

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

LOCATION: Live meeting held at Community Cares Resource Center and on Google Meet (<https://meet.google.com/bbz-ywph-ygf>)

DAY/TIME: Called to order Wednesday, August 21st, 2024 @ 11:00 AM

PURPOSE: Regular meeting to consider the following business:

Board Administration – 5 minutes

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

Summary

Starting Balance	158,795.96
Actual Cash In	0.00
Actual Cash Out	8,324.68
Ending Balance	150,471.28

Ms. Humphrey notes that expenses were primarily payroll and legal counsel invoices.

Motion to approve the financial report by Mr. Chmiel, 2nd by Mr. Pierson. All Yeas. Mr. Wasserman notes that the bank and credit card statement are always available for review.

Business:

Old Business – 35 minutes

1. Update on acquisition process/pipeline from Mr. Wasserman
 - i) Assistant Prosecutor TL Warren is currently working on several foreclosures for the Land Bank. We received 3 deeds this month. Several other properties will be

scheduled for Sheriff sale in the next couple of months. 5 new title searches were recently provided to the Prosecutor to facilitate the filing of new cases. Mr. Wasserman notes that the second parcel on 191771 Lake Drive, Trimble was not included in the foreclosure case even though it was included in the title search. We are working to acquire the second parcel. He continues that some properties will be coming up shortly at sheriff sale and we will likely be making claims on some of them.

- ii) 9 Johnson Road, The Plains (LB-2024-09): This property was conveyed to the Land Bank on July 22nd, 2024. Habitat for Humanity may be interested in building there. Mr. Wasserman notes that he approached the neighbors who are not interested in building on it, but may be interested in acquiring it as a side lot if no other applicants would like to build on it. Mr. Pierson notes that the property is zoned for business but residential is permitted in business zones.
- iii) 191771 Lake Drive, Trimble (LB-2019-14): The petition to acquire this property was filed on June 27th, 2024.
- iv) 8800 SR-685, Glouster (LB-2022-06): The petition to acquire this property was filed on August 6th, 2024.

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 sent us a cure list for the final reimbursement request, and we have supplied them the requested documentation. The final reimbursement request amount is \$161,196.81.

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. To ensure we can begin demolitions quickly after the grant agreement is received, we have ordered asbestos surveys for the first two demolition groups.

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, Glouster; 29 Hill Street, Glouster; 34 Spring Street, Glouster; 23 Morgan Street, Glouster; 50 Front Street, Glouster

Group P4: 10190/10194 Chase Road, Albany; 2388 Trout Road, Albany

Mr. Pierson asks if the estimated expenses for the project will be less than the \$500,000 county set-aside allotted by the state, inquiring if there will be leftover funding where new properties could be added to the demo list. Aaron notes he will have to check the application, but he believes the application was submitted for exactly \$500,000. Mr. Wasserman clarifies that it is not a dollar-amount grant, but a project-specific grant. He continues if somebody withdraws a property that has been submitted, there may be a chance for substitution, but there will not necessarily be leftover funds. Aaron adds that during the last round, ODOD permitted substitutions during the program, but it has not been guaranteed that the same would be offered this round. Aaron notes that there is an active list for potential substitutions should that become available and to contact him with any properties to be added.

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.

It is our understanding that the Port Authority has received a cure list for their application 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.

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; 14 Barbour Street, Glouster.
- B. 4667 Sand Ridge Road, Guysville (LB-2020-07): End-user Jeremy Dixon has supplied Aaron with photos to review at the meeting. Aaron presented the photos at the meeting. Mr. Wasserman notes that this property sat abandoned for years and Mr. Dixon engaged a pay-in-advance agreement with the Land Bank and this is an excellent example of a successful end-user renovation.

Mr. Wasserman notes that end-user Jeannette Morris has contacted him, noting that they have been contacted by folks revitalizing the park in Stewart. Ms. Morris was inquiring if it would be okay to donate the parcel they purchased from the Land Bank to this project, and he informed them that the Land Bank would have no objection.

Guest Ken Oehlers notes that he didn't notice the Habitat Summit Street project on the list. Aaron responds that he will have it added for the September meeting. Mr. Oehlers notes that the house is scheduled to be finished by the end of September. He will provide photos for the next meeting.

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. This property will be scheduled for public sale shortly. Mr. Wasserman notes the end-user may purchase it at sheriff sale.

- 3) 6807 N. Coolville Ridge Road, Athens (1 parcel, LB-2024-08): The pay-in-advance contract was signed by Rebecca Wood on May 30th, 2024. The Treasurer sold the Land Bank a tax lien certificate last month and that case should be filed soon.
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 occurred August 13th, 2024. Specifics to be discussed in Executive Session later in the meeting. Mr. Wasserman notes all parties mentioned above were present at mediation and a lot of discussion was held. There may be an outcome on the horizon.
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 15th to discuss preliminary work on 87 High Street, Gloucester. The Land Bank board decided against fronting the design costs. Once the environmental report is complete, HAPCAP will move forward with a request for proposals.
10. 11 Maple Street, Gloucester Renovation
The house has been on the market since May 20th, 2024. The Athens Real Estate Company was engaged to list the property in early August. The listing is now active, and all our marketing of the property now directs potential purchasers to them. We hope to receive offers as we move into fall.
11. Structural Assessment of Downtown Gloucester Buildings
Previous updates have been given regarding the structural reports for 73, 83/85, and 87 High Street, Gloucester from Barber & Hoffman. We have been informed that the structural report for 110 High Street, Gloucester has been finished and we should receive 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, Gloucester; 823 Walnut Street, Nelsonville; 923/931 E. High Street, Nelsonville; 20 Campbell Street, Nelsonville).

