

Lawrence County Land Reutilization Corporation

Regular Business Meeting

December 21st, 2021

(1:00 PM)

I. Call to order

DeAnna Holliday called to order the regular meeting of the Lawrence County Land Reutilization Corporation, Regular Business Meeting Committee at 1:08 PM on December 21st, 2021.

The following persons were present for the Board Meeting.

Board Members

- DeAnna Holliday, Commissioner of Lawrence County and Board Chair
- Tresa Baker, Treasurer of Lawrence County and Vice Chair
- Colton Copley, Commissioner of Lawrence County.

Absent Board Members

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

Land Bank Staff or Legal Counsel

- Marie McKenzie, Lawrence County Deputy Treasurer.
- Thomas Schneider
- Derick Fisher of McCown & Fisher, Land Bank legal counsel

Public Attendees

-
-

II. Reading of the Prior Minute

Motion by Colton Copley to accept the prior meeting minutes for November 16th, 2021 as emailed. Seconded by Tresa Baker. No discussion. Vote called. Motion passed.

III. Financials

Motion by Tresa Baker to accept the November, 2021 financials as presented. Seconded by Colton Copley. No discussion. Vote called. Motion passed.

IV. Old Business

(RESOLUTION 21-118) Angela Agosto has informed the Land Bank she could not obtain the necessary funding to purchase the property she was awarded. Motion by Tresa Baker to rescind the Board's decision to award and put the property back out for bid. Seconded by DeAnna Holliday. No further discussion. Vote called and motion passed.

(RESOLUTION 21.102) Charles Maynard has informed the Land Bank, in writing, he is no longer willing to purchase the property he was awarded. Motion by DeAnna Holliday to rescind the Board's decision to award and put the property back out for bid. Seconded by Tresa Baker. No further discussion. Vote called and motion passed.

(RESOLUTION 21.107) OLD BUSINESS ITEMS (C & D) REQUIRED NO FORMAL ACTION BY THE BOARD BUT INSTRUCTION WAS GIVEN TO THE STAFF TO EXTEND THE CLOSING DATES THROUGH JANUARY 2022 FOR BOTH BUYERS AND INFORM BOTH ACCORDINGLY.

(RESOLUTION 21.53 B) OLD BUSINESS ITEM (E) REQUIRED NO FORMAL ACTION BY THE BOARD. STAFF WAS INSTRUCTED TO SET THE CLOSING AND SEND THE APPROPRIATE CLOSING INSTRUCTIONS TO THE BUYER. LAND BANK'S LEGAL COUNSEL INSTRUCTED TO INFORM THE BUYER'S ATTORNEY OF THE BOARD'S POSITION AND INTENT TO PROCEED.

(RESOLUTION 21.121) Bid from Paul Chaney on parcel 23-115-1800.000 in the amount of \$3,700 with the intent to use for business expansion. After consulting with Land Bank legal counsel, motion by Colton Copley to send a correspondence letter to the bidder. Letter would indicate the Land Bank's willingness to sell the property as per the bid offer but the sale would be contingent upon the bidder compliance in clean up their current property at 436 Rockwood Avenue, Chesapeake, Ohio 45619. Further, this condition would be outlined in the Purchase Agreement and that transfer of the real estate would not occur until the agreed upon terms were met to the satisfaction of the Land Bank Board and, that the bidder would need to provide written response in agreement with the Board's terms of sale. Seconded by Tresa Baker. No further discussion. Vote called. Motion passed.

(RESOLUTION 21.111 & 112) Written correspondence has been received from Scott Hamm, explaining the difficulties he is experiencing in getting surveyors to provide cost estimates, which is relevant in his ability to determine if he is going to accept the Board counteroffers, which included the buyer assuming the associated survey cost. Written correspondence proposes two options. Option one, requests additional time allowance for the bidder to obtain survey cost estimates, with the soonest expressed timeframe being 12 weeks. Option two, states that the bidder will pay the Board's purchase price but will only pay an additional \$1,500 towards any associated survey costs and the Land Bank obtains a surveyor to complete the necessary work. Discussion ensued and providing an extension was deemed to be the best option. Motion by DeAnna Holliday to provide an extension to the bidder, as far as and up to the February 2022, Regular business meeting. Seconded by Stephanie Helms. No further discussion. Vote called. Thomas Schneider abstained. Motion passed.

V. New Business

(RESOLUTION 21.125) Motion by DeAnna Holliday to assign all asbestos sampling contracts for the remainder of 2021 and the upcoming year of 2022 to Diamond Environmental and Abatement Services Inc. at a maximum amount of \$500 per residential site location, with an annual contracted services spending cap of \$49,999 for asbestos sampling services only. Seconded by Colton Copley. No further discussion. Vote called. Motion passed.

