul away tires that were left on the property. The cleanup went quickly and a total of 236 tires were taken to the Athens County Sheriff's lot. Rural Action's Watersheds program has

reached out to Aaron about hosting a stream clean once all waste is removed from the property.

Mr. Wasserman notes that there is additional clean-up news for the Washington Road, Albany property. Originally there was a fourth parcel that was part of the property, but it was foreclosed upon separately and sold at sheriff's sale. The new owner has noted there are hundreds of bags of trash from the last 10-15 years, some of which is across the parcel line onto the parcels we own. The new owner has also noted that there is a tree falling on our part of the property. Mr. Wasserman had a phone call with him and the owner will be cleaning up the trash and removing the tree in exchange for us paying to have a dumpster on the site.

14. New Marshfield School

Mr. Chmiel recaps that the old New Marshfield school is currently listed for sale by a church via Athens Real Estate Company. Further, the Commissioners have decided they will be installing a sewer system in New Marshfield. Mr. Chmiel was contacted by Jeremy Parkins, Founder and President of Dress Right Dress, upon a realtor touring the building on his behalf. Mr. Parkins notes that Dress Right Dress began in Ross County and is now state-wide. They are veterans-specific and aid military service members and those who are transitioning out of service. He continues that they sit on Judge George McCarthy's veterans board, they are Ohio Mental Health and Addictions Services certified and Ohio Department of Rehabilitation & Correction reentry certified. Through their Justice Involved Veterans program, they work with veterans who have entered the criminal justice system. The organization has been in talks with ODR&C about opening their own facility. Mr. Parkins relays that there are two versions of this plan moving forward, one being a farmhouse and the other being the New Marshfield school as a larger option. He continues that the building needs several repairs including roof repair and remediating standing water.

The vision for the building is converting the building into a 20-40 bed facility for veterans in Athens County. He notes that he has spoken with State Representative Jay Edwards and Mr. Edwards conveyed to him that he would propose matching or supplying additional state funding if Mr. Parkins could source initial funding. Mr. Parkins notes that the contractor who toured the building on the organization's behalf informed him that total repair costs for the building are likely in the \$500,000 ballpark. Mr.

Wasserman asks if the building is tax exempt. Mr. Parkins responds that he was informed that it is tax exempt. Mr. Chmiel says that this project could potentially link in with the sewer project. He continues that he believes this is in line with the Land Bank's mission and similar to current projects in downtown Glouster. Mr. Wasserman asks for clarification about the school building's involvement with the sewer project, inquiring if Mr. Chmiel meant the building will be served by the new sewer system or if it will be a component of building the system. Mr. Chmiel responds that it is to be determined. Mr. Eliason asks Mr. Chmiel what role the Land Bank would play in the process. Mr. Chmiel

responds that he would like the Land Bank to make an offer on the property and aid in the redevelopment process. He continues that the Land Bank has already been engaging in redevelopment work in downtown Gloucester and there is a potential end-user with a mission-driven organization interested in the property. He notes that he understands it is risky, but he believes there are grants available to assist with the project, potentially through Community Development Block Grants. Mr. Wasserman replies that he would like to see the capital availability be determined before the Land Bank puts any funding toward the project. Mr. Chmiel responds that he doesn't want to commit to the work if the building will not be available in the event that another bid or offer is accepted by the property owner. Mr. Wasserman notes that he believes there is tremendous risk in taking on this project without a more developed plan. Mr. Chmiel responds that he can commit to working on setting up the renovation funding and that he believes this project would be in the community's best interest.

Mr. Chmiel moves to make an offer to secure the property and then work toward developing the project plan. He reiterates that he does not want to put in further work on the project without site control. Mr. Eliason responds that a bid would not give the Land Bank site control and elaborates that the only way site control could be achieved is to secure an option on the property for an agreed upon period-of-time. Mr. Wasserman notes that the idea of an option was previously floated to the realtor, who did not seem partial to it. Mr. Chmiel responds that he is amenable to any approach with which the board is most comfortable. Mr. Eliason follows up that there is no official agreement with an end-user, only a potential discussion and no commitments from the end-user with all risk being taken on by the Land Bank. Mr. Parkins responds to Mr. Eliason, asking for clarification about Mr. Eliason's comment on the end-user having "no skin in the game." Mr. Eliason responds that his comment was regarding the end-user not having any money in the project at this time. Mr. Parkins replies that during his initial conversations about the project, he informed his contact if the owners would accept a \$15,000-20,000 offer on the property, Dress Right Dress would have purchased the property. Mr. Wasserman asks why the organization hasn't made an offer. Mr. Parkins responds that his realtor noted he doesn't believe they will accept an offer lower than \$55,000. Mr. Chmiel notes if the board is more comfortable with making an option, that is fine, but he can't assemble the project details without site control. Mr. Wasserman responds that the definition of an option is an offer to purchase on a particular date for a particular price and an expiration, beyond which point that can no longer be done. Mr. Chmiel asks what the price is that the board would be willing to offer. He continues that these kinds of projects are within the Land Bank's purview. Mr. Eliason responds that the property is not tax delinquent. Mr. Chmiel replies that it is blighted, however. Mr. Wasserman notes that the Land Bank did not take on the Eagles building because it was determined that the risk outweighed the benefit. Mr. Eliason adds that this is the same case. Mr. Chmiel again notes that he is not willing to put the pieces of this project together without site control. Mr. Wasserman responds that anyone working in real estate engages with projects which may not come to fruition. Mr. Chmiel replies that he would like to discuss what an option could look like. Mr. Wasserman adds that there is usually a price or premium to the option, essentially where the owner is paid to wait

