

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

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

DAY/TIME: Called to order Wednesday, May 15th, 2024 @ 11:00 AM

PURPOSE: Regular meeting to consider the following business:

Board Administration

1. The meeting was called to order by Chris Chmiel, Vice Chair. Roll Call by Aaron Dye, Secretary. Board members present were Chris Chmiel, Lenny Eliason, Steve Pierson for Gregg Andrews, and Kathleen Trace for Ric Wasserman.
2. Motion to approve the agenda by Mr. Eliason, 2nd by Mr. Pierson. All Yeas.
3. Motion to approve minutes from April 17th, 2024 board meeting by Mr. Eliason, 2nd by Mr. Chmiel. All Yeas with Mr. Pierson abstaining.
4. Financial Report from Treasurer LaVerne Humphrey

Summary	
Starting Balance	204,339.72
Actual Cash In	128,289.32
Actual Cash Out	148,602.63
Ending Balance	184,026.41

Ms. Humphrey notes that the largest expense was for the Group M2 and M3 demolitions by McKee Paving & Sealing in the amount of \$101,000. She continues that a large grant in the amount of \$120,000 came in, as well as the first half DRETAC money. Aaron asked if the large grant was from ODOD. Ms. Humphrey notes that this deposit would have occurred in April and she would have to check on the distributor. Aaron says that he will check in with ODOD. Motion to approve financial report by Mr. Pierson, 2nd by Ms. Trace. 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. Several foreclosure decrees have been adjudicated in the last month and those properties will be scheduled for Sheriff sale in the next couple of months. Additionally, several new cases have been filed with more to come. Aaron notes that he believes Mr. Wasserman noted some cases should be going to sheriff sale within the coming month with some new cases being filed shortly.
- ii) 19476 Maple Street, Trimble (2024-04): This property was brought to us by Mr. Jesse Diaz, who inquired about donating the property to the Land Bank. All paperwork for the donation transaction has been completed and the property conveyed to the Land Bank. Jody will be performing a level one inspection shortly. The residence has an ADT security system installed and the Land Bank will be transferring that account to our name shortly for security and protection of the premises.
- iii) 45 Atkins Street, Glouster (2024-07): Paperwork has been prepared to acquire this property as a deed-in-lieu of foreclosure. We are trying to find a time when the owner can come in and sign the paperwork with our attorney. Aaron notes this will be “deed-in-lieu” transaction. He continues that he has completed the letter of interest and Jody is filling out the necessary inspection affidavit.

2. State Demo project

All demolitions for the 2022-23 Building Demolition & Site Revitalization program (BD&SR) are complete. Aaron is currently working on closing out the grant, which needs to be done by the end of May. He notes that he is hopeful we will receive the final grant reimbursement soon.

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. The final list of submitted properties includes:

Properties owned by the Athens County Land Bank: 25 Town Street, Glouster; 29 Hill Street, Glouster; 34 Spring Street, Glouster; 23 Morgan Street, Glouster; 319 Oak Street, Glouster; 10190/10194 Chase Road, Albany; 73 High Street, Glouster (partial demo only); 20 Campbell Street, Nelsonville.

Properties owned by private citizens or businesses: 2388 Trout Road, Albany; 4910 Vore Ridge Road, Athens; 14560 McDaniel Road, Amesville; 30 Connett Road, The Plains; 21 E. 1st Street, The Plains; 24518 Rowley Lane, Coolville; 26 N. Clinton Street, The Plains; 50 Front Street, Glouster; 20 Smith Street, Chauncey; 55 Mill Street, Chauncey; 8 Ellis Avenue, Chauncey; 14 Mound Street, Chauncey; 71 Main Street, Chauncey; 16 High Street, Chauncey; 16 Lexington Avenue, Chauncey; 100 Main Street, Chauncey; 4382 N. Gun Club Road, Athens; 17759 SR-377, Chesterhill; 805 River Front Road, Hockingport; 21196 Chapman Road, Guysville; 11535 Carbondale Road, Nelsonville; 5 Oak Street, The Plains; 902 Chestnut Street, Nelsonville.

