

**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, July 17<sup>th</sup>, 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, Steve Patterson, Lenny Eliason, and Gregg Andrews.
2. Motion to approve the agenda by Mr. Chmiel, 2<sup>nd</sup> by Mr. Eliason. All Yeas.
3. Motion to approve minutes from June 26<sup>th</sup>, 2024 board meeting by Mr. Chmiel, 2<sup>nd</sup> by Mr. Eliason. All Yeas.
4. Financial Report from Treasurer LaVerne Humphrey

<b>Summary</b>	
Starting Balance	178,250.39
Actual Cash In	18,875.00
Actual Cash Out	38,329.43
Ending Balance	158,759.96

Ms. Humphrey notes that deposits have been made on behalf of four properties including 63. E. Main Street, Glouster, 631 Cherry Street, Nelsonville, 1128 High Street, Nelsonville, and 6807 N. Coolville Ridge Road, Athens. 6807 N. Coolville Ridge Road is a pay-in-advance project and the deposit was for the cost of foreclosure. There was a large deposit from Ohio SE Economic Development, a grant reimbursement for the structural inspections by Barber & Hoffman for the downtown Glouster buildings. Mr. Wasserman notes the bank balance is down because we are waiting on a very large grant reimbursement from the Ohio Department of Development and the house at 11 Maple Street, Glouster has not yet sold. Motion by Mr. Chmiel to approve the financial report, 2<sup>nd</sup> 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. 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. Several new title searches have come in and have been provided to the Prosecutor. Mr. Wasserman notes that there are five title searches that will be provided to Mr. Warren shortly. Assistant Prosecutor TL Warren joined the meeting virtually. Mr. Warren notes that he reviews the certificates of title completed by outside counsel, prepares the complaints, and goes through the court procedures for the tax foreclosures. He notes that recently he has completed four or five within the last month or so and just received two more certificates of title. Mr. Wasserman asks if motion for summary judgment are near for some cases. Mr. Warren responds that a few cases are getting close to that and knows he just signed motions for service by publication for other cases.

9 Johnson, The Plains: Was up at sheriff sale, nobody bought it, Land Bank filed petition to acquire. We will be moving to contact folks to see if anyone wants to buy it. Mr. Wasserman notes that neighboring property owners will be contacted to inform them of the acquisition and the Land Bank application process if they are interested in potentially acquiring the parcel.

2. State Demo project

The final report for the last round of the Building Demolition & Site Revitalization program was submitted by Aaron at the end of May. The Ohio Department of Development has sent us a cure list for the final reimbursement request, and we are working on getting them the requested documents. The final reimbursement request amount is \$161,196.81. Aaron notes he has submitted most of the items with the rest being submitted later today.

The 2024-25 BD&SR application was submitted on Friday, March 29<sup>th</sup>. 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. Aaron notes that an update was received from ODOD this morning in which they stated that the deadline for requested cure items would be shortened to streamline the application process. The Athens County Land Bank has not yet received their cure list. Mr. Wasserman asks if Aaron can explain the cure process. Aaron responds that it is a list of items requested

by ODOD that may pertain to requiring further information or documentation, or clarification on submitted items. Mr. Wasserman adds that it was relayed months ago that ODOD was focusing on Brownfield applications prior to moving on to BD&SR applications.

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. 1<sup>st</sup> 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.

### 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 1<sup>st</sup>, 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.

Mr. Chmiel asks if the Washington Road property will be on Albany sewer. Aaron notes he is unsure, that would be something to review in Mr. Shultz's findings, but he has not been informed if any information has been submitted after Mr. Shultz's site visit with Jody. Mr. Chmiel notes that he believes for a property outside of the village to be serviced by Albany sewer, it would need to be annexed into the village.

The owners of Cornerstone Harvest Church met with Tetra Tech and potential demolition bidders for a walkthrough of 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; 14 Barbour Street, Glouster.