while the prospective buyer weighs their options. Mr. Chmiel asks what the board would be comfortable with when it comes to an offer. Mr. Eliason asks Mr. Parkins how long his funding is good for. Mr. Parkins asks if he means the organization's funding or funding for this project. Mr. Eliason clarifies that he is asking about funding from the state previously mentioned by Mr. Parkins. Mr. Parkins responds that Mr. Edwards asked Mr. Parkins to give him a funding amount so it could be presented to the state budget. He is not sure how long that will last. Regarding the grant funding through the Medicaid providers, that is usually annually depending on the grant, as some are for one year and some are for three years. Mr. Wasserman asks for the organization's annual budget. Mr. Parkins responds that last year's annual budget was \$165,000, but that is off one office. Mr. Eliason asks how much funding Mr. Edwards could secure for the organization. Mr. Parkins responds that he was not given a number. Mr. Eliason notes that the capital budget will be done this summer with the fiscal year beginning in July. Mr. Wasserman notes that there must be other veteran-specific organizations where he could secure additional funding. Mr. Parkins replies that is not the case. For example, the VFW will assist veterans but not other organizations outside of small amounts of funding. He continues that they have spoken with two foundations and the only avenue they were given to explore was Habitat for Humanity. Mr. Chmiel notes that stabilizing the building through cleaning it up and repairing the roof is in line with work the Land Bank is currently doing in Gloucester. He continues that this is an opportunity to support another part of the county, noting that the Land Bank has a board member who represents that area. He asks Mr. Andrews about his opinion on the matter. Mr. Andrews responds that he would like to see this project happen and he understands the concerns, but that similar chances have been taken in other areas. He continues if the Land Bank can acquire and secure the property for a reasonable amount, there are several possibilities for end use. Mr. Wasserman asks that in the event an option is submitted and accepted, who would oversee the project? Mr. Chmiel responds that he would work on it and Mr. Andrews notes that he would also be available. Mr. Andrews continues that should the current idea fall through, it is still an excellent site for an affordable housing project. Mr. Chmiel says he has spoken with other developers about the building, including the developers working on the new project at The Ridges. Mr. Parkins notes that he has also spoken with the Athens County Foundation. He continues that Judge McCarthy voiced his support for the project. Mr. Chmiel asks what an option could look like. Mr. Eliason asks what would be reasonable. Mr. Andrews first notes that it is his opinion that it is outrageous for the church to ask so much for the property when they paid \$14,000 for it and have allowed it to fall into a state of neglect. Mr. Wasserman responds that the Land Bank should approach their board and ask them to donate it. Mr. Andrews replies that he does not believe they have a board; they have a preacher. Mr. Chmiel brings the conversation back to a number for an option. Mr. Andrews asks how many acres make up the property. Aaron responds it is 6.9 acres. Mr. Parkins replies that the 6.9 acres is what his realtor referenced to determine a \$55,000 offer. Aaron notes that the County Auditor's site has the current land value of the property at \$51,000. Mr. Chmiel notes that the owners have already received and rejected low offers. Mr. Wasserman replies that he believes \$15,000 is the number. Mr.

Chmiel responds that he does not believe that offer will be accepted. Mr. Wasserman replies given the amount of work and amount of liability, he is not sure how a larger offer could be made. Mr. Chmiel asks for the current value of the building. Aaron responds that it is currently valued over \$400,000. Mr. Chmiel notes that the building is a solid 25,000 square foot building. Mr. Wasserman responds that the reason the Athens High School is being demolished is because it is more expensive to renovate a structure than build it new. Mr. Chmiel notes the number he has in mind is \$50,000. Mr. Wasserman responds that is 1/6th of the Land Bank's current budget and does not include the amount that the Land Bank would have to spend to stabilize the building. Mr. Chmiel replies that we could instead do nothing.

