

Lawrence County Land Reutilization Corporation

Regular Business Meeting

February 15th, 2022

(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 1:00 PM on February 15th, 2022.

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.
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Absent Board Members

- Board representative for Upper Twp.
- 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 via phone

Public Attendees

- None
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II. Reading of the Prior Minute

Motion by Colton Copley to accept the prior regular meeting minutes from January 25th, 2022 as emailed. Seconded by Tresa Baker. No discussion. Vote called. Motion passed.

III. Financials

Motion by Colton Copley to accept the January, 2022 financials as presented. Seconded by Tresa Baker. No discussion. Vote called. Motion passed.

IV. Old Business

(RESOLUTION 21.112) Counteroffer to the Board's counter has been received from Scott Hamm on parcel 05-002-0203.001 and 05-001-1800.000. Mr. Hamm having met with difficulties in obtaining a surveyor has provided an alternative plan for these sales and will agree to pay a combined amount of \$15,000 if the Land Bank will agree to obtain a surveyor and pay all necessary survey costs Motion by Tresa Baker to accept the counter proposal. Seconded by DeAnna Holliday. No further discussion. Vote called and motion passed. Staff will obtain survey cost estimates and work towards execution of this sale.

(RESOLUTION 21.113) Counteroffer to the Board's counter has been received from Scott Hamm on parcel 05-002-0203.001 and 05-001-1800.000. Mr. Hamm having met with difficulties in obtaining a surveyor has provided an alternative plan for these sales and will agree to pay a combined amount of \$15,000 if the Land Bank will agree to obtain a surveyor and pay all necessary survey costs Motion by Tresa Baker to accept the counter proposal. Seconded by DeAnna Holliday. No further discussion. Vote called and motion passed. Staff will obtain survey cost estimates and work towards execution of this sale.

(RESOLUTION 22.10) Motion by Tresa Baker to advertise parcels 07-049-0300.000 and 07-049-0200.000 as being for sale and pull the property off the Demolition and Site Revitalization. Seconded by Colton Copley. No further discussion. Vote called and motion passed.

(RESOLUTION 22.9) Tabled bid from January, 2022 meeting. Since then, Land Bank has received an email correspondence from the bidder, rescinding their offer to purchase. The rescission is accepted and requires no additional action by the Board.

(RESOLUTION 21.130) Tabled bid from December, 2021 and again tabled in the January, 2022. Bidder has responded to the Board's request for additional information regarding their redevelopment plan for parcel 06-019-0400.000. Bidder could not provide any verifications that satisfied the Board's request. Motion by Colton Copley to reject the bid. Seconded by Tresa Baker. No further discussion. Vote called and motion passed.

V. New Business

(RESOLUTION 22.13) Board provided and reviewed the revised Sub-recipient Agreement necessary for the ODOT Demolition and Site Revitalization Program. Motion by DeAnna Holliday to adopt the agreement for the Land Bank's use for this program. Seconded by Colton Copley. No further discussion. Vote called. Motion passed.

(RESOLUTION 22.14) Bids received for the Land Bank's 2022 mowing and maintenance contracts. Motion by Tresa Baker to award all contracts to GML Property Maintenance LLC. Seconded by Colton Copley. No further discussion. Vote called. Motion passed.

(RESOLUTION 22.15) Bid received from Michael A. Childers to purchase parcel 18-012-0912.000 in the amount of \$16,000 and with the stated intent to build a primary residence. Bidder did not state that the redevelopment would conclude within a 12-month period. Motion by DeAnna Holliday to accept the bid, contingent upon the bidder's willingness to accept a redevelopment term period of no more than 3 years and that the bidder accept parcel 18-012-0911.000 as part of the sale. Seconded by Colton Copley. No further discussion. Vote called. Motion passed.

