

# Lawrence County Land Reutilization Corporation

## Regular Business Meeting

JULY 20TH, 2021

(1:00 PM)

### I. Call to order

Stephen Dale Burcham called to order the regular meeting of the Lawrence County Land Reutilization Corporation, Regular Business Meeting Committee at 1:00 PM on JULY 20TH, 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
- Katrina Keith, designee for DeAnna Holliday, Commissioner of Lawrence County
- Sam Cramblit Mayor for the City of Ironton, Lawrence County
- Mike McDaniels, designee for Tyler Walters, Fiscal officer for Upper Twp, arrived at 1:06 pm.

#### **Absent Board Members**

- Dr. Colton Copley, Commissioner of Lawrence County.

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

- Marie McKenzie, Lawrence County Deputy Treasurer via phone.
- Thomas Schneider
- Derick Fisher, attorney with McCown & Fisher, LPA, Land Bank legal counsel.

#### **Public Attendees**

- Tresa Baker
- Jim Hayes
- Eddie Gillispie

### II. Reading of the Prior Minute

Motion by Katrina Keith to accept the prior meeting minutes as emailed. Seconded by Sam Cramblit. No discussion. Vote called and motion passed.

### III. Financials

Motion by Katrina Keith to accept The June financials as emailed. Seconded by Sam Cramblit. No discussion. Vote called and motion passed.

### IV. Old Business

(RESOLUTION 21.40) Motion by Stephen Dale Burcham that the property awarded in this old business matter be titled in the name of Reuben Jesse Lycans and Aaron Lycans, father and son, rather than the business entity or the Rueben Jesse Lycans and spouse, as was originally intended by the bidder. Seconded by Katrina Keith. There was no further discussion. Vote called and motion passed. Mike McDaniels abstained.

### V. New Business

(RESOLUTION 21.50) Separate bids received from James Knipp and Bob & Kristin Richardson on (Parcels 27-080-0200.000 & 27-083-1700.000). Survey costs being also a matter for consideration, and survey work

having recently been completed. Since both bids fail for determination on a policy issue, it is the request of the staff that the Land Bank pay for the survey work, by Sulpher Springs Surveying, as it will still be necessary for any future potential sale and transfer. Motion by Katrina Keith to pay the survey cost of \$870, provided Sulpher Springs Surveying will re-issue the invoice in the name of the Lawrence County Land Reutilization Corporation. Seconded by Mike McDaniels. No further discussion. Vote called and motion passed. Staff will contact the survey company.

**(RESOLUTION 21.51)** Bids received from Donald & Erica Bergmann on parcel 23-005-1700.033 in the amount of \$12,000 and parcel 23-005-1700.001 in the amount of \$3,000. Both parcels will require surveys and cost estimate is \$2,950. Motion made by Stephen Burcham to accept the bids, provided the bidder is willing to cover the survey cost, which they have already verbally agreed. Seconded by Katrina Keith. There was no further discussion. Vote called and motion passed.

**(RESOLUTION 21.52)** Separate bids received on parcel 04-055-0300.000 from Susan Havens and Charles Maynard. Bid by Susan Havens left the board with several additional questions regarding her intended use and capability and timeline for execution of her intended use plan. Motion made by Katrina Keith to table any decisions on either bid, allowing for staff to send a letter to Susan Havens, requesting additional information and verifications to support her plan. Further to send Charles Maynard a letter explaining that a competing bid was received and that the Land Bank was incapable of making an informed decision at this time. Seconded by Sam Cramblit. No discussion. Vote called and motion passed.

**(RESOLUTION 21.53 A-B)** Separate bids received on parcels 18-001-1242.000 & 18-001-1243.000 from Christopher A. Powers & Eddie and Karen Gillispie. Stephen Dale Burcham recused himself from this business matter and Katrina Keith, as designee for the Vice Chair, then assumed the role of Chair. Quorum 3 of 5 remains. Derick Fisher advised the board to consider entering Executive Session. Motion by Sam Cramblit to enter **Executive Session** at 1:36 pm, permitting Derick Fisher, Tresa Baker and all Land Bank staff to remain present. Seconded by Mike McDaniels. No further discussion. Vote called and motion passed. Stephen Dale Burcham and all other audience members left or were asked to leave the meeting room and the doors were closed. Motion by Sam Cramblit to resume regular business at 2:33 pm. Seconded by Mike McDaniels. No further discussion. Vote called and motion passed.

### **Call to Order**

Katrina Keith again called to order the regular business meeting of the Lawrence County Land Reutilization Corporation at 2:33 pm and the following board members were present:

- Katrina Keith, designee for DeAnna Holliday, Commissioner of Lawrence County
- Sam Cramblit Mayor for the City of Ironton, Lawrence County
- Mike McDaniels, designee for Tyler Walters, Fiscal officer for Upper Twp.

