

Lawrence County Land Reutilization Corporation

Committee Meeting Minutes

July 13, 2017 @ 10:00 AM

I. Call to order

Stephen Dale Burcham called to order the meeting of the Lawrence County Land Reutilization Corporation Committee at 10:04AM on July 13, 2017 in the conference room of the Lawrence County Land Bank office located at 327 Vernon St Ironton, Ohio.

The following persons were present:

Board Members

- Stephen Dale Burcham, CPA, Lawrence County Treasurer, Chairman
- Katrina Keith, Mayor
- DeAnna Holliday, Commissioner and Vice Chair and her designee Carla Salyer

Absent Board Members

- Bill Pratt, Commissioner and his Designee Summer Sullivan
- Tyler Walters Fiscal Officer and his designee Craig Thomas-for Upper TWSP.

Land Bank Staff

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

Public Attendees:

- Jim Kratzenburg, Mike Finley, Jim Hayes, and Bill Nenni
- Derick Fisher-Attorney of McCown & Fisher, LPA
- Jeremy Wells – Ironton Tribune

II. Prior Minutes Resolution (Item 17.10) Motion made by Katrina Keith to accept prior meeting minutes as emailed. Second by DeAnna Holliday. All agree. Motion passed.

III. Financials Resolution (Item 17.45) Financial Report was accepted. Motion by Stephen Dale Burcham. Second by DeAnna Holliday. All agree. Motion Passed.

IV. Old business

A. Resolution (Item 17.32) Jesse Conwell (bidder) was not present. Pursuant to his request to remove or significantly alter multiple restrictive covenants, the board's conclusion was the proposal was not an acceptable condition for this property sale. Motion made by DeAnna Holliday to reject original bid of \$13,500 and allowing Mr. Conwell to produce a new bid with-in 30 days clarifying the use of the property (Residential or Commercial). All covenants will be applicable and reopening the property to any prior or new bids with-in that time frame. Second by Stephen Dale Burcham. All Agreed. Motion Passed.

B. Resolution (Item 17.44) Corporate Resolution changing Land Bank policy and procedure allowing the director of The Land Bank and Chairman of The Board authority to execute deeds. Motion made by DeAnna Holliday. Second by Katrina Keith. All agreed. Motion Passed.

V. New Business

A. Resolution (Item 17.46) Motion by Stephen Dale Burcham to require contractors to point count if asbestos reports contain 3-5% asbestos. Second by DeAnna Holliday. All agreed. Motion Passed.

Lawrence County Land Reutilization Corporation

Committee Meeting Minutes

July 20, 2017 @ 10:00 AM

I. Call to order

Stephen Dale Burcham called to order the meeting of the Lawrence County Land Reutilization Corporation Committee at 10:00AM on July 20, 2017 in the conference room of the Lawrence County Land Bank office located at 327 Vernon St Ironton, Ohio.

The following persons were present:

Board Members

- Stephen Dale Burcham, CPA, Lawrence County Treasurer, Chairman
- Katrina Keith, Mayor
- DeAnna Holliday, Commissioner and Vice Chair
- Craig Thomas- designee for Fiscal Offer Tyler Walters for Upper TWP

Absent Board Members

- Bill Pratt, Commissioner
- Tyler Walters Fiscal Officer for Upper TWSP.

Land Bank Staff

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

Public Attendees:

- Jim Hayes
- Mike Finley
- Unidentified audience member
- Brian Cremeans from McCown & Fisher, LPA

II. Prior Minutes Resolution (Item 17.10) Motion made by DeAnna Holliday to accept prior meeting minutes as emailed. Second by Craig Thomas. All agree. Motion passed.

III. Financials 22 Front Street documents were submitted to OFHA for reimbursement in the amount of \$7,867.91.

IV. Old business

A. Resolution (Item 17.49) Board signed approval documentation for Donahue Brothers, Inc. Originally approved on July 13, 2017 but not noted in original minutes.

