

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 (<http://meet.google.com/zsk-oegh-dkk>)

DAY/TIME: Called to order on Wednesday, January 21st, 2026 @ 11:05 AM

PURPOSE: Regular meeting to consider the following business:

Board Administration

1. The meeting was called to order by Chris Chmiel, Board Chair. Roll call by Aaron Dye, Secretary. Board members present were Chris Chmiel, Lenny Eliason, Taylor Sappington, Steve Patterson, and Nathan Simons.
2. Motion to approve agenda by Mr. Sappington, 2nd by Mr. Patterson. All Yeas.
3. Motion to approve minutes from December 17, 2025 board meeting by Mr. Eliason, 2nd by Mr. Sappington. All Yeas.
4. Financial Report from Treasurer LaVerne Humphrey

Summary	
Starting Balance	530,052.71
Actual Cash In	240,000.00
Actual Cash Out	399,223.41
Ending Balance	370,223.41

Ms. Humphrey mentions the WHO program was the source of the \$240,000 cash-in amount and \$220,000 cash-out. Aaron reviews the WHO process that the Land Bank has engaged with Habitat and how the funding moves between entities. Motion to approve financial report by Mr. Simons, 2nd by Mr. Sappington. All Yeas.

Business:

Old Business

1. Update on acquisition process/pipeline

Since the December meeting, we have acquired: 0 Congress Street, Trimble (via donation), 31 Town Street, Glouster, 8800 SR-685, Glouster, and the second parcel at 191771 Lake Drive, Trimble. We are waiting to receive the Order of Forfeiture for 23 Fairlawn Avenue, Glouster. Aaron notes that the majority of recently acquired properties were submitted as part of our FY26 BD&SR application.

2. State Demo project

The Group O3 and P1 demolitions were awarded to Running G Farms. Aaron will be signing the contract with them shortly. The final two group demolitions (P2 and P3) will be put up for proposal requests soon after now that the final asbestos surveys have been received. The Land Bank is currently on schedule to have the program complete by the end date in May 2026.

HAPCAP successfully submitted the initial application for the FY26 BD&SR program in mid-November. A cure list was received at the end of November and Aaron has been working with HAPCAP to ensure all correct documentation is compiled before the final submission. ODOD informed Aaron that the final due date would be in May, but we plan to submit our application much sooner. We can potentially modify our list of projects until the submission occurs.

Aaron notes that 110 High Street, Glouster – one of the commercial buildings owned by the Land Bank in downtown Glouster next to the Sunday Creek bridge – is the building we own in the most severe state of dilapidation. Jody has noted it is very unsafe to enter, explaining that many of the joists on the first floor have rotted or collapsed, the floor on the first and second floors has caved in, and more. Aaron says that a lot of discussion has been had about next steps for this property and demolition may be the best path forward. The other High Street buildings are at least in decent shape. Mr. Chmiel notes that GRO and other organizations have noted the village has a need for parking. Mr. Simons notes that he hates to see any building torn down, but if there was a building downtown that he would be okay with seeing demolished, it would be 110 High. The cost for renovation would be extremely high.

Mr. Patterson recalls that this building was discussed some time ago and demolition seemed to be an acceptable option at that time. Mr. Simons notes that one of the architects he has worked with recommended keeping the bricks from the building. He

recommends informing the village about the situation. Mr. Chmiel adds that it may be beneficial to get input from other local organizations.

Frank Campbell, Mayor of the Village of Chauncey, introduced himself on Google Meet. Mr. Chmiel reviews a call received from a Chauncey resident that lives next to a property recently demolished by the Land Bank at 14 Mound Street. She noted concerns about state dollars being spent on demolishing properties owned by landlords that could fund their own demolitions. Drew Daniels, Chauncey Code Inspector, notes that the owner doesn't come to Chauncey for property maintenance and the structures he owns are falling apart. He continues that neighbors often mow the landlord's properties and he has not been in compliance with code for some time. Mr. Daniels believes demolition is the best path forward after condemning these properties as it benefits the community.

Mr. Patterson asks for the name of the property owner and Aaron replies that it is Robert/Bob Johnson. Mr. Chmiel asks if there is a way to obtain partial payment from property owners. Aaron responds that this idea has been floated, but a problem could be how to determine who has "financial wherewithal" to contribute funds. He continues that he sees the neighbor's point of view and this is something that he has considered in other demolitions. He says that almost every property that has been demolished that was not owned by the Land Bank was brought to us by local government officials that have struggled with these problem properties for many years, and the Land Bank is the entity that can do something about it. He continues that while the property owner may have gotten something out of the situation, the community benefits more. Mr. Patterson reviews a similar situation that the City of Athens has dealt with, and the dollar amount was tacked onto the property owner's taxes. Mr. Sappington notes that it is simple to add assessments like this to property taxes, but you do have the difficulty of not necessarily having the property owner ever pay those. Mr. Daniels adds that these demolitions lessen the risk of fires, pests, and increase property values.

