

# Lawrence County Land Reutilization Corporation

## Regular Business Meeting

AUGUST 17TH, 2021

(1:00 PM)

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

Stephen Dale Burcham called to order the special meeting of the Lawrence County Land Reutilization Corporation, Committee at 1:00 PM on AUGUST 17TH, 2021.

The following persons were present for the Board Meeting, or later arrived.

#### **Board Members**

- Stephen Dale Burcham, Treasurer of Lawrence County and Board Chair
- DeAnna Holliday, Commissioner of Lawrence County and Vice Chair
- Mike McDaniels, designee for Tyler Walter

#### **Absent Board Members**

- Sam Cramblit, Mayor of the City of Ironton
- Dr. Colton Copley, Commissioner of Lawrence County.

#### **Land Bank Staff or Legal Counsel**

- Thomas Schneider
- Derick Fisher, attorney with McCown & Fisher, LPA, Land Bank legal counsel.

#### **Public Attendees**

- Tresa Baker

### **II. Reading of the Prior Minute**

Minutes were read aloud. Corrections noted. Motion by Stephen Dale Burcham to accept as read, pending noted revisions. Seconded by Mike McDaniels. No further discussion. Voted called and motion passed.

### **III. Financials**

Motion by DeAnna Holliday to accept July Financial report as presented. Seconded by Mike McDaniels. No further discussion. Vote called and motion passed.

### **IV. Old Business**

(NONE)

### **V. New Business**

(RESOLUTION 21.55) Bid and redevelopment plan received from Ironton and Lawrence County Area Community Action Organization for parcels 35-050-0100.000, 35-046-0400.000, 35-046-0300.000, 35-046-0500.000, 35-046-0600.000, 35-046-0700.000 and 35-046-0800.000, in the amount of \$66,000. Motion by Stephen Dale Burcham to accept bid offer. Seconded by Mike McDaniels. There was no further discussion, Vote called. DeAnna Holliday abstained. Motion passed.

**(RESOLUTION 21.56)** Bid received from Roger Malone on parcels 04-045-0500.000 for \$7,500 and 04-045-0502.000. for the amount of \$1,500 for a combined amount of \$9,000 for both parcels. Discussion ensued and the board concluded that a counteroffer was appropriate at \$13,500 for 04-045-0500.000 and \$3,500 for 04-045-0502.000, with and provided that the bidder will provide a more detailed plan for the redevelopment of the land. Motion to the same made by DeAnna Holliday. Seconded by Mike McDaniels. No further discussion. Vote called and motion passed.

**(RESOLUTION 21.57)** Bids received on parcel 06-193-1200.000 in the amount of \$8,000 from Rich and Carolyn Collins, with a second bid in the amount of \$5,525 from Patricia Hanshaw and Bret Herral. Discussion ensued and the Board concluded that the bid from Rich and Carolyn Collins was the best bid. Motion by Colton Copley to counter the bid sell the property to reject the \$5,525 bid and to award the property to Rich and Carolyn Collins at the proposed amount of \$8,000. Seconded by DeAnna Holliday. No further discussion. Vote called and motion passed.

**(RESOLUTION 21.58)** Bid received on parcels 23-086-0903.001 from Gregory Bailey in the amount of \$5,100. Board concluded that a counteroffer was appropriate. Motion by DeAnna Holliday to counter the bid at the amount of \$11,000, contingent upon the bidder's willingness to pay any associated costs for a new survey. Seconded by Stephen Dale Burcham. No further discussion. Vote called and motion passed.

**(RESOLUTION 21.59).** Bid received from Basil Hicks on parcel 15-099-0900.000 in the amount of \$4,000. Discussion ensued and the Board concluded that a counteroffer was appropriate. Motion by Mike McDaniels to counter the bid at the amount of \$10,000, contingent upon the bidder's willingness to pay any associated costs for a new survey. Seconded by Stephen Dale Burcham. There was no further discussion. Vote called and motion passed.