B. Resolution (Item 17.47) Stephen Dale Burcham Motion to have land survey completed in the amount of \$500 to be completed by David Nemeth and approved by Casey Kearns increasing total amount of original bid to \$800. Second by Craig Thomas. All agreed. Motion Passed.

V. New Business

A. Resolution (Item 17.50) Offer of \$3,500 from James Hayes for location at 805 S. 7th Street in Ironton, OH. Motion by Stephen Dale Burcham to table to August 10, 2017 Land Bank Board Meeting due to the completion, submission, and greening of property for all OFHA reimbursement documentation. Second by Craig Thomas. All Agreed. Motion passed.

B. Resolution (Item 17.51) Contractor approval. Mike Finley proprietor of Superior

Construction Specialist, Inc. attended board meeting for decision of contractor approval. Mr. Finley was aware he was required to verify his liens from Ohio Workers Compensation before he could be approved. Katrina Keith asked if the receipt could be faxed or emailed before end of board meeting, to proceed with determining contractor approval. The proof of lien payment was the only required item needed for approval. Motion made by Stephen Dale Burcham to table as the last item of new business of this meeting. Second by DeAnna Holliday. All agreed. Motion Passed.

C. Resolution (Item 17.52) Approval for Thermal Solutions, Inc. was approved. Motion by Katrina Keith. Second by DeAnna Holliday. All agreed. Motion Passed.

D. Resolution (Item 17.53) Demolition Motion made by Stephen Dale Burcham to accept bid from Casey Kerns for property located at 0 County Rd 123 Chesapeake, OH in the amount of \$300. Second by Karina Keith. All agreed Motion passed.

D. Resolution (Item 17.54) Demolition Contractor Danny Sullivan Excavating, LLC was awarded Packet #1 bid contract in the amount of \$32,900. Motion made by DeAnna Holliday. Second by Craig Thomas. All agreed. Motion Passed.

E. Resolution (Item 17.55) Demolition Contractor Solid Rock Construction, LLC was awarded Packet #2 bid contract in the amount of \$49,900. Motion made by Craig Thomas. Second by Katrina Keith. All agreed. Motion Passed.

F. Resolution (Item 17.56) Demolition Contractor Danny Sullivan Excavating, LLC was awarded Packet #3 bid contract in the amount of \$35,500. Motion made by Craig Thomas. Second by DeAnna Holliday. All agreed. Motion Passed.

G. Resolution (Item 17.57) Demolition Contractor, Solid Rock Construction, LLC was awarded Packet #4 bid contract in the amount of \$50,900. Motion made by Craig Thomas. Second by Katrina Keith. All agreed. Motion Passed.

H. Resolution (Item 17.58) Demolition Contractor Custom Services Industries, LLC was awarded Packet #5 bid contract in the amount of \$67,145. Motion made by DeAnna Holliday. Second by Craig Thomas. All agreed. Motion Passed.

I. Continuation of Resolution (Item 17.51) No proof of payment was received to the Land Bank Office showing satisfaction of Superior Construction Specialists, LLC. Ohio Workers Compensation liens. Motion by Stephen Dale Burcham to table to the next Land Bank Meeting on August 10, 2017. Second by DeAnna Holliday. All agreed. Motion Passed.

VI. Meetings and Demolition

- A. July 26, 2017 Board of Revision Meeting on the 2nd floor auditor's conference room
- B. Demolition can begin August 3, 2017 (10 business days for EPA Notification)
- C. August 10, 2017 Board meeting located at 327 Vernon St. Ironton, Ohio
- D. August 30, 2017 Board of Revision Hearing on the 2nd floor auditor's conference room.
- E. September 7, 2017 Board of Revision Hearing on the 2nd floor auditor's conference room.