Demolitions for the FY24-25 program are currently grouped as follows:

Group N1: 21 E. 1st Street, The Plains; 26 N. Clinton Street, The Plains; 5 Oak Street, The Plains

Group N2: 319 Oak Street, Nelsonville; 902 Chestnut Street, Nelsonville; 23 Morgan Street, Glouster

Group N3: 4382 N. Gun Club Road, Athens; 8356 Marsh Street, New Marshfield; 4910 Vore Ridge Road, Athens; 11535 Carbondale Road, Nelsonville

Group O1: 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: 20 Smith Street, Chauncey; 55 Mill Street, Chauncey; 8 Ellis Avenue, Chauncey; 16 High Street, Chauncey; 16 Lexington Avenue, Chauncey

Group P2: 14560 McDaniel Road, Amesville; 2388 Trout Road, Albany

Group P3: 25 Town Street, Glouster; 29 Hill Street, Glouster; 34 Spring Street, Glouster; 50 Front Street, Glouster; 20 Campbell Street, Nelsonville

Properties to be submitted to the FY26 program are currently as follows:

Owned by Land Bank:

6 Morgan Street, Glouster

50 Locust Street, Glouster

45 Atkins Street, Glouster

8800 SR-685, Glouster

8525 SR-78, Glouster

18692 Greens Run Road, Glouster

21 Braun Street, Glouster

66 Madison Street, Glouster

64 E Palmer Street, Jacksonville

15 N Third Street, Jacksonville

191771 Lake Drive, Trimble

0 Congress Street, Trimble (Across from Village Hall)

Submitted by Nelsonville Code Enforcement, Chauncey Code Enforcement, Waterloo Township Trustees:

29 Main Street, Chauncey

63 Converse Street, Chauncey

24 Mill Street, Chauncey

525 Patton Street, Nelsonville

839 High Street, Nelsonville

840 High Street, Nelsonville

500 Doolittle Hill Road, Nelsonville

5350 Gun Club Road, Athens

3. State Brownfield Grant Application

The downtown Glouster buildings at 73 High Street and 83/85 High Street were submitted in the Port Authority's Brownfield application for asbestos surveys. We expect to hear an update once ODOD notifies the Port Authority of their application status.

4. Update on previously approved projects
 - A. 0 Congress Street, Trimble: The donation occurred on January 9th, 2026. The structure is to be demolished as part of the FY26 BD&SR program. Aaron notes this has been a problem property for Trimble for many years and it's great to see something good happening with it.
 - B. 233/235 Kontner Street, Nelsonville: The remaining tree stump has been removed from the property. We have received two estimates for necessary roof repairs and expect to receive two more before making a final decision. Aaron notes that we have spent a lot of money on maintenance of this house and that will need to be taken into consideration when we sell the property.
 - C. Rehabs: Land Bank Rehabs or new construction underway or nearly completed in the county: 24 Cherry Street, 141 Monroe Street, Nelsonville; 75 High Street, Glouster; 217 Harper Street, Nelsonville; 19476 Maple Street, Trimble; 4070 Washington Road, Albany; 354 Chestnut Street, Nelsonville.

5. Rural Acquisition (Pay-in-advance) Program Projects
 1. Haga Ridge Road, Rome Township (2 parcels, LB-2024-01): The final payment is to be received on Friday, January 23rd, 2026. Conveyance will occur at this time as well.
 2. 0 Marietta Avenue, Buchtel (3 parcels, LB-2025-06): The end-users signed the PIA contract on November 7th. The tax certificate will be purchased from the Treasurer shortly.

6. Update on pending dispositions
 1. 184 Sheppard Street, Nelsonville: Aaron is in communication with the end-user to schedule a closing.

7. Community Development Block Grant opportunity in collaboration with HAPCAP for downtown revitalization
The construction work was awarded to Stockmeister Construction. There is a notable lead time on shipment for the facade bricks. Mr. Simons notes that the bricks may be arriving in February instead of March.

8. WHO application with Habitat for Humanity of Southeast Ohio
The dedication and closing for the two High Street properties occurred on Monday, December 22nd, 2025. The next two projects on the list are 823 Walnut Street,

Nelsonville and the project on Poston Salem Road. Disposition for 9 Johnson Road, The Plains is on today's agenda.