Aaron notes that a cure list has not yet been received from ODOD. He continues that other land banks have begun to receive their cure lists, but he was made aware at the Ohio Land Bank conference that ODOD seems to be working through the applications as they were received. Since our application was submitted near the deadline, we will likely be one of the last land banks to receive a cure list. Mr. Pierson asks what a ballpark number would be on demolition cost and assumes that the demo estimate is calculated by the square footage of the structure or the amount of yardage that goes to the dump. Aaron responds that demolition estimates were calculated based on bids received from contractors over the last two years for structures of similar size to ones that were submitted this round. He asks if an average sized house is currently running for around \$10,000. Aaron responds that it has been between \$10,000 and \$12,000. Mr. Pierson asks if tip fees have increased at the landfill. Aaron responds that he isn't sure, but it's something to be considered. He continues that certain costs have increased, especially asbestos remediation, and that these increases were accounted for in the 2024-25 application.

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 Port Authority has noted that they are awaiting a grant agreement from ODOD. Once the grant agreement has been received, Tetra Tech will begin moving forward with the demolition of the service station on Washington Road as well as other remediation work.

The Port Authority notified us that there was an excess of available funds, and it has been decided that the funds will be utilized to expand infrastructure at the Washington Road property. Jody met with Richard Shultz on May 1st, 2024 to begin looking into the potential of running a new water tap, installing a fire hydrant, and routing a new sewer line to the property. Aaron notes that we are awaiting to hear back from him regarding his findings and discussions with the Village of Albany.

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; 4667 Sand Ridge Road, Guysville; 14 Barbour Street, Gloucester; 11 Maple Street, Gloucester.

Aaron notes that he has heard back from several end-users regarding renovations. North Fairlawn Property Group is beginning the renovation on 24 Cherry Street shortly. The end-users for 354 Chestnut have noted that progress is occurring, though slower than anticipated due to costs of materials, etc. He notes that the property looks to be in good shape from the exterior. He continues that he spoke with Jeremy Dixon, end-user for 4667 Sand Ridge Road, and was shown several photos of renovation progress at that property. Mike Smith, end-user for 14 Barbour, sent photos of the renovation progress to Aaron the day before the meeting. Aaron ends that the only end-user he has not heard from is Tony Dunfee regarding the renovation at 141 Monroe Street, and that Mr. Wasserman noted he would reach out to him. Mr. Pierson asks if there is a date that end-users are given at which they should have a projected completed. Aaron responds that it depends on the project whether there is a specific date or a broad timeframe. He continues that we can be flexible with folks, and it is when there is no progress being made that it becomes an issue. It is part of the greater issue of project enforcement methods and what the Land Bank can do to reclaim a property, which will be further discussed below under the update on 75 High Street. Ms. Trace asks which building is at 75 High Street. Aaron responds that it is the old First National Bank building. Ms. Trace continues that she believes the old laundromat in Gloucester went through the Land Bank. Mr. Chmiel responds that the Land Bank didn't own that property. Mr. Eliason clarifies that it was the house next door that the Land Bank demolished. Ms. Trace notes that the parcel does look like it's being maintained, but it was her understanding that the owner would be constructing a parking lot or other installation on the parcel, but if it is being mowed, it is not as big a deal. Mr. Chmiel recalls that the owner was discussing food trucks at the site. Ms. Trace ends noting that enforcement is a complicated issue and that end-users need to be responsible.

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.
- 3) 6807 N. Coolville Ridge Road, Athens (1 parcel, LB-2024-08): This property was accepted as a pay-in-advance project at the April board meeting. The potential end-user has decided the risk of losing the up-front money is too great, so this project is on hold for now. There is a second potential end-user who will be contacted about possibly doing the pay-in-advance. Mr. Chmiel asks if something changed with the pay-in-advance process. Aaron responds that yes, there have been quite a few changes. He continues that the details are in the April 2024 meeting minutes, but the summary is that all pay-in-advance projects have to go through sheriff sale. Mr. Chmiel responds that before, the properties did not have to go to sheriff sale, and there was less risk involved. Aaron continues that the cost of foreclosure has also increased from \$1,500 to \$2,000.

