

# Lawrence County Land Reutilization Corporation

## Regular Business Meeting

JUNE 15TH, 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 JUNE 15TH, 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
- Dr. Colton Copley, Commissioner of Lawrence County
- DeAnna Holliday, Commissioner of Lawrence County
- Susan Dooley, designee for Sam Cramblit Mayor for the City of Ironton, Lawrence County
- Mike McDaniels, designee for Tyler Walters, Fiscal officer for Upper Twp.

#### **Absent Board Members**

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

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

#### **Public Attendees**

- Teresa Jeter

### **II. Reading of the Prior Minute**

Motion by DeAnna Holliday to accept the prior meeting minutes as emailed. Seconded by Mike McDaniels. No discussion. Vote called and motion passed.

### **III. Financials**

Tabled until next meeting

### **IV. Old Business**

Bid offer from Reuben Lycans on 0 Ben St Chesapeake, Ohio 45619, table and to be merged into new business item "D" for simultaneous consideration.

**(RESOLUTION 21.42)** Stephen Dale Burcham vacated the Chair position and DeAnna Holliday assumed Chair responsibilities. Stephen Dale Burcham further abstained from all discussion for this matter, other than those which solely pertained to Land Bank policy and procedure. At the Board's request, a comparable study was provided in the River View Acres subdivision. Discussion ensued and considering the study and the know factors surrounding that development; Colton Copley motion set the minimum bid amount for parcel 18-001-1242.000 at \$5,000 and parcel 18-001-1243.000 at \$4,000, with both being reposted and listed for sale on the website as soon as possible. Seconded by Mike McDaniels. There was no further discussion. Vote called. Stephen Dale Burcham abstained. Motion passed by the 4 remaining Board members.

## Old Business Conti.

Stephen Dale Burcham reassumed the Chair position and DeAnna Holliday, the Vice Chair position.

Marie McKenzie provided the Board with photos and a spending breakdown for the issues of dumping on Land Bank properties since March of 2021. The issue is more excessive and costly than any year prior and is anticipated to escalate. Board's suggested surveillance and prosecution of offenders with heavy publicity of the prosecution and the offense.

## V. New Business

No contractor approvals.

Board requests that the staff extend a formal invitation to Tresa Baker, so that she may observe and interact in day-to-day operations prior to her taking office in September 2021, and therefore may have a better understanding of how the Treasurer's office and the Land Bank cooperate. No motion necessary for this directive.

**(RESOLUTION 21.44)** Separate bids received from David Pritt and Brian Malone on (Parcels 14-043-0200.000 & 14-043-0800.000, commonly known as 706 & 706 & ½ Twp. Rd 111 South Ironton, Ohio 45638 and erroneously listed on the agenda as being 04-043-0200.000 & 04-043-0800.000) Motion by DeAnna Holliday to reject the bid of Brian Malone for being far below a reasonable market value but to counteroffer David Pritt the following terms and conditions. Board would be willing to sell at his bid amount of \$5,000, if he would agree to assume the cost of a new survey, which is necessary for the transfer. Seconded by Colton Copley. No further discussion. Vote called and motion passed. Staff will send counteroffer letter.

**(RESOLUTION 21.45)** Bid offer received from Reuben Lycans on (Parcel 24-037-1800.000, commonly known as 302 3<sup>rd</sup> Ave Chesapeake, Ohio 45619) in the amount of \$24,750. Previously the board had the property appraised and at which time it was shown to be at or near the current auditor's value of \$33,850. Board does not feel as Mr. Lycans bid was fair and motion made by DeAnna Holliday to reject Mr. Lycan's bid. Seconded by Mike McDaniels. There was no further discussion. Vote called and motion passed.

**(RESOLUTION 21.46) Combination of a previously table business item and this new business item.** Separate bid offers received from Reuben Lycans on (Parcel 24-041-1000.000, **old business** & 24-041-0900.000, **new business item**, commonly known as 0 & 229 Ben St. Chesapeake, Ohio 45619) in the amounts of \$3,525 & \$3,350. Board concluded that the auditor's values were not near a reasonable market value and even though Mr. Lycan's bid were slightly above the auditor's value, they were far below an amount that the board deemed reasonable for the sale of the property. Discussion by the board then ensued as to what a reasonable sales price for the property should be set at. Motion made by Stephen Burcham to reject Mr. Lycan's bids and to set a sale price for the two lots at \$30,000, as it is the board's current intent that the lots be sold together and not separately. Seconded by Mike McDaniels. There was no further discussion. Vote called and motion passed.