**(RESOLUTION 21.60)** Bid received from Patricia Stapleton on parcel 06-143-0600 .000 in the amount of \$5,000. Discussion ensued and the Board concluded that the bid was fair. Motion by Mike McDaniels to sell. Seconded by DeAnna Holliday. There was no further discussion. Vote called and motion passed.

**(RESOLUTION 21.61)** Bid received from Simon Gore on parcel 06-118-0400.000 in the amount of \$6,500. Discussion ensued and the Board concluded to reject the bid. Motion by Mike McDaniels to reject the bid. Seconded by DeAnna Holliday. There was no further discussion. Vote called and motion passed.

**(RESOLUTION 21.62)** Bid received from Reuben Lycans and Aaron Lycans on parcels 24-041-0900.000 at \$5,653 and 24-041-1000 at \$5,157 for a combined total amount of \$10,810. Discussion ensued and the Board concluded that a counteroffer was appropriate. Board sets a firm asking price of \$7,500 per each parcel for this and all future potential sales and Motion by Stephen Dale Burcham to counter the bid at the combined amount of \$15,000. Seconded by DeAnna Holliday. There was no further discussion. Vote called and motion passed.

**(RESOLUTION 21.63)** Bid received from William and Angela Elliott on parcel 26-093-0900.000 in the amount of \$12,000. Discussion ensued and the Board concluded that the bid was good. Motion by Stephen Dale Burcham to sell. Seconded by DeAnna Holliday. There was no further discussion. Vote called and motion passed.

**(RESOLUTION 21.64)** Bid received from DWV. KEL, LLC. on parcel 23-073-0700.000 in the amount of \$5,000. Discussion ensued. DeAnna Holliday abstained from all discussion. Board concluded that a counteroffer was appropriate. Motion by Stephen Dale Burcham to counter the bid at the amount of \$10,000, contingent upon the bidder's willingness to pay any associated costs for a new survey. Seconded by Mike McDaniels. There was no further discussion. Vote called. DeAnna Holliday abstained from the vote. Motion passed.

**(RESOLUTION 21.65)** Bid received from Roy Evans on parcels 06-185-1600.001 and 06-185-1400.001 in the combined amount of \$7,000. Mr. Evans expresses he is only interested in buying both parcels, not just one or the other. Discussion ensued and the Board concluded that a counteroffer was appropriate. Motion by Mike McDaniels to counter the bid at the total amount of \$8,500 for the combined sale of both parcels. Seconded by DeAnna Holliday. There was no further discussion. Vote called and motion passed.

**(RESOLUTION 21.66)** Bid received from Shirley Garrett on parcels 26-077-0500.000 and 26-077-0600.000 at \$5,000 per parcel at the combined amount of \$10,000. Discussion ensued and the Board concluded that the bid was fair. Motion Stephen Dale Burcham to sell both parcels. Seconded by DeAnna Holliday. There was no further discussion. Vote called and motion passed.

**(RESOLUTION 21.67)** Bid received from Greg and Cheryl Mougey on parcel 27-044-1800.000 in the amount of \$6,000. Discussion ensued and the Board concluded that the bid was fair. Motion by DeAnna Holliday to sell. Seconded by Mike McDaniels. There was no further discussion. Vote called and motion passed.

**(RESOLUTION 21.68)** Bid received from Adam Stewart on parcels 06-200-1702.000 and 06-200-1703.000 at \$8,875 per parcel at the combined amount of \$17,750. Discussion ensued and the Board concluded that the bid was good. Motion by DeAnna Holliday to sell both parcels. Seconded by Mike McDaniels. There was no further discussion. Vote called and motion passed.

**(RESOLUTION 21.69)** Bid received from Eric and Lori Morris on parcel 11-019-0100.000 in the amount of \$6,900. Discussion ensued. DeAnna Holliday abstained from all discussion. Board concluded that a counteroffer was appropriate. Motion by Stephen Dale Burcham to counter the bid at the amount of \$11,000, contingent upon the bidder's willingness to pay any associated costs for a new survey. Seconded by Mike McDaniels. There was no further discussion. Vote called. DeAnna Holliday abstained from the vote. Motion passed.