(RESOLUTION 22.16) Bid received on parcel 32-092-1700.000 from Tommy J. Henson Jr. and Tiffany Henson. Discussion ensued and Board did not feel as if the bid was reasonable. Motion by Colton Copley to reject the bid. Seconded by DeAnna Holliday. No further discussion. Voted called and motion passed.

(RESOLUTION 22.17) Bid received on parcel 32-097-0600.000 from Tommy J. Henson Jr. and Tiffany Henson. Discussion ensued and Board did not feel as if the bid was reasonable. Motion by Colton Copley to reject the bid. Seconded by DeAnna Holliday. No further discussion. Voted called and motion passed.

(RESOLUTION 22.18) Bid received from GML Properties LLC for the purchase of parcels 15-098-1200.000 and 15-098-1300.000, with the most immediate proposed use being parking and storage. Bidder also proposes paying any necessary survey costs. Discussion ensued and a counteroffer was deemed appropriate. Motion by Colton Copley to make a counteroffer of \$10,000 contingent upon the sale to also include parcel 15-095-1700.000 which would be the only parcel in need of a surveyed and is landlocked without its ability to be accessible through the other two parcels in the proposal. Seconded by Tresa Baker. No further discussion. Vote called and motion passed.

(RESOLUTION 22.19) Bid received from Kirby Milem for parcel 06-172-0900.000 in the amount of \$4,000. Discussion ensued and bid was thought to be reasonable but as there is a survey requirement, a counteroffer was deemed appropriate. Motion by Tresa Baker to counteroffer Mr. Milem in that he also assumes the necessary survey cost to facilitate the transfer. Seconded by Colton Copley. No further discussion. Vote called and motion passed.

(RESOLUTION 22.20) Bid received from Kevin Lambert on parcel 27-052-1500.000 in the amount of \$1,500. Property has no real redevelopment potential or use, other than to the bidder. Motion by DeAnna Holliday to sell the property as bid upon by Mr. Lambert. Seconded by Colton Copley. No discussion. Vote called and motion passed.

(RESOLUTION 22.21) Bid received from Sherry Montroso (aka) Stidham on parcels 36-022-1800.000 and 36-022-1700.000, as a combined sale for the combined amount of \$12,200 with the intended use of either a used car lot or a mobile food truck staging location. Motion by Colton Copley to reject the bid. Seconded by DeAnna Holliday. No further discussion. Vote called and motion passed.

(RESOLUTION 22.22) Bid received from Evan and Alec Herrell on parcel 32-037-0600.000 in the amount of \$6,000. Discussion ensued about the land's value, bidder's intended use and their yet unfinished development of a property purchased in 2021. Motion by Colton Copley to reject the bid. Seconded by Tresa Baker. No further discussion. Vote called and motion passed.

(RESOLUTION 22.23) Bid received from T & D SP Properties LLC on parcel 15-138-1200.000 in the amount of \$5,200 plus \$800 toward survey costs. Discussion ensued and a counteroffer was deemed appropriate. Motion by DeAnna Holliday to counter the bidder at \$10,000 and bidder to assume all necessary survey costs to facilitate the transfer. Seconded by Tresa Baker. No further discussion. Vote called and motion passed.

(RESOLUTION 22.24) Bid received from Linda Justice on parcel 27-032-1600.000 in the amount of \$10,300 plus the assumption of any necessary survey costs already estimates at \$3,300, with the proposal of placing a 1998 Fleetwood mobile home on the property. Motion by Colton Copley to reject the bid. Seconded by Tresa Baker. No further discussion. Vote called and motion passed.

Informational

Next BOR tentatively scheduled for between March 30 – April 6, 2022

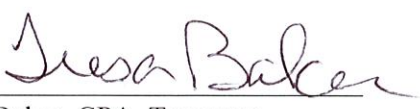
VI. Audience Participation

None

VII. Adjourn

DeAnna Holliday adjourned the meeting at 2:04 PM.


DeAnna Holliday, Commissioner
of Lawrence County, Ohio and Chair


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