**(A)** Motion by Mike McDaniels to accept the bid on parcel 18-001-1242.000 from Eddie & Karen Gillispie. Seconded by Katrina Keith. Vote called. Sam Cramblit voted no. Stephen Dale Burcham again reminded that he is recused and abstains from the vote and that he is not abdicating his authority to his designee for voting purposes. Motion still passed by a vote of 2 to 1.

**(B)** Motion by Mike McDaniels to accept the bid on parcel 18-001-1243.000 from Christopher A. Powers. Seconded by Katrina Keith. Vote called. Sam Cramblit voted no. Stephen Dale Burcham remains recused and abstains, without and not abdicating his authority to his designee for voting purposes. Motion still passed by a vote of 2 to 1.

**(RESOLUTION 21.54)** Stephen Dale Burcham now no longer recusing himself from the remainder of the business meeting, reassumes his board position as Chair and Katrina Keith, as designee for DeAnna Holliday resumes the role of Vice Chair at 2:40 pm. Discussion begins regarding potential liabilities in the Land Bank's willingness in potentially acquire occupied properties that may come by way of the Judicial Tax Foreclosure process, dovetailing into discussions regarding supporting language in said foreclosure actions regarding

required blight remediation actions for 3<sup>rd</sup> party buyers of tax foreclosed properties, wherein the 3<sup>rd</sup> party is the successful bidder at Sheriff's sale. Derick Fisher advises that such remediation language would be at the discretion of the Treasurer's office, not that of the Land Bank's unless named as a co-party in the cases. Therefor the board agreed and leaves the matter to the Treasurer's office for determination.

Mayor Sam Cramblit left the meeting at 2:52 pm.

As to the matter of occupied property ownership, Motion made by Stephen Dale Burcham to evaluate and on a case-by-case basis, acquire occupied lands, when there exists no other foreseeable option for the remediation of a blight or environmental concerns. Seconded by Mike McDaniels. No further discussion. Vote called and motion passed.

**Executive Session:** Requested by Derick Fisher. Motion by Stephen Burcham to enter Executive Session at 3:06 pm. to discuss potential litigation matters. Seconded by Mike McDaniels. Vote called and motion passed.

### **Call to Order**

Stephen Dale Burcham again called to order the regular meeting of the Lawrence County Land Reutilization Corporation, Regular Business Meeting Committee at 3:10 PM on JULY 20TH, 2021. Roll was called.

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

#### **Board Members**

- Stephen Dale Burcham, Treasurer of Lawrence County and Board Chair
- Katrina Keith, designee for DeAnna Holliday, Commissioner of Lawrence County
- Mike McDaniels, designee for Tyler Walters, Fiscal officer for Upper Twp.

Motion by Mike McDaniels to amend his motion in **(RESOLUTION 21.53-A)** that should the sale of property not occur in **(RESOLUTION 21.53-B)**, the property be offered to Eddie & Karen Gillispie at their original bid offered amount and if accepted, property be transferred in accordance with the Land Bank's policy and procedures. Stephen Dale Burcham abstained and abdicated his voting authority to designee Thomas Schneider. Seconded by Katrina Keith. No further discussion. Vote called and motion passed.

### **VI. Informational**

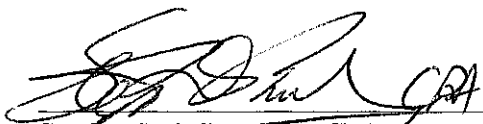
Next regular meeting is scheduled for August 17<sup>th</sup>, 2021 at 1:00 p.m. and with the increase in property bids, a special meeting is anticipated for August 24<sup>th</sup>, 2021. Staff will advise the board accordingly.  
Next BOR scheduled for August 25<sup>th</sup>, 2021 at 9:00 am.

### **VII. Audience Participation**

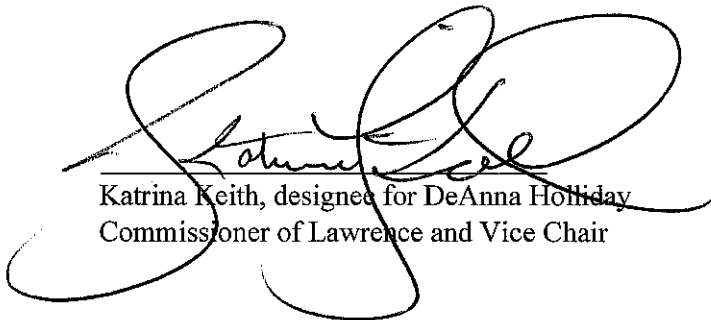
None

### **VIII. Adjourn**

Stephen Burcham adjourned the meeting at 3:14 PM.



Stephen Dale Burcham, CPA  
Treasurer of Lawrence County and Chair



Katrina Keith, designee for DeAnna Holliday  
Commissioner of Lawrence and Vice Chair