

# Lawrence County Land Reutilization Corporation

## Committee Meeting Minutes

April 12, 2018 @ 10:00AM

### **I. Call to order**

Stephen Dale Burcham called to order the regular scheduled meeting of the Lawrence County Land Reutilization Corporation Committee at 10:01 AM on April 12, 2018 located at 327 Vernon St. Ironton, Ohio.

The following persons were present:

#### **Board Members**

- Stephen Dale Burcham, Treasurer of Lawrence County and Board Chairman
- Summer Sullivan, Designee for Deanna Holliday
- Carla Salyers, Designee for Bill Pratt

#### **Absent Board Members**

- Bill Pratt, Commissioner of Lawrence County
- Deanna Holliday, Commissioner of Lawrence County and Vice-Chair
- Katrina Keith, Mayor of Ironton
- Tyler Walters, Fiscal Officer for Upper TWP.

#### **Land Bank Staff**

- Patricia Fields, Lawrence County Deputy Treasurer & Land Bank Fiscal Officer
- Thomas Schneider, Land Bank Director
- Marie McKenzie, Lawrence County Deputy Treasurer

#### **Public Attendees**

- Dr. Bill Dingus, LEDC
- Jim Rokakis, Western Reserve Conservancy
- Marjorie Upchurch

### **II. Prior Minutes**

Resolution (Item 17.10) Motion made by Carla Salyers to accept prior meeting minutes as emailed from 03-22-18 meeting. Second by Stephen D. Burcham. All agreed. Motion passed.

### **III. Informational**

Listed as V(a) new business on agenda speaker Jim Rokakis from The Western Reserve Conservancy was moved up to after the minutes so that he may return to Cleveland for a meeting. Jim Rokakis informed the Lawrence County Land Bank Board of his trip to Athens Co. and their need for assistance getting their land bank up and running. He praised the Lawrence County Land Bank for the hard work and dedication thus far. The board then had discussion about possible return of funds to OHA and working with other counties as a multi-county Land Bank.

### **IV. Old business**

Note: Mike McDaniel, Designee for Tyler Walters arrived at 10:05 am. Terri Smith, Designee for Katrina Keith arrived at 10:07 am followed by Commissioner Bill Pratt.

**A. Resolution (Item 18.31)** Dr. Bill Dingus, Executive Director for LEDC expressed a need for non-communal elderly housing with handicap access. He stated this was his plan for the 205 5<sup>th</sup> St. location by building a duplex on this site. The current covenants and restrictions imposed by the Land Bank do not allow for a duplex so it was requested of the board to wave

this restriction. Motion made by Stephen Burcham to amend item 4(d) of the covenants and restrictions for use. Second by Terri Smith. All agreed. Motion passed.

**B. Informational** Dr. Bill Dingus, Executive Director for LEDC discussed with the board LEDC plans for the future and praised the Land Bank's work on the eradication of drug houses. He stated that the location at 205 5<sup>th</sup> St. demolished by the land bank was a notorious drug house who had a known way of letting customers know when they were open for business. Dr. Dingus went on to discuss how the Land Bank and LEDC can work together to bring commercial and small businesses back to Lawrence County and create jobs.

Note: Commissioner Deanna Holliday arrived at 10:40 am during Dr. Dingus discussion and her Designee, Summer Sullivan left the meeting. Bill Pratt stepped out of the meeting at 10:45.

**C. Resolution (Item 18.30)** The Land Bank Board had requested previously that the staff contact OHA and ask whether or not the change order for tire removal by Sullivan Excavating would be reimbursable. Land bank staff reported that OHA stated that the change order would not be reimbursable due to the inability to prove that the tires came from 520 Rockwood Ave. and the failure to follow proper procedure for the removal of the tires. Motion made by Stephen Burcham to deny the change order submitted by Sullivan Excavating. Second by Carla Salyers. Roll Call Stephen Burcham, Terri Smith and Carla Salyers voted yes. Deanna Holliday voted no. Mike McDaniels abstained. Motion passed by majority vote.

**D. Resolution (Item 18.29)** Preston's Lawn Care provided the Board with the Requested proof of Vendor License and verification of no city taxes due. No motion made due to prior approval made at March 8<sup>th</sup> meeting pending submission of these documents.