**(RESOLUTION 21.70)** Separate bids received on parcels 06-203-0400.000 and 06-203-0600.000 from Mike Finley. at the total amount of 16,000, being \$8,000 per parcel and a bid from Angela Agosto at the total amount of \$13,000, being \$6,500 per parcel. Board concluded to view the bid of Mike Finley as ineligible, based on a policy and procedural issue. Discussion then ensued regarding the bid from Angela Agosto. Board concluded that a counteroffer was appropriate. Motion made by DeAnna Holliday to counter the bid at Auditor's appraised value of \$14,420 per parcel or a total amount of \$28,840. Seconded by Mike McDaniels. No further discussion. Vote called and motion passed.

**(RESOLUTION 21.71)** Bids received from Silver Springs Holdings LLC on parcel 35-035-0300.000 in the amount of \$5,000. On parcel 35-031-1500.000 in the amount of \$2,500 and on parcel 35-035-0200.000 in the amount of \$2,500. Discussion ensued and the Board concluded that over all the bids were fair. Motion by Mike McDaniels to sell all three parcels. Seconded by DeAnna Holliday. There was no further discussion. Vote called and motion passed.

Discussion regarding Record Retention Committee Development for the Land Bank. No action was taken and topic was tabled. To be addressed once the Board restructuring occurs after September 7<sup>th</sup>, 2021.

## **VI. Informational**

Next regular meeting is scheduled for September 21, 2021 at 1:00 p.m. but with the increase in property bids, a special meeting is scheduled for August 24<sup>th</sup>, 2021. Staff will advise the board accordingly.

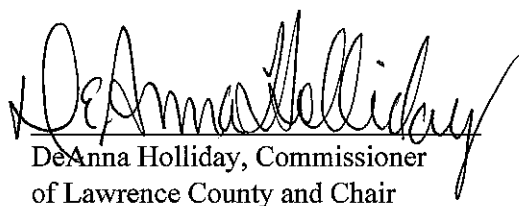
Next BOR scheduled for August 25<sup>th</sup>, 2021 at 9:00 am.


## **VII. Audience Participation**

None

## **VIII. Adjourn**

Stephen Burcham adjourned the meeting at 3:14 PM.

  
DeAnna Holliday, Commissioner  
of Lawrence County and Chair

  
Tresa Baker, CPA  
Treasurer of Lawrence and Vice Chair

# Lawrence County Land Reutilization Corporation

## Special Business Meeting

AUGUST 24TH, 2021

(1:00 PM)

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

Stephen Dale Burcham called to order the special meeting of the Lawrence County Land Reutilization Corporation, Committee at 1:00 PM on AUGUST 24TH, 2021.

The following persons were present for the Board Meeting, or later arrived.

#### **Board Members**

- Stephen Dale Burcham, Treasurer of Lawrence County and Board Chair
- DeAnna Holliday, Commissioner of Lawrence County and Vice Chair
- Dr. Colton Copley, Commissioner of Lawrence County.

#### **Absent Board Members**

- Tyler Walters, Fiscal Officer, Upper Twp.
- Sam Cramblit, Mayor of the City of Ironton

#### **Land Bank Staff or Legal Counsel**

- Thomas Schneider
- Derick Fisher, attorney with McCown & Fisher, LPA, Land Bank legal counsel.

#### **Public Attendees**

- Tresa Baker

### **II. Reading of the Prior Minute**

Tabled until the regular meeting scheduled for September 21, 2021

### **III. Financials**

Tabled until the regular meeting scheduled for September 21, 2021

### **IV. Old Business**

(NONE)

### **V. New Business**

**(RESOLUTION 21.72)** Bid received from David Payne for parcel 06-142-0500.000, in the amount of \$5,100. Discussion ensued and Board concluded that a counteroffer was appropriate. Bidder provided a comprehensive redevelopment plan for the reorganization of the subject parcels and blueprints for an, up to 10-units development. Motion by Stephen Dale Burcham to counter at \$9,000. Seconded by Colton Copley. There was no further discussion, Vote called. Motion passed.