VII. Information and Suggestions

- A. Stephen Dale Burcham suggested the Land Bank requires a tentative demolition schedule list from the contractors of the order and dates each structure will be demolished.
- B. DeAnna Holliday asked, "How do the contractors arrived at other costs?" Thomas Schneider said there pricing is partially subjective to their professional opinion and estimates. Marie McKenzie suggested to require the contractors to provide a small and detailed summary to identify the costs on bid proposal.

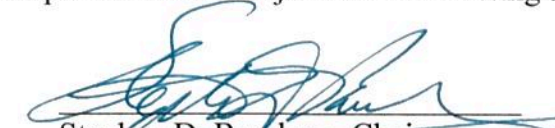
C. DeAnna Holliday would like to have the asbestos and demolition bids to be separate. Stephen Dale Burcham suggested placing on the next Land Bank Board meeting agenda.

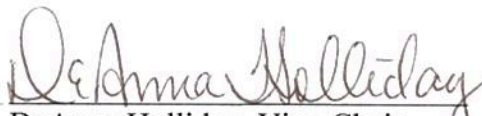
VIII. Audience Participation

A. Mike Finley asked to speak before bids were awarded stating he had relevant information for Board consideration. Stephen Dale Burcham asked content of information. Mike Finley stated it was about the pre-approved contractors. Mike Finley was asked by chairman if he had supporting documentation and asked was the other contractor present. Mike Finley answered no to both points. As a matter of fairness, Mike Finley was asked by Stephen Dale Burcham to provide supporting documentation at a later or next Board Meeting since the contractor was not present for rebuttal. Mike Finley agreed and no further comments.

VIII. Adjournment

Stephen Burcham adjourned the meeting at 11:30AM.


Stephen D. Burcham, Chair


DeAnna Holliday, Vice-Chair

B. Resolution (Item 17.47) Motion made by Stephen Dale Burcham to accept bid from Casey Kerns for property located at 0 County Rd 123 Chesapeake, OH in the amount of \$300. Second by Karina Keith. All agreed Motion passed.

C. Resolution (Item 17.48) Motion made by DeAnna Holliday to not accept bid in the amount of \$6,520 from Mark Rutledge and to extend time frame and welcome additional bids for 2 months (September 14, 2017) for the property located at 2523 3rd Ave Ironton, OH. Second by Katrina Keith. Stephen Dale Burcham abstained. Motion Passed.

VI. Up-Coming Meetings

- A. July 20, 2017 Board Meeting located at 327 Vernon St, Ironton, Ohio
- B. The demolition contractor (s) will be awarded on July 20, 2017.
- C. July 26, 2017 Board of Revision Meeting on the 2nd floor auditor's conference room.
- D. August 30, 2017 Board of Revision Hearing on the 2nd floor auditor's conference room.
- E. September 7, 2017 Board of Revision Hearing on the 2nd floor auditor's conference room.

VII. Information and Suggestions

- A. First Set of 14 Judicial cases filed June 29, 2017 & 2nd set of 14 Judicial cases will be filed on July 13, 2017.
- B. Village & TWP Meeting (ask for support and help to make condemned structures) Brigham Anderson draft a document (legal opinion)
- C. Demolition can begin August 3, 2017 (10 business days after awarded)
- D. DeAnna Holliday and Mike Finley suggested hiring the Coal Grove Police Department for the Marion Pike Demolitions.
- E. DeAnna Holliday suggested allowing the Coal Gove Betterment Club to participate in the greening Project on Marion Pike.
- F. Patricia Fields suggested fencing 2523 3rd Ave Ironton, OH due to neighboring parking.

VIII. Audience Participation

A. Bill Nenni asked Thomas Schneider, "Why wasn't the Land Bank required to sell properties back in an open auction, such as county surplus?" Thomas Schneider answered, "the Land Bank is not government and has no such requirements."

VIII. Adjournment

Stephen Burcham adjourned the meeting at 11:55AM.


Stephen D. Burcham, Chair


DeAnna Holliday, Vice-Chair