7. Brownfield Remediation Projects

1. See sections 5 & 6 for details.

8. Update on pending dispositions

1. 32 Locust Street, Glouster: Disposition was approved to neighbors Joyce and Allen Flowers pending a new survey, of which the end-users agreed to fund half. The Land Bank has been unable to find a surveyor for the parcel. Mr. Chmiel asks if there is an update here. Aaron responds he has not yet heard back from a surveyor. Ms. Trace notes that she has a recommendation and she will forward the information to Aaron.
2. 75 High Street, Glouster: The Land Bank's legal counsel reported that they would not advise proceeding with the previous decision of deed-in-escrow for the disposition of this property. Mr. Wasserman discussed protective measures with other Land Banks at the recent Ohio Land Bank conference. Mollica, Gall, Sloan & Sillery have noted that they will research methods utilized by other Ohio land banks. We are seeking board approval to switch the protective methodology to the recommendation to-be-determined by the Land Bank's legal counsel. Aaron reminds folks that the premise of the deed-in-escrow methodology is that an end-user would not receive the deed until project work has been completed. He continues that the Land Bank's legal counsel will be in touch soon with their

findings regarding other protective measures. Two options that were discussed include implementing a mortgage on the property or a process that was like deed-in-escrow, but with enough differences that it made our legal counsel more comfortable. Motion by Mr. Pierson to grant authority to Mr. Wasserman to switch the protective methodology for dispositions to the recommendation to-be-determined by Mollica, Gall, Sloan & Sillery, 2nd by Mr. Eliason. Mr. Pierson comments that he is sure every end-user is well-intentioned in the beginning, but protective measures need to be in place. All Yeas.

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 March. Mr. Pierson notes that every time he passes the building, there seem to be more and more pieces falling off.

10. Update from Jeff Jenkins on the Community Development Block Grant opportunity in collaboration with HAPCAP for downtown revitalization

Nathan Simons informed the Land Bank on May 6th that the state approved the Flexible Grant Program application for structural work on 87 High Street, Gloucester. They expect the grant agreement sometime this month.

Mr. Jenkins asks if the Land Bank would like him to procure the engineering, or if the Land Bank would like to procure it themselves. He notes that it would likely speed the process up if the Land Bank took it on. Ms. Trace asks for a reminder about the project at the building. Mr. Jenkins responds that a new roof will be installed as well as permanent repairs to the parapet and façade. Mr. Chmiel asks Aaron if he wants to take on finding an engineer. Aaron says if he receives some recommendations, he would take on finding an engineering firm.

11. 11 Maple Street, Gloucester Renovation

Sanborn Family Builders has completed their work on the renovation of 11 Maple Street. Jody is currently executing finishing touches. Exceptionally wet weather hindered painting the basement block, but Jody completed all painting earlier this week. The house will be listed this week and, after looking at real estate comps in the area, Ric and Aaron decided to make the initial sale price \$170,000. Two open houses will be scheduled shortly.

Aaron notes that the house will be posted on our website, a post will be made on Facebook, and an email will go out to the email list. Ms. Humphrey asks if the shed in the backyard goes with the house. Aaron notes that yes, it was originally planned that the shed would be demolished, but there was not enough available

funding to have that done. Instead, Jody will be removing the carport that had fallen in as well as other minor repairs to make it look better. Mr. Chmiel asks how much money was spent on this project. Aaron says he would have to have Mr. Wasserman or Ms. Humphrey pull the final number from QuickBooks. Mr. Pierson asks if the realtor will be the same one that was worked with for the sale of the Buchtel house. Aaron responds that the Land Bank will be selling the house internally.

12. Structural Assessment of Downtown Glouster 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, Glouster. We received the final report late last week. It is recommended that any interested parties reach out to Aaron to view the report.

Mr. Chmiel asks what the plan is for 73 High once the back addition is removed, how it will be sealed, and the like. Aaron responds that since the addition was poorly installed, it would be easy to remove, but plans for sealing the rear exterior would have to be discussed with the contractor who is awarded that project. He continues that the request for proposals would be edited to include the sealing or shoring up of the rear exterior. Ms. Trace asks if something has been done about the hole in the ground at 75 High. Mr. Chmiel responds that the basement was drained, but it may have filled up again. It will need to be sealed up by the new owner once disposition occurs.