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. Motion for Summary Judgement will be filed on this case in July. Mr. Wasserman notes this case is moving forward quickly.
- 3) 6807 N. Coolville Ridge Road, Athens (1 parcel, LB-2024-08): The pay-in-advance contract was signed by Rebecca Wood on May 30<sup>th</sup>, 2024. The Treasurer will be selling the Land Bank a tax lien certificate shortly so that foreclosure can begin.

7. Update on pending dispositions

- 1. No updates.

8. Update on 47 Main Street, Chauncey

Mediation between the Land Bank, Athens Preservation, and the Village of Chauncey is scheduled for August 13<sup>th</sup>, 2024. Mr. Wasserman notes he and Aaron will attend. Drew Daniels from the Village of Chauncey was present at the meeting and noted that he worked on a statement with the village's legal counsel regarding the situation.

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

Aaron, Ric Wasserman, and Chris Chmiel met with Jeff Jenkins of HAPCAP and BDT Architects on Monday, July 15<sup>th</sup> to discuss preliminary work on 87 High Street, Gloucester. We were informed that it may streamline the process if we pay BDT for the design work outside of the grant budget.

Aaron notes that the benefits of the Land Bank fronting the design costs outside of the grant budget would streamline the project. The design could be started as the environmental report is begin completed. If the design costs are covered by the grant, we would have to wait until the environmental report is completed as well as completing a one-month notice for proposal requests followed by the scoring process, ultimately adding a few months to the project. The funding earmarked for design costs could instead go toward construction, adding some contingency funding. Mr. Chmiel asks if windows were included in BDT's design cost estimate. Aaron reviews the design estimate and notes that windows are not included, Mr. Wasserman follows up that line items such as windows are not likely in an estimate for design services. Aaron continues that Don Dispenza of BDT was present at the meeting and noted that design costs usually run 10-12% of the project total. With an estimate of \$228,000, design costs would run approximately \$30,000. Mr. Chmiel notes at the last Land Bank meeting, Mr. Wasserman asked if he would investigate potential buyers for the downtown Gloucester buildings. Since that meeting, he has been in contact with Shayna Bowman, who is interested in 87 High Street. Ms. Bowman and her business partner have submitted their application for the property. Ms. Bowman, who was present at the meeting, notes that her business is registered in Millfield and would like to purchase the building and relocate all inventory there, create a potential storefront, and utilize the rest of the space as a workspace. She continues that they have a meeting with Mollie Fitzgerald about potential grants for the project. Mr. Wasserman asks for clarification that the grant would be utilized for the façade repair and a new roof. Aaron responds that is correct. Mr. Wasserman continues when this work is done, the building will be a shell without any HVAC, electrical, plumbing and the like. He asks if Ms. Bowman and her partner have access to the capital necessary to complete this work. She responds that they do not currently, but that is one of the reasons they are meeting with Mollie Fitzgerald. Mr. Wasserman notes that this was supposed to be a grant-funded project and he's not keen on spending another \$30,000 when that was not part of the plan. Mr. Chmiel notes that grants often require some sort of match, and this grant does not require match, so it could be viewed that way. He continues that the \$30,000 could be recouped in the asking price. Mr. Andrews asked when the award will be made. Mr. Chmiel notes that we have gotten the award. Aaron follows up that the environmental report for the project is currently being finalized and reiterates that the Land Bank fronting the design cost would expedite the project by a few months. Mr. Andrews asks if there is any historical designation in the area. Aaron responds that Jeff Jenkins mentioned that the village is working on making downtown a historic district but

that has not been completed. Mr. Patterson notes that he is in agreement with Mr. Chmiel and views fronting the funding as a match. Mr. Wasserman responds that the issue in this case is timing, as all work will still be completed but there is a small chance that the work will be completed sooner if the design costs are fronted by the Land Bank. Mr. Eliason notes that it would be an expensive speed-up, especially with the most notable hold-up being the environmental report. Ms. Bowman asks if the funding is not fronted by the Land Bank for the design costs if the project will go forward without an architect. Mr. Wasserman responds no, the architect would just be paid out of the grant. Mr. Eliason notes that Ms. Bowman's access to an architect is a different type of access versus the architect that will be doing the façade and roof repair. He continues that this doesn't delay Ms. Bowman getting an architect to view the building and begin working on the design, it would just delay the start date. Mr. Chmiel notes if they are not in a hurry, she could save some money as we would not seek to recoup the design costs. Mr. Eliason notes once we have an architect and a contract, we could begin talking about disposition. Mr. Wasserman notes that he is aware we may have to spend some money on the back-end.