9. 10190/10194 Chase Road, Albany project

We received the results for the Phase II Environmental Site Assessment. We have the green light to finish the initial surface cleanup of the property, which will likely be completed by Running G Farms as they were initially contracted to perform this work. Once cleanup is complete, the parcel can be brought up for disposition. Mr. Chmiel notes that the EPA will be removing the remaining tires on the property.

10. Clerk of Court fees

We have not yet heard from the Prosecutor's office regarding the final dollar amount due to the Clerk of Courts. Once we have this amount, we will move forward with payment. Mr. Sappington notes that other counties have followed a similar process.

11. Trimble Township Wastewater Treatment District

A thank-you letter was sent to the TTWWD board in late December for their resolution to our sewer tap issue. Jody is to meet with one of their workers later this month to ensure all remaining sewer taps are capped.

12. New website for the Land Bank

Aaron has reviewed the draft website with Eden Marketing and progress is moving swiftly. We expect it to be ready for launch in February.

13. Media/Storytelling with Tri-County Career Center

In accordance with our strategic plan, Mr. Chmiel has been coordinating with Joe Higgins at Tri-County on a storytelling project for the Land Bank.

Additionally, Mr. Chmiel and Aaron met with Paige Walters and Susan Hilvert on January 15th to discuss what assistance with social media and visual storytelling might look like with their assistance. Both currently work with the Athens Farmers Market.

14. 2026 Budget

The preliminary 2026 budget was approved at the December board meeting. Mr. Chmiel, LaVerne, and Aaron have spent a great deal of time working through the finance reports and previous budgets to present a comprehensive budget for final approval. Mr. Chmiel reviews the line-items in the budget. Mr. Sappington notes that

the Land Bank's DRETAC should certainly increase next year with the amount of delinquent taxes being paid.

Mr. Sappington notes that the interest amount in the budget will likely be higher. He asks that we double-check on the cost of the annual audit with JoAnn.

Motion to approve the budget by Mr. Eliason, 2nd by Mr. Sappington. All Yeas.

15. New Land Bank Card and Certificate of Deposit

Mr. Sappington completed the CD with Hocking Valley Bank with \$100,000 being deposited for 6 months at an interest rate of 3.85%. We would like board approval to move forward with an "auto-renewal" of the CD should it be fiscally responsible to do so at its initial end-date. Motion by Mr. Simons to approve moving forward with "auto-renewal" of the CD should it be fiscally responsible to do so at its end-date, 2nd by Mr. Sappington. Mr. Eliason suggests an amendment that a discussion take place at the board meeting prior to the auto-renewal (June 2026). All Yeas.

Additionally, after months of working to procure a new credit card from HVB in the Land Bank's name, Mr. Sappington received another denial notice due to the Land Bank's "type of agency." We may need to explore credit card options from other institutions.

16. Contract with JL Uhrig for Hinkle Filing

The contract has been executed, and Aaron has been assembling the requested documentation and information to complete the annual Hinkle Report filing.

New Business

1. Quarterly Strategic Plan update

Aaron and Jody met with Erin Sykes of Mission Met for their final strategic plan check-in on January 12th. Aaron presents the quarterly progress for the strategic plan and speaks briefly about next steps. Aaron notes that he and Jody will be meeting in March to review the goals that would make sense to move into the coming fiscal year's plan and which new ones may be beneficial to add.

2. Dispositions

9 Johnson Road, The Plains: This will be the final build for the WHO program in partnership with Habitat for Humanity SEO. Aaron notes this would be the usual process where Habitat purchases the property for \$1.00. Motion by Mr. Eliason to dispose 9 Johnson Road, The Plains to Habitat for Humanity SEO, 2nd by Mr. Sappington. All Yeas.

3. New Projects

Taxes Owed	Last Pymt	Parcel ID	Owner Name	Property Address

No new projects.

4. Scheduling of next meeting: February 18th, 2026. Mr. Chmiel notes that this meeting will be at Chauncey Village Hall. Mr. Eliason notes that he and Mr. Patterson have another meeting at 11 AM and would like the meeting to be earlier or later in the day. Mr. Chmiel notes that 9 AM would work.

5. Adjournment: Motion to adjourn by Mr. Eliason, 2nd by Mr. Sappington. All Yeas. Adjournment at 12:11 PM.

Minutes submitted for approval by Aaron Dye, Secretary

Secretary

Date

Approved, as amended (if any) on _____