**(RESOLUTION 21.47)** Separate bids received on 806 4<sup>th</sup> St East South Point, Ohio 45680 from Hal & Teresa Jeter at (\$25,000) and Richard Davidson at (\$9,000). It is known that this property will also require a survey before it will be eligible for transfer. Bid from Hal & Teresa Jeter believed to be above a market value bid. Motion made by Stephen Burcham to sell the subject property to Hal & Teresa Jeter, and for the Land Bank to contract Eastham & Associates to survey the property and assume the survey costs for the sale. Seconded by DeAnna Holliday No discussion. Vote called and motion passed.

**(RESOLUTION 21.47)** Land Bank has received a water line purposes Department of Agriculture, Hecla Water Right of Way/Easement request for the benefit of Charles Freeman and his parcel 23-090-0600.000 and this right of way/easement would be across Land Bank parcel 23-090-1700.000. Hecla Water has been contacted to verify the legitimacy of the easement. Motion by DeAnna Holliday to grant the request, under the condition that Mr. Freeman execute a contract agreeing that the placement/location of the water line be limited to the Land Bank's property boundary line closest to Mr. Freeman's property and Derick Fisher create the necessary contract. Seconded by Mike McDaniels. No further discussion. Vote called and motion passed.

**(RESOLUTION 21.48)** The need for the Land Bank to have a credit card to facilitate certain operational aspects has become evident. Motion by DeAnna Holliday to apply for a line of credit/credit card, through U.S. Bank, with a limit of \$1,500 and authorized users of the card being the Land Bank Chair, Vice Chair and staff. Seconded by Colton Copley. No further discussion. Vote called and motion passed.

**Executive Session:** Motion by Stephen Burcham to enter Executive Session at 2:10 pm. Seconded by DeAnna Holliday. 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 2:37 PM on JUNE 15TH, 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
- Dr. Colton Copley, Commissioner of Lawrence County
- DeAnna Holliday, Commissioner of Lawrence County
- Susan Dooley, designee for Sam Cramblit Mayor for the City of Ironton, Lawrence County
- Mike McDaniels, designee for Tyler Walters, Fiscal officer for Upper Twp.

**(RESOLUTION 21.49)** Motion by Stephen Burcham to enter into a None Binding Agreement with the company, Solarstone Limited, pending the review and approval of the contract by Land Bank legal counsel, Derick Fisher. Seconded by Colton Copley. No further discussion. Vote called and motion passed.

**VI. Informational**

Next regular meeting is scheduled for July 20<sup>th</sup>, 2021 at 1:00 p.m. A special meeting may be required in the week of June 21<sup>st</sup> through 25<sup>th</sup>, 2021. Staff will advise the board accordingly. Next BOR scheduled for August 25<sup>th</sup>, 2021 at 9:00 am. Current property bids are as follows:

- Property Bids for July.....6
- Property Bids for August...2
- Property Bids for Sept.....1
- Property Bids for Nov.....1
- Property Bids for Dec.....1

**VII. Audience Participation**

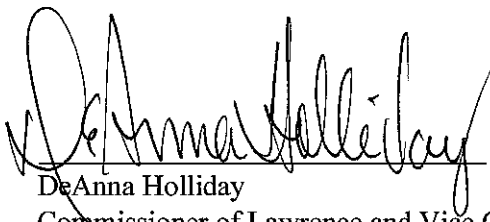
None

**VII. Adjourn**

Stephen Burcham adjourned the meeting at 2:44 PM.



Stephen Dale Burcham, CPA  
Treasurer of Lawrence County and Chair



DeAnna Holliday  
Commissioner of Lawrence and Vice Chair

# Lawrence County Land Reutilization Corporation

## Special Business Meeting

June 25TH, 2021

(10:00 AM)

### **I. Call to order**

Stephen Dale Burcham called to order the Hybrid In-Person/Zoom meeting of the Lawrence County Land Reutilization Corporation, Special Business Meeting Committee at 10:00 AM on June 25TH, 2021. This meeting called for the sole purposes of Board review and determination of matters concerning GML Property Maintenance LLC., Highland Park Project, Land Bank space in the courthouse and Digit3 computer hardware and software updates. No other business matters are up for discussion.

