

Lawrence County Land Reutilization Corporation

Regular Business Meeting

(ZOOM) FEBRUARY 23RD, 2021

(1:00 PM)

I. Call to order

Stephen Dale Burcham called to order the meeting of the Lawrence County Land Reutilization Corporation, Regular Business Meeting Committee at 1:02 PM on February 23rd, 2021 via ZOOM meeting conference.

The following persons were present for the Board Meeting:

Board Members

- Stephen Dale Burcham, Treasurer of Lawrence County and Board Chair
- Dr. Colton Copley, Commissioner of Lawrence County
- Sam Cramblit, Mayor for the City of Ironton, Lawrence County
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Absent Board Members

- Tyler Walters, Fiscal Officer for Upper TWSP, Lawrence County
- DeAnna Holliday, Commissioner of Lawrence County, and Board Vice Chair

Land Bank Staff

- Marie McKenzie, Lawrence County Deputy Treasurer
- Thomas Schneider, Abstractor

Public Attendees

- Tresa Baker
- Frederick Fisher, Land Bank Legal Counsel (McCown and Fisher)
- Dr. Bill Dingus, Director of LEDC

II. Reading of the Prior Minute

(RESOLUTION 21.1 cont.) Dr. Copley motioned to accept the prior minutes as previously emailed. Seconded by Mayor Cramblit. There was no discussion. Roll called and motion passed.

III. Financials

(RESOLUTION 21.2 cont.) Mayor Cramblit motioned to accept the December, 2020 financial report as emailed. Seconded by Dr. Copley. No discussion. Roll called and motion passed.

(RESOLUTION 21.2 cont.) Stephen Burcham tabled the review of the January, 2021 financial report. The report is incomplete due to year-end close out and audit.

IV. Old Business

(RESOLUTION 21.4 cont.) Floor was given to Dr. Dingus, for further explanation of the letter of interest received from LEDC about purchase or partnership in acquisition of Land Bank properties in areas of interest to LEDC for redevelopment. Original letter was discussed by the Board in the January, 2021 Board meeting. Dr. Dingus outlined the areas of interest, what LEDC's visions for potential were and how a partnership with the Land Bank might look like on future projects with LEDC. Stephen Burcham suggested that the Land Bank staff put together a list of properties, both currently owned and in the Land Bank's pipeline of future

acquisition, within the specified target areas, and submit to both the Land Bank Board and LEDC, by or before the March meeting. No formal Board action was taken.

(RESOLUTION 21.9 cont.) Upon review of that information requested by the Board regarding the proposal from Ricky Wynn, to survey and sell off 11 ac., being parcel # 06-019-0400.000, it was the staff's recommendation and Board conclusion, that doing so was not cost effective and proposal could not be accepted. The property should remain as a whole and continue with the demolition, clean-up, and submission to OHFA under the NIP. Motion by Dr. Copley to the same. Seconded by Stephen Burcham. No further discussion. Roll called and motion passed. Staff will inform Mr. Wynn.

(RESOLUTION 21.3 cont.) Justin Elkins bid offer, tabled from January, 2021 meeting. No resolution has been reached in this matter. Suggested by the Board, that a letter be sent to County Engineer, Patrick Leighty, explaining the cost of surveying this property, far outweighs the property value, making any potential of selling and returning to a tax productive status improbable. Dr. Copley further stated that a meeting between Mr. Leighty and the Board members needs to be set up, once the county wide state of emergency is lifted. Matter remains tabled until the March meeting and staff instructed to draft and send letter.

(RESOLUTION 30.47 cont.) Ron and Jessica Miller property sale from December, 2020 meeting was contingent upon the Miller's willingness to assume the cost of a new survey. Survey cost estimate has come back at \$5,000. This cost outweighs the property \$4,000 sale price or the anticipated survey costs. The Miller's propose that the cost be split between themselves and the Land Bank. A final decision in the matter was tabled to allow an opportunity for the Board to conduct the above-mentioned meeting with County Engineer, Patrick Leighty.