#### 10. 11 Maple Street, Glouster Renovation

The house has been on the market since May 20<sup>th</sup>, 2024. No offers have been received. We would like board approval to engage a realtor for the sale of the property. Mr. Wasserman motions for board approval to contact realtors, his first choice being CR Pratt who was the realtor for the Buchtel house, 2<sup>nd</sup> by Mr. Patterson. All Yeas. Guest Amanda Sharrai asks how the property has been marketed so far. Mr. Wasserman notes the only marketing has been on Facebook as it was initially hoped that a member of the community would want to purchase the house, but no one has made an offer.

#### 11. Structural Assessment of Downtown Glouster Buildings

Previous updates have been given regarding the structural reports for 73, 83/85, and 87 High Street, Glouster from Barber & Hoffman. We are awaiting the report on 110 High made available through Buckeye Hills funding. Aaron notes he received word that the report from Buckeye Hills is complete and the Land Bank should be receiving it shortly.

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

The Ohio Department of Development notified the Land Bank that our application was approved in full. The Athens County Land Bank is one of 17 counties in Ohio that will be utilizing WHO funding to build affordable housing across the state. In partnership with the Survivor Advocacy Outreach Program (SAOP), 13 new residences will be built. Four of these structures will be on Land Bank-owned lots (32 Front Street, Glouster; 823 Walnut Street, Nelsonville; 923/931 E. High Street, Nelsonville; 20 Campbell Street, Nelsonville).

The grant agreement has been submitted. SAOP appears to be in a situation of transitioning leadership and we are awaiting next steps from them. Mr. Wasserman has spoken to a member.

Mr. Wasserman notes that this application was filed after SAOP approached us with an already established plan and the funding from this program would be supplementary. A staff member in position of leadership assured Mr. Wasserman that everything would still be moving forward. He continues that the grant agreement has been executed and we are waiting on SAOP for the next steps. John Molinaro, SAOP board member, was present at the meeting. He relays that they are in the final stages of engaging a project manager that would work on this project as well as others. The implementation of projects has historically been driven by staff and the staff are still in place. He finishes noting that they do not anticipate dropping the ball on any project. Mr. Wasserman asks if there is a point person in the organization to work with. Mr. Molinaro note that the Director of Finance and Director of Operations, Denise O'Donnell and Madison Trace, are jointly sharing leadership opportunities.

#### New Business – 10 minutes

1. Future Dispositions – Several potential dispositions are in progress, and we hope to bring them to the board soon. They include:
  - a. 55 Madison Street, Gloucester: The house at this address was also demolished during our Group M1 demolitions. A couple of Gloucester residents have reached out with interest in acquiring the property.
2. Disposition Action:  
No disposition action.
3. New Projects:

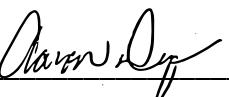
<b>Taxes Owed</b>	<b>Last Pymt</b>	<b>Parcel ID</b>	<b>Owner Name</b>	<b>Property Address</b>

No new projects this month.

4. Scheduling of next meeting: August 21<sup>st</sup>, 2024. Mr. Chmiel asks if we could move the August meeting to Nelsonville as Jobs & Family Services has a new facility with meeting rooms. All in favor.
  
5. Adjournment: Motion to adjourn by Mr. Eliason, 2<sup>nd</sup> by Mr. Chmiel. All Yeas. Adjournment at 11:42 AM.

Minutes submitted for approval by Aaron Dye, Secretary

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 8/21/24

Secretary

Date

Approved, as amended (if any) on 8/21/24