The following persons were present for the Board Meeting, via ZOOM or in person:

#### **Board Members**

- Stephen Dale Burcham, Treasurer of Lawrence County and Board Chair
- DeAnna Holliday, Vice Chair and Commissioner of Lawrence County, Ohio via Zoom at 10:03am.
- Dr. Colton Copley, Commissioner of Lawrence County, Ohio via Zoom at 10:04am.
- Susan Dooley, designee for Sam Cramblit Mayor for the City of Ironton, Lawrence County
- Mike McDaniels, designee for Tyler Walters, Fiscal officer for Upper Twp.

#### **Absent Board Members**

- Sam Cramblit Mayor for the City of Ironton, Lawrence County.
- Tyler Walters, Fiscal officer for Upper Twp.

#### **Land Bank Staff**

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

#### **Public Attendees**

- Brent McKee, owner operator of GML Property Maintenance LLC.

### **II. Reading of the Prior Minute**

N/A

### **III. Financials**

N/A

### **IV. Old Business**

N/A

### **New Business**

**(RESOLUTION 21.50)** Evidence indicating several, long-term contractual failures on the part of GML Property Maintenance LLC was provided to the Board, with a staff recommendation to consider a 30-day termination notice, with a revocation clause as the appropriate action in the matter. Questions asked of the staff by the Board and then the floor was given to Brent McKee to address the Board's obvious concerns. Mr. McKee gave detailed explanation of how the issue came to occur and all measures being taken to eliminate as

part of his new business model regarding Land Bank properties. Motion then by Stephen Burcham to issue GML a 30-day, re-evaluation notice letter, which will permit GML 30-days of evaluation of their new corrective measures by the land bank staff. Should issues remain or worsen, at any time during or up to this 30-day period, the board can reconvene at conclude the efforts are in vain and choose to initiate the termination notice. Should the measures prove effective by staff determination, Board will, in 30 days reevaluate the overall standing of GML Property Maintenance LLC's status of good standing. Motion was seconded by Colton Copley. No further discussion. Vote called and motion passed. Mr. McKee left the meeting and will correspond with Land Bank staff as needed. Staff will immediately and today format a letter to GML and send via email as an attachment.

**(RESOLUTION UNNECESSARY)** Staff gave the Board a status update on the Highland Park Project and requested Board's direction. Upon status update, Board concluded to push forward with a purchase option on Highland Park Project lands, giving the staff an authorized high-low purchase offer amount and requested the staff act accordingly. This required no formal motion as this Project itself is already initiated by motion in a prior meeting.

**(RESOLUTION UNNECESSARY)** Status update by the staff and Commissioner Holliday as to the possibility of courthouse space for the Land Bank. Although the space is adequate in size, it will need work to make it functional, however there is a bidding process that the county must adhere to. Bid specifics will need to come from the Commission and will be provided to the Land Bank once available. Any other terms and conditions are yet unknown and therefore no action can be taken until pending information is verified.

**(RESOLUTION UNNECESSARY)** Staff was requesting Board direction on purchasing computer hardware and software updates for the Land Bank office at 327 Vernon St., in lieu of that information regarding the possibility of a Land Bank relocation into the courthouse. As any future relocation is now a pending matter, and the hardware/software being a critical operations matter, Land Bank staff needs no direction and will follow normal operational procedures, without the need of a resolution.

## **VI. Informational**

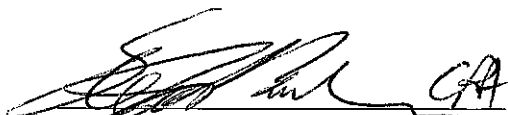
Next meeting is scheduled for July 20<sup>th</sup>, 2021 at 1:00 p.m., which is the regularly scheduled monthly meeting.

## **VII. Audience Participation**

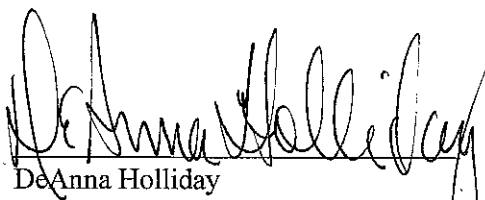
None

## **VIII. Adjourn**

Stephen Dale Burcham adjourned the meeting at 11:12 a.m.



~~Stephen Dale Burcham, CPA~~  
Treasurer of Lawrence County and Chair



DeAnna Holliday  
Commissioner of Lawrence and Vice Chair