**(RESOLUTION 21.73)** Bid received from Jerry and Stacy Perry on parcels 07-004-1201.000 and 07-004-1201.001. for the combined amount of \$15,000 for both parcels. Discussion ensued and attention was brought to the fact that a professional appraisal had been completed on these parcels. Therefore,

the Board concluded that a counteroffer was appropriate. Motion made by Colton Copley to counter at the full appraisal amount of \$35,000 for the sale of both parcels. Seconded by Stephen Dale Burcham. There was no further discussion. Vote called and motion passed.

**(RESOLUTION 21.74)** Bid received on parcel 27-087-0100.000 from Roger Malone at the amount of \$3,850. Discussion ensued and the Board concluded that a counteroffer was appropriate. Motion by Colton Copley to counter the bid, only to the extent of the bidder agrees to having the property surveyed and the new description and plat made of record, as part of the offer to purchase. Seconded by Stephen Dale Burcham. No further discussion. Vote called and motion passed.

**(RESOLUTION 21.75)** Bid received on 23-099-1500.000 from Kristi Ruiz in the amount of \$5,525. However, based on a Land Bank policies and procedural matter, Board expressed concerns as there is no clear intent to redevelopment the property but rather to hold the property for an indeterminant amount of time. Motion by Colton Copley to reject the bid on a policy issue. Seconded by Stephen Dale Burcham. No further discussion. Vote called and motion passed.

**(RESOLUTION 21.76)**. Bid received from GML Property Maintenance LLC., in the aggregate amount of \$5,000 for the following parcels 15-098-1200.000, 15-098-1300.000 and 15-095-1700.000. Discussion ensued and the Board concluded that a counteroffer was appropriate. Motion by DeAnna Holliday to counter the bid at the aggregate amount of \$15,000, for all three parcels, provided the bidder will agree to assume the cost of an associated survey, which will be required by the County Engineer's office to complete the transfer. Seconded by Colton Copley. There was no further discussion. Vote called and motion passed.

**(RESOLUTION 21.77)** Bid received from Tomacina Turley on parcel 26-079-0400.000 in the amount of \$5,000. Discussion ensued and the Board concluded that a counteroffer was appropriate. Motion by Colton Copley to counter the offer at the amount of \$7,605. Seconded by DeAnna Holliday. There was no further discussion. Vote called, and motion passed. *Stephen Dale Burcham voted, no. All others voted, yes. (TPS)*  
*Motion Passed.*

**(RESOLUTION 21.78)** Bid received from Norman and Hazel Humphrey on parcel 32-037-0600.000 in the amount of \$5,008. Discussion ensued and the Board concluded that a counteroffer was appropriate. Motion by Colton Copley to counter at the Auditor's value of \$11,980. Seconded by Stephen Dale Burcham. There was no further discussion. Vote called and motion passed.

**(RESOLUTION 21.79)** Bid received from Marshall and Linda Shute on parcels 15-119-1601.000 in the amount \$3,000 and 15-119-1600.001 in the amount of \$500. Discussion ensued and the Board concluded that a counteroffer was appropriate but should be limited to only the additional cost of new survey. Motion by Colton Copley to sell the property, provided the bidder will accept the Board's counteroffer that the bidder assumes all costs associated with a new survey, which will be required by the County Engineer's office to complete the transfer. Seconded by Stephen Dale Burcham. There was no further discussion. Vote called and motion passed.

**(RESOLUTION 21.80)** Bid received from Linda Justice on parcel 27-032-1600.000 in the amount of \$6,000. Discussion ensued and the Board concluded that a counteroffer was appropriate. Motion by Colton Copley to counter the offer at \$10,000 and that the bidder assumes all costs associated with a new survey to complete the transfer. Seconded by DeAnna Holliday. There was no further discussion. Vote called and motion passed.