V. New Business

(RESOLUTION 21.10) Contractor application received from Innovative Demolition Services LLC., of Covington, Ky. Staff recommendation is to approve this contractor, contingent upon their compliance to register the company with the Ohio Secretary of State's office, provide their depreciation schedule for their 2021 financial statement, and any licenses related to asbestos inspection, sampling and remediation. Motion to the same made by Stephen Burcham. Seconded by Dr. Copley. No further discussion. Vote called and motion passed. As of the time these minutes were prepared, contractor had already reported that asbestos work was not handle in house, but subcontracted out, thus there are no licenses to obtain and if ever awarded a demolition contract which required the handling of asbestos, they could only utilize such contractors approved through the Land Bank. They also confirm, due to year end, they do not yet have a 2020 depreciation schedule, thus they provided their entire 2019 report, with required depreciation statement. This will be reviewed before deemed acceptable by the Board. Registration with (S.O.S.) remains pending.

(RESOLUTION 21.11) Motion made by Stephen Burcham to retain McCOWN & FISHER, LPA. As legal counsel for the Land Bnkn for year 2021. Seconded by Mayor Cramblit. No further discussion. Vote called and motion passed.

(RESOLUTION 21.12) As-is purchase proposal received from Aleshia Napier for 17 Twp. Rd. 1156 So. Pt. Ohio 45680. Proposal met with difficulties because the Land Bank has no working policy for such sales, and due to time constraints with the NIP timeline, developing a policy isn't reasonable for selling this property to any potential buyer. Motion by Stephen Burcham to NOT sell, and to continue with the NIP process was made. Seconded by Dr. Copley. No further discussion. Vote called and motion passed.

(RESOLUTION 21.13) Bid offer from James R. and Jeannie M. Bevins to purchase parcels 23-109-1500 & 23-109-1600, commonly called 4214 St. Rt. 7 Chesapeake, Ohio 45619. Bevin's Auto sales is adjacent and in need of additional parking. Staff informed both the bidder and the Board that this sale would also include parcel 23-109-1300.001. There were no objections by either. Bid amount was \$3,550. Discussion ensued and Board conclude the bid amount was low. Motion made by Stephen Burcham to counteroffer the Bevin's bid at

\$5,000. Seconded by Dr. Copley. No further discussion. Vote called and motion passed. Staff will both call the bidder and provide written counteroffer letter.

(RESOLUTION 21.14) Bid offer received from Kirby Milem to purchase parcel 06-172-0900.001, commonly known as 5919 Co. Rd. 1 So. Pt. Ohio 45680, in the amount of \$3,000. Property is in an established flood plain and of limited use. Bidder indicates there is no intend but to keep clean and clear along with his adjacent property. Discussion ensued and Board conclude that the bid was reasonable. Motion by Dr. Copley to sell as bid. Seconded by Stephen Burcham. No further discussion. Vote called and motion passed.

(RESOLUTION 21.15) Bid offer received from Jerry Ramey to purchase parcel 06-118-1200.000, commonly known as 79 Twp. Rd. 1069 So. Pt. Ohio 45680, in the amount of \$5,000. Mr. Ramey indicates this offer is as high a bid amount as he is willing to pursue. Discussion ensued and Board concluded the bid was too lower to accept. Motion made by Stephen Burcham to reject the bid. Seconded by Dr. Copley. No further discussion. Vote called and motion passed.

(RESOLUTION 21.16) Bid offer received from John & Julie Horn to purchase parcel 35-019-1600.000, commonly known as 316 Monroe St. Ironton, Ohio 45638, in the amount of \$4,200. Property is limited in its use, due to Ironton City ordinances. Discussion ensued and Board concluded that the bid was good. Motion by Mayor Cramblit to sell as bid. Seconded by Dr. Copley. No further discussion. Voted called and motion passed.

(RESOLUTION 21.17) Bid offer received from Tim & Lauren Arthur to purchase parcel 23-009-1500.000, commonly known as 479 Co. Rd. 3 Chesapeake, Ohio 45619, in the amount of \$3,500. Discussion ensued and Board concluded that the bid was low, but the intended use for development was acceptable. Motion by Stephen Burcham to counteroffer the bid at \$4,500, providing that the bidder will assume the cost for a new survey of the property, which will be required by the Lawrence County Engineer's Office, and if counter is accepted, that stipulation of constructing a single-family dwelling will not be enforced on this sale, and said covenant could be waived. Seconded by Dr. Copley. No further discussion. Vote called and motion passed. Staff will both call and send counteroffer letter to the bidder.

