

Lawrence County Land Reutilization Corporation

Regular Business Meeting

(ZOOM) MARCH 16TH, 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 1:01 PM on MARCH 16TH, 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
- Susan Dooley, designee for Sam Cramblit Mayor for the City of Ironton, Lawrence County
- DeAnna Holliday, Commissioner of Lawrence County and Vice Chair

Absent Board Members

- Tyler Walters, Fiscal Officer for Upper TWSP, Lawrence County

Land Bank Staff

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

Public Attendees

- Brian Pinkerman
- Kris Pinkerman
- Frederick Fisher, Land Bank Legal Counsel (McCown and Fisher)

II. Reading of the Prior Minute

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

III. Financials

(RESOLUTION 21.2 cont.) Stephen Burcham motioned to accept both the January and February, 2021 financial report as emailed, without having them read into the minutes. Seconded by DeAnna Holliday. No discussion. Roll called and motion passed.

IV. Old Business

(RESOLUTION 21.4 cont.) A list of property addresses from the Land Bank's inventory was provided to the board members and Dr. Dingus with LEDC. It was the board's decision to narrow the list to only include commercially usable properties that were located on South 3rd St, on the eastern end of Ironton and or along St Rt. 7, as it is commonly referred to, through the villages of Chesapeake and Proctorville.

(RESOLUTION 20.31 cont.) A letter has been received of Thomas J Lambiotte, rescinding his offer to purchase only parcel number 25-064-1000.000, as was voted on by the Land Bank board on August 25th, 2020. Mr. Lambiotte's surveyor was unable to locate said parcel, which was a determining factor with the selling the parcel originally. Special note...Mr. Lambiotte's letter incorrectly referenced the parcel number as being 25-064-1200