**(RESOLUTION 21.81)** Bid received from Emmett and Jami Jewell on parcel 29-090-0500.000 in the amount of \$7,000. Discussion ensued and Board concluded that the offer was reasonable. Motion by DeAnna Holliday to sell the property. Seconded by Colton Copley. There was no further discussion. Vote called. Motion passed.

**(RESOLUTION 21.82)** Bid received from Michael and Kamela Bennet on parcels 18-177-0700.000 in the amount of \$10,000. Discussion ensued and the Board concluded that a counteroffer was appropriate and be the same as was previously offered as a counter to a previous bidder but not accepted by that bidder. Motion by Colton Copley to counter the bid at the previously established amount, which upon review is verified to be \$13,860. Seconded by DeAnna Holliday. There was no further discussion. Vote called and motion passed.

**(RESOLUTION 21.83)** Bid received from Madoline Blackwell on parcels 35-013-1400.000 in the amount of \$5,000. Discussion ensued and the Board concluded that the bid was fair. Motion Stephen Dale Burcham to sell the property. Seconded by DeAnna Holliday. There was no further discussion. Vote called and motion passed.

**(RESOLUTION 21.84)** Bid received from Kyle Boggs on parcels 03-017-0301.000 and 03-020-1201.000 in the aggregate amount of \$8,505. Discussion ensued and the Board concluded that the bid was fair. Motion by Stephen Dale Burcham to sell the property. Seconded by DeAnna Holliday. There was no further discussion. Vote called and motion passed.

**(RESOLUTION 21.85)** Bid received from Robert Vinson on parcels 36-124-0900.000 in the amount of \$10,000. Discussion ensued and the Board concluded that the bid was good. Motion by DeAnna Holliday to sell the property. Seconded by Colton Copley. There was no further discussion. Vote called and motion passed.

**(RESOLUTION 21.86)** Bid received from Tammy Jiles and Raymond Markel Jr. on parcel 03-025-1700.001 in the amount of \$5,000. Discussion ensued and the Board concluded that the offer was fair. Motion by Colton Copley to sell the property. Seconded by DeAnna Holliday. There was no further discussion. Vote called. Motion passed.

**(RESOLUTION 21.87)** Bid received on parcels from George and Amy Rowe on parcel 14-008-1805.000 Discussion then ensued and the Board concluded that a counteroffer was appropriate. Motion made by DeAnna Holliday to sell contingent upon the counteroffer that the bidder assumes all costs associated with a new survey, which will be required by the County Engineer's office to complete the transfer. Seconded by Colton Copley. No further discussion. Vote called and motion passed.

A letter has been received from the Perry Twp Trustees, expressing their interest in Land Bank parcels 14-040-0100.000 and 14-040-0700.000. The letter appears to indicate the Townships interest in creating a community improvement space that would double as equipment storage space for the Township. Board directs the Land Bank staff to send a letter to the Township Trustees, requesting detailed plans, finances and commencement/completion timeframes, as has been requested previously and received by other public entities regarding their similar property interests.

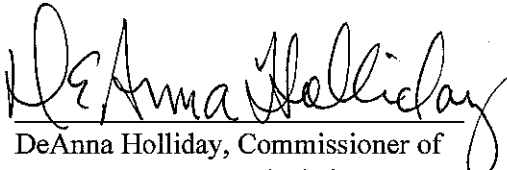
## Informational

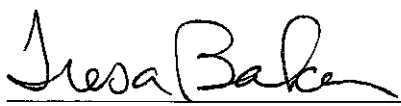
## VII. Audience Participation

None

**VIII. Adjourn**

Stephen Burcham adjourned the meeting at 3:08 PM.

  
DeAnna Holliday, Commissioner of  
Lawrence County and Chair

  
Tresa Baker, CPA  
Treasurer of Lawrence and Vice Chair