Mr. Eliason asks what it would cost to repair the roof and stabilize the building. Mr. Chmiel responds that he doesn't know. Mr. Eliason replies that he should acquire that number and then the board can have the discussion about submitting an option. Mr. Chmiel responds if somebody makes an offer today or tomorrow, the opportunity will be missed. Mr. Chmiel notes that the realtor informed him they would be receiving another bid today. Mr. Chmiel continues that the Land Bank spent a lot of money on the 11 Maple Street renovation. Mr. Wasserman replies that those costs will be recouped. Mr. Chmiel responds that they will be with the school project as well. Mr. Chmiel motions to make a \$50,000 option for the New Marshfield school for one month. He notes that he does not believe an offer lower than \$50,000 will be accepted. Mr. Wasserman asks why Mr. Chmiel believes that to be the case. Mr. Chmiel responds that low bids have already been made. Mr. Wasserman asks Mr. Chmiel the amounts of the bids that have been rejected. Mr. Chmiel responds that he does not know. Mr. Wasserman asks what Mr. Chmiel's suggestion would be regarding a dollar amount for the owners to hold the \$50,000 option for 30 days. Mr. Chmiel replies \$1,000. Mr. Andrews seconds the motion. Mr. Wasserman notes that he would not be able to vote for an option in the amount of \$50,000. Mr. Eliason asks Mr. Chmiel how he will secure the capital and the plan in 30 days. Mr. Chmiel asks if 60 days would be a better amount of time. Mr. Eliason responds that it will take longer. Mr. Wasserman notes that is why he suggested September 1st. Mr. Wasserman asks when the state budget will be complete. Mr. Eliason responds it will be done by June 30th. Mr. Wasserman notes that the option would have to go until at least the end of July if not the end of August. Mr. Chmiel responds that he is amenable to whatever will work for the board. Mr. Wasserman would like to amend Mr. Chmiel's motion to extend the option to August 31st, 2024 while paying \$500 month between now and then and offering \$30,000 for the building. Mr. Chmiel notes he does not believe that offer will go anywhere. Mr. Eliason notes that he will split the difference, making the purchase price offer \$40,000. Mr. Wasserman notes that we will need to see how the capital budget shakes out and he doesn't believe we should move forward if there isn't a realistic plan. Mr. Chmiel accepts the amendment to the motion.

Mr. Wasserman notes that the amended motion is to make an offer of an option at \$500 a month to purchase the property on August 31st, 2024 for \$40,000. Mr. Andrews asks who the realtor is. Mr. Chmiel replies that it is Ally Lee Rapp. Mr. Andrews clarifies that he was asking who the Land Bank's realtor is. Mr. Chmiel responds that we do not

have one as the buyer. Mr. Andrews replies that somebody is working for the seller and there should be someone working for us to make the option. Mr. Wasserman notes we would likely have our legal counsel, Cherie Gall, write the option. Mr. Chmiel asks if the motion passes, would he be able to call Ally Lee Rapp and inform her about the option. Mr. Wasserman responds yes, or Mr. Chmiel could set up a conference call. Mr. Parkins notes that Sherrod Brown's team has supplied a list of grants to which they could apply to receive funding for a project such as this one. All Yeas.

15. Partnership with SAOP for Welcome Home Ohio (WHO) grant application

A discussion was held at the January board meeting regarding partnering with Survivor Advocacy Outreach Program (SAOP) for an application to ODOD's Welcome Home Ohio program. The application was submitted Thursday, February 1st and we are awaiting a decision from ODOD. Aaron notes that ODOD had contacted him for clarification on some of the application materials.

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): Though there was much interest in this property, flood zone restrictions have hindered any potential disposition. The structure will be submitted as part of our BD&SR application.
 - 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. Aaron reached out to them on February 13th, 2024 to check in.
2. Donation of 19476 Maple Street, Trimble

Mr. Jesse Diaz contacted Mr. Wasserman about donating a house he had purchased sight-unseen in Trimble. Mr. Diaz lives in Oklahoma and will no longer be moving to Trimble. Mr. Wasserman notes Mr. Diaz had the home secured with a security system. He continues that Jody entered the house with the owner's permission and it is a renovate-able house. Cherie Gall informed Ric that the title was good until 20 years ago where it was bought and traded by out-of-

state LLCs and a secure chain of title could not be determined. Mr. Wasserman notes that in certain instances, citing an example such as Mike Smith purchasing and renovating the structure, this may not be an issue since outside financing would likely not be required. He continues that we could cure the title as an acquisition cost, noting it would cost around \$3,000-5,000 and would take approximately 6 months. Financing would be an option at this point. Mr. Wasserman motions the Land Bank make this a project and accept the donation, 2nd by Mr. Chmiel. All Yeas.