(RESOLUTION 21.18) Bid offer received by James Hacker for parcel 36-054-0200.000, commonly known as 1915 So. 2nd St. Ironton, Ohio 45638 in the amount of \$4,000. Discussion ensued and Board concluded that the bid was low. Motion by Dr. Copley to counteroffer at \$5,500. Seconded by Stephen Burcham. No further discussion. Vote called and motion passed. Staff will call and send counteroffer letter to the bidder.

(RESOLUTION 21.19) Bid offer received from Tony Hitchcock for parcel 17-001-0705.000, commonly known as 1023 Marion Pike Coal Grove, Ohio 45638. Discussion ensued and Board concluded the bid was fair. Motion made by Stephen Burcham to sell the property, provided the bidder will assume the cost of a new survey, which will be required by the Lawrence County Engineer's Office. Seconded by Dr. Copley. No further discussion. Vote called and motion passed. Staff will call and send counteroffer letter to the bidder.

(RESOLUTION 21.20) Bid offer received from Anthony M. McKnight for parcel 29-012-1400.000, commonly known as 820 Marion Pike Coal Grove, Ohio 45638 in the amount of \$8,000. Discussion ensued and Board concluded that the bid was reasonable. Motion made by Stephen Burcham to sell the property to Mr. McKnight, provided he is will to assume the costs of a new survey, which will be required by the Lawrence County Engineer's Office. Seconded by Dr. Copley. No further discuss. Vote called and motion passed. Staff will call and send counteroffer letter to the bidder.

(RESOLUTION 21.21) Bid offer received from Paul and Julia Chaney to purchase parcel 23-116-0400.000, commonly known as 508 Rockwood Ave Chesapeake, Ohio 45619, in the amount of \$7,000. This bid is above value. Discussion ensued and the Board conclude this was a good bid. Motion made Stephen Burcham to sell the property as bid. Seconded by Dr. Copley. No further discussion. Vote called and motion passed.

(RESOLUTION 21.22) Bid offer received from Paul and Julia Chaney to purchase parcel 23-115-¹⁰⁰⁰~~0400~~.000, commonly known as 494 Rockwood Ave Rear Chesapeake, Ohio 45619, in the amount of \$1,350. This bid is

above value. Discussion ensued and the Board conclude this was a good bid. Motion made Stephen Burcham to sell the property as bid. Seconded by Dr. Copley. No further discussion. Vote called and motion passed.

Summer Sullivan, designee for Commissioner, DeAnna Holliday entered the meeting in her Board capacity at 2:30 p.m.

(RESOLUTION 21.23) Bid offer received from Jake and Shelby Cogan for parcel 36-076-0800.001, commonly known as 2555 So. 3rd St. Ironton, Ohio 45638, in the amount of \$8,000. This bid is above value. Discussion ensued and the Board concluded this was a good bid. Motion made by Stephen Burcham to sell the property as bid. Seconded by Mayor Cramblit. No further discussion. Vote called and motion passed.

(RESOLUTION 21.14) A property donation has been received by the Land Bank from Catherine Hart for parcel 32-078-0100.000, commonly known as lot 8, Highland Park subdivision, Block L. Motion made by Stephen Burcham to accept this as a charitable contribution, pending verification of clear and marketable title. Seconded by Summer Sullivan. No discussion. Vote called and motion passed. Ms. Hart has verbally expressed no interest in seeking any potential tax advantage through this donation, at this time.

VI. Informational

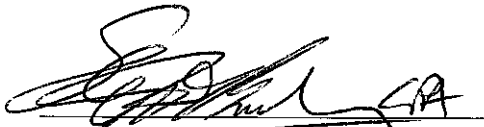
Next meeting is scheduled for March 16th, 2021 at 1:00 p.m..

VII. Audience Participation

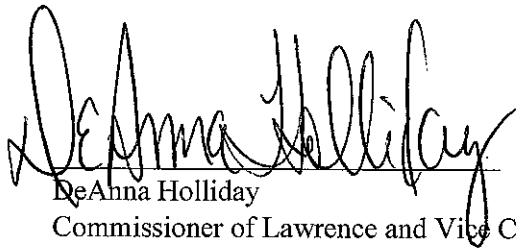
None

VIII. Adjourn

Stephen Dale Burcham adjourned the meeting at 2:55 p.m.



Stephen Dale Burcham, CPA
Treasurer of Lawrence County and Chair



DeAnna Holliday
Commissioner of Lawrence and Vice Chair