### New Business

Note: Bill Pratt returned to the meeting at 10:55. Carla Salyers left as his designee.

**A.** Derick Fisher, counsel for the Land Bank Board made the Board aware of the changes to the contractor's qualification application and policies and procedures to govern contractors that may have potential disqualifying factors. No action to adopt by the board at this time.

**B. Resolution (Item 18.35)** Motion made by Stephen Burcham to buy back the tax lien for the property located at 5007 State Route 243 from Don & Karen Simmons for the amount of \$750. Second by Terri Smith. All agreed. Motion passed.

**C. Resolution (Item 18.36)** Motion made by Stephen Burcham to purchase the property located at 2317 & 2319 So 5<sup>th</sup> street from Jeffrey Fields in the amount of \$7500. Second by Terri Smith. Motion passed. All agreed.

**D. Resolution (Item 18.37)** After review of the acceptance by OHA of the end use and value of the property at 22 Front St. due to flooding a motion was made by Deanna Holliday to award the bid for 22 Front St. in the amount of \$3500 to Charles Cooper. Second by Terri Smith. Roll Call Deanna Holliday, Terri Smith, Bill Pratt, Mike McDaniels all voted yes. Stephen Burcham abstained. Motion passed by majority vote.

**E.** Discussion with the board about a complaint received from the adjacent property owner to 79 Twp Rd. 1069 about a tree encroaching upon their property and pushing in on the fence. The board discussed potential removal of the tree and asked that the Land Bank staff contact the township and ask if they have the equipment to do the tree removal. No action taken.

**F. Resolution (Item 18.38)** The Land Bank Board reviewed a last-minute counter offer submitted by David Abrams for purchase of the property located at 213 Orchard St. in the amount of \$7500.00. Motion was made by Bill Pratt to reject the offer. Second by Terri Smith. All agreed. Motion passed.

**G.** Entered into Executive session at 11:30am. Bill Pratt had to exit the executive session at 12:05 pm. Carla Salyers his designee joined. Came out of executive session at 12:10 pm. Roll Call. Stephen Burcham, Terri Smith, Mike McDaniels, Carla Salyers and Deanna Holliday all present.

Note: Deanna Holliday left the meeting at 12:11pm.

**H. Resolution (Item 17.35 & 17.37)** Motion made by Stephen Burcham to notify Jim Kratzenberg by certified mail that the board is requesting that he provide information on timeline for properties located at 707 Depot St. 506 Scott Ave. and 2207 So. 5<sup>th</sup> Ironton by May 9<sup>th</sup> and is welcome to attend the meeting on May 10<sup>th</sup>. Failure to provide a timeline would result in the commencement of the reverter clause by the Land Bank. Second by Carla Salyers. All agreed. Motion passed.

**I. Resolution (Item 18.39)** Motion made by Stephen Burcham to award demolition packet # 16 as a whole and not individual and as such award the bid to Southern 52 Excavating for \$17,200 as they are the lowest and best bid. Second by Terri Smith. All agreed. Motion passed.

**J. Resolution (Item 18.40)** Motion made by Stephen Burcham to award demolition packet #17 as a whole and not individual and as such award the bid to Southern 52 Excavating the packet for \$39,300 as they are the lowest and best bid. Second by Terri Smith. All agreed. Motion passed.

**I. Informational**

A. Discussion about the Land Bank Staff meeting with the County Health Department that took place on April 10.

B. Land Bank conference is scheduled for October 22-24<sup>th</sup> 2018 in Columbus, Ohio

**V. Hearings and Meetings**


A. BOR Dates: April 25, 2018, June 13, 2018 August 22, 2018, and November 9, 2018

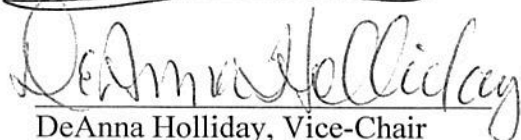
**VI. Audience Participation**

None

**VII. Adjourn**

Stephen Dale Burcham adjourned the meeting at 12:25 pm.

  
Stephen D. Burcham, Chair

  
DeAnna Holliday, Vice-Chair