Through funding made available by Buckeye Hills, we had 110 High Street, Glouster inspected as well. We have not yet heard back on when their findings will be made available to us.

13. 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.

New Business – 35 minutes

1. Future Dispositions – Several potential dispositions are in progress, and we hope to bring them to the board soon. They include:
 - a. 63 E. Main Street, Glouster: The dilapidated house at this address was demolished during our Group M1 demolitions. On today's agenda.

- b. 55 Madison Street, Glouster: The house at this address was also demolished during our Group M1 demolitions. A couple of Glouster residents have reached out with interest in acquiring the property.
- c. 1128 High Street, Nelsonville: A previous Land Bank end-user and contiguous property owner has expressed interest in acquiring this parcel. On today's agenda.
- d. 631 Cherry Street, Nelsonville: Contiguous property owner and previous Land Bank end-user Marcie Denney, who has completed two renovations of Land Bank structures, is interested in acquiring this property as additional greenspace. On today's agenda.

2. Update on Ohio Land Bank Association Conference from Aaron

Mr. Wasserman, Aaron, and Jody attended the OLBA conference which took place April 24-26, 2024 in Akron.

Aaron notes that it was a great conference. Our goal for this conference was to learn about protective measures that other land banks have implemented and we received many resources that we were able to forward to our legal counsel.

3. Disposition Action:

- i. 631 Cherry Street, Nelsonville (LB-2019-35): The dilapidated house at 631 Cherry Street, Nelsonville was demolished during our recent Group M demolitions. Neighbor and contiguous property owner Marcie Denney has applied to acquire this property as green space. Ms. Denney has renovated two Land Bank houses in Nelsonville, one for herself and one for her children. 631 Cherry sits between the two houses. More in This Month's Dispositions folder.

Motion by Mr. Eliason to dispose 631 Cherry Street, Nelsonville to Marcie Denney for \$1,500, 2nd by Mr. Pierson. All Yeas.

- ii. 1128 High Street, Nelsonville (LB-2020-24): The dilapidated house at 1128 High Street, Nelsonville was demolished during our recent Group M demolitions. Contiguous property owner Maria Buckalew-Sommers has applied to acquire the property as green space. More in This Month's Dispositions folder.

Motion to dispose 1128 High Street, Nelsonville to Maria Buckalew-Sommers/Maria Buckalew Sommers #3 LLC for \$2,000, 2nd by Mr. Pierson. All Yeas.

- iii. 63 E. Main Street, Gloucester (LB-2019-28): The dilapidated house at 63 E. Main Street, Gloucester was demolished during our recent Group M demolitions. Neighbor and contiguous property owner Stacy Christy has applied to acquire the property as additional green space for her family. More in This Month's Dispositions folder.

Motion to dispose 63 E. Main Street, Gloucester to Stacy Christy for \$1,000 by Mr. Eliason, 2nd by Mr. Pierson. All Yeas.

4. New Projects:

Taxes Owed	Last Pymt	Parcel ID	Owner Name	Property Address

No new projects this month.

5. Scheduling of next meeting: June 26, 2024. Our regular meeting falls on Juneteenth, a national and local holiday.

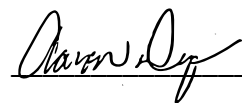
6. Roundtable Discussion:

Ms. Humphrey notes that the temporary repairs the Smitty's Interior & Exterior made to 60 Main Street, Gloucester (the Ditty Box) have begun to deteriorate.

Ms. Trace asks if any follow up has been done for the Summit Street property. Aaron notes that he will check in with Mr. Wasserman once he is back in the office.

7. Adjournment: Motion to adjourn by Mr. Eliason, 2nd by Mr. Pierson. All Yeas. Adjournment at 11:55 AM.

Minutes submitted for approval by Aaron Dye, Secretary



June 26, 2024

Secretary

Date

Approved, as amended (if any) on June 26, 2024