3. Disposition Action:

75 High Street, Gloucester (LB-2021-14): 75 High Street, often referred to as the old First National Bank building, is one of the structures acquired by the Land Bank in downtown Gloucester. It is by far the most dilapidated of the four buildings on that block. Initially slated for demolition, structural engineer Don Gillie has applied to rehabilitate the structure into mixed-use residential and commercial space. Mr. Gillie is the sole owner of Reclaimed Ruins, LLC, whose mission is to preserve and restore historic structures. He has had a survey completed to establish the Base Flood Elevation. See more in This Month's Dispositions folder.

Aaron reviews Mr. Gillie's proposal, noting that the cost estimate presented is \$152,000. Funding sources include personal investments and a small business loan from PNC Bank. The proposal has construction beginning in May 2024 with the first apartment being made available in February 2025 and the second being made available in June 2025. The commercial space would be tailored to the business that would be moving into the first floor. Aaron continues to review Mr. Gillie's line-item estimates and reviews his CV. Mr. Wasserman asks if the organization has done this in the past and if there's a building we could look at. Aaron responds that he does not believe they have taken on a project. Mr. Chmiel asks what the purchase price would be. Aaron responds that an offer was not discussed. Mr. Chmiel asks how much funding the Land Bank has put into the property. Aaron responds that no funding has been put into the property. Mr. Wasserman adds that the only costs incurred were foreclosure costs. Aaron notes the land is currently valued at \$2,070 with the building being valued at \$3,560. Mr. Eliason suggests \$7,500. Mr. Chmiel responds that he believes that number to be high. Mr. Eliason replies that he came to that number by taking into the account the \$2,000 foreclosure expenses and the property values. Mr. Chmiel notes that he believes Mr. Gillie is doing us a favor by taking this property off our hands. Mr. Eliason motions to dispose the property to Don Gillie/Reclaimed Ruins LLC for \$6,000, 2nd by Mr. Wasserman. Mr. Wasserman asks Mr. Chmiel if he would be willing to pay that. Mr. Chmiel says he is not sure. Mr. Eliason notes that he would be able to counter-offer. Mr. Wasserman asks if part of the motion could be allowing him to negotiate with Mr. Gillie. Mr. Wasserman asks what our security mechanism would be, such as deed-in-escrow. He continues that Mr. Gillie did not seem opposed to deed-in-escrow, but was unsure if Mr. Gillie's loan would use the building as security. Aaron supplied Mr. Gillie's loan

approval letter and Mr. Wasserman determined that the building would not be used as loan security. Mr. Wasserman asks the board if they would like to pursue this disposition as a deed-in-escrow so there would be a mechanism to get the property back should the work not be completed. Mr. Chmiel responds that he thinks deed-in-escrow makes sense. Mr. Eliason notes that there could be a deadline in the contract to perform with a reversion clause should the work not be completed. Mr. Wasserman responds that it would still require litigation to enforce. Mr. Wasserman asks Aaron to read the motion. Aaron reads: Motion by Mr. Eliason to dispose 75 High Street, Gloucester to Don Gillie/Reclaimed Ruins LLC for \$6,000 authorizing the Board Chair to negotiate with the end-user and utilizing deed-in-escrow as the first security mechanism with a secondary option being a reversion clause with a timeframe in the contract, 2nd by Mr. Wasserman. All Yeas.

4. New Projects:

Taxes Owed	Last Pymt	Parcel ID	Owner Name	Property Address
\$4,244.97	2015	G010010018701	Rente IV, Frederick W	17636 Jacksonville Road, Millfield
\$2,508.30	2008	P030320006600	Clarke, John	1128 High Street, Nelsonville

Mr. Wasserman notes that 17636 Jacksonville Road would be a pay-in-advance foreclosure with Jerrame Forrest, who lives next to the property. Motion to make 17636 Jacksonville Road, Millfield a Land Bank project, 2nd by Mr. Eliason. All Yeas.

Mr. Wasserman continues that 1128 High Street is the property where McKee's Paving & Sealing demolished the wrong structure. He motions to make 1128 High Street, Nelsonville a Land Bank project while accelerating the acquisition by purchasing lien certificates from the County Treasurer and paying Frank Lavelle to run the foreclosure, 2nd by Mr. Eliason. All Yeas.

5. Scheduling of next meeting: April 17th, 2024

6. Adjournment: Motion to adjourn by Mr. Eliason, 2nd by Mr. Chmiel. All Yeas. Adjournment at 12:28 PM.

Minutes submitted for approval by Aaron Dye, Secretary



4/17/2024

Secretary

Date

Approved, as amended (if any) on 4/17/2024