(RESOLUTION 21.126) Bid has been received from Sherry Stidham on parcels 36-076-0800.001 for the amount of \$7,700. Ms. Stidham is proposing a mobile food services business location. Discussion ensued. Motion by Colton Copley to award the subject parcel to Mrs. Stidham. Seconded Tresa Baker. No further discussion. Vote called. Motion passed.

(RESOLUTION 21.127) Bid received from James Dement for parcel 18-062-0900.000. Discussion ensued and a counteroffer was deemed appropriate. Motion by DeAnna Holliday to counter the offer at \$25,000 and buyer assumes the necessary survey costs to facilitate the transfer. Seconded by Colton Copley. No further discussion. Vote called. Motion passed.

(RESOLUTION 21.128 A-B) Bids received on parcel 18-213-1301.000 from William Bradley Goodenough in the amount of \$8,500 and also from Paul Collins in the amount of \$6,350. Discussion ensued. Both bids determined so far below a reasonable value, it was determined that a counteroffer by the Board was unwarranted.

(A) Motion made by Colton Copley to reject the bid. Seconded by Tresa Baker. No further discussion. Vote called. Motion passed.

(B) Motion made by Colton Copley to reject the bid. Seconded by Tresa Baker. No further discussion. Vote called. Motion passed.

(C)

(RESOLUTION 21.129) Bid received from Wayne Husted for parcel 04-055-0300.000, plus reasonable survey costs yet undetermined. Proposing to on clean the property of trash and debris, leaving the property undeveloped and to use only as hunting lands. Discussion ensued and bid was deemed fair. Motion by Colton Copley to award the property to the bidder. Seconded by DeAnna Holliday. No further discussion. Vote called. Motion passed.

(RESOLUTION 21.130) Bid received from Jeremy and Monica Schwab on parcel 06-019-0400.000. The Schwabs have provided limited verifications for the satisfaction of two State of Ohio tax liens. As the bidder has potentially satisfied what would be a Land Bank Policy issue but, simply has not received the necessary verification from State to meet the requirements of the Land Bank, DeAnna Holliday tabled the matter until the January regular business meeting, allowing the bidder time to verify the matter is resolved rather than rejecting the bid outright.

(RESOLUTION 21.131) Bid received from Jerran Pack on parcel 36-024-1800.000 in the amount of \$5,000. Discussion ensued and bid is determined to be low and that a counter offer was appropriate. Motion by DeAnna Holliday to counter the bid at \$9,000. Seconded by Colton Copley. No further discussion. Vote called. Motion passed.

(RESOLUTION 21.132) The option to purchase five lots, owned by Linda Cooke, which are sites for 3 vacant and blighted residential structure at the amount of \$2,500 per lot, with an additional vacant lot in the same area for \$1,000 has become available. Motion by Tresa Baker to make a formal offer to purchase those lots, at the previously specified amounts, contingent upon the Land Bank's ability to verify clear and marketable title. Seconded by Colton Copley. No further discussion. Vote called. Motion passed.

(RESOLUTION 21.133) The option to purchase two lots, owned by Ruth Black Hensley, which is the site of 1 vacant and blighted residential structure at the amount of \$4,000 per lot, has been received. This is the same area as the lots in resolution 21.132. Discussion ensued. Motion by Tresa Baker to make a formal offer to purchase those lots, at a counteroffered amount of \$2,500 per lot, contingent upon the Land Bank's ability to verify clear and marketable title. Seconded by Colton Copley. No further discussion. Vote called. Motion passed.

New Business Agenda items could not be addressed as Colton Copley had to leave the meeting to make another appointment. The Land Bank having no quorum available for further business, meeting came to a close at 2:25 pm.

Informational

Organizational and first Regularly Business meeting date for 2022 is current anticipated for January 18th at 1:00 pm.

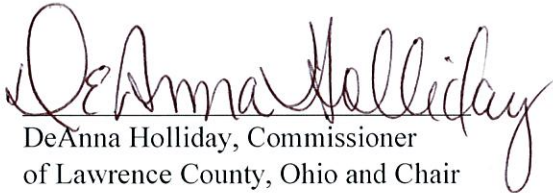
Surveys for Haas and Husted sales are underway or scheduled for early 2022 and we await their completion


VI. Audience Participation

None

VII. Adjourn

DeAnna Holliday adjourned the meeting at 2:41 PM.


DeAnna Holliday, Commissioner
of Lawrence County, Ohio and Chair



Tresa Baker, CPA, Treasurer
of Lawrence County, Ohio and Vice Chair