The grant agreement has been executed. Greater clarity on the intentions and capacity of the SAOP organization is being sought. An alternative plan for several of the parcels will be discussed under New Business.

Mr. Wasserman notes that he and Aaron met with SAOP and HAPCAP recently to discuss ways in which the Land Bank might be able to assist in their joint Appalachian Community Grant Program project. The completion of the ACGP program is their immediate priority. The Land Bank may be able to offload parcels it has owned for several years if the parcels are deemed appropriate by their architect. During this conversation, Mr. Wasserman mentioned our WHO program application and asked about SAOP's capacity for fulfillment of the project. They noted that they were unsure if they had the appropriate bandwidth at this time. They were willing to let go of their WHO commitments. We were approached by Ken Oehlers from Habitat for Humanity of Southeast Ohio about a potential pivot in our WHO application. See below.

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. 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. WHO application with Habitat for Humanity of Southeast Ohio: Habitat has discussed with Aaron and Ric their desire to build houses on Land Bank parcels under the WHO program with the Land Bank as the applicant and Habitat as the builder. Habitat would also bring a pre-approved buyer to the collaboration. Habitat can assist the buyer with financing through FHA.

Mr. Wasserman notes that this pivot and partnership plan would be Habitat building new residential housing that is partially funded through the WHO program. The project would include builds on some of the properties originally designated as buildable lots via the WHO partnership with SAOP. Mr. Oehlers, who was present at the meeting, noted that Habitat is still trying to measure their capacity in regard to determining a specific number of builds. He continues

that through this plan, the Land Bank would own the land during the build and then sell the house to a pre-approved applicant that Habitat would find. The Land Bank would reimburse Habitat for the sale of the house in the amount of the cost to build plus the tax credit, and the Land Bank would stand to make a profit from this partnership. Habitat would be utilizing the USDA 502 program and would allow Habitat to find an owner with up to an 80% AMI. Mr. Oehlers continues that he believes the Land Bank would need to make another WHO application. Mr. Wasserman summarizes that there is still a great deal of funding available in the WHO program due to restrictions around the funding, but it is likely that legislation will be passed during the lame duck session to drastically reduce the current restrictions. Mr. Oehlers notes that the monitoring restriction that is part of the WHO grant agreement would not be an issue for Habitat as they already perform the necessary monitoring as part of their usual processes. Mr. Wasserman mentions that it is still important to note that the Land Bank would still ultimately be responsible for the enforcement of the restrictions. He motions that the Land Bank pivot with a new WHO application with Habitat for Humanity of Southeast Ohio and to inform ODOD that we will not be moving forward with the previous application submitted in partnership with SAOP. Mr. Chmiel asks if anything was receiving in writing from SAOP noting their acceptance of the application pivot. Mr. Wasserman responds that we have not, but we can get a letter or an email. 2nd by Mr. Chiki. All Yeas.

3. Employee loan contract with Rural Action for Aaron's employment

After extensive conversation between Ric and Rural Action's Executive Director, Rural Action is offering a 3-year contract for Aaron's employment as Manager of the Land Bank. This contract would bring the administrative cost fee back down to 10% as it was in the first year. Lengthening the contract would provide stability for both Aaron and the Land Bank. Request board approval for Ric to sign the contract. Motion by Mr. Wasserman to allow him to sign the 3-year employee loan contract with Rural Action for Aaron's employment, 2nd by Mr. Pierson. All Yeas.

4. Lease renewal for Aaron's office

The annual lease for Aaron's office space in the K. Robert Toy building is being renewed with no increase in cost. Request board approval. Moved by Mr. Chmiel to renew the lease, 2nd by Mr. Eliason. All Yeas.

5. New Projects:

Taxes Owed	Last Pymt	Parcel ID	Owner Name	Property Address
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\$5,793.26	2021	M040050006300 M040050006400	Chiplinski, Eric L	55 Summit Street, Gloster

Mr. Wasserman notes that the Land Bank has explored several potential new projects, and none have them have been appropriate Land bank projects. These include the old Sohio service station in Gloster and another property on Madison Street in Gloster.

55 Summit, Gloster is an exception and seems to be a good candidate for a Land Bank project. Aaron presented photos of the structure for the board and attendees. Motion by Mr. Wasserman to make 55 Summit Street, Gloster a Land Bank project, 2nd by Mr. Chmiel. All Yeas. Mr. Chmiel notes it is in a very visible spot and will be good for that area. Mr. Wasserman agrees, noting two previous Land Bank projects that have been executed on that corner.

6. Scheduling of next meeting: September 18th, 2024.

7. Executive Session

Motion by Mr. Wasserman to enter executive session in order to discuss active litigation with the Land Bank's legal counsel and invites Aaron Dye to remain in attendance, 2nd by Mr. Pierson. All Yeas. Executive session entered at 11:34 AM.

Motion to end executive session by Mr. Wasserman, 2nd by Mr. Pierson. Executive session exited at 11:45 AM with no action.

8. Adjournment

Motion to adjourn by Mr. Chmiel, 2nd by Mr. Chiki. All Yeas. Adjournment at 11:45 AM.

Minutes submitted for approval by Aaron Dye, Secretary



9/18/2024

Secretary

Date

Approved, as amended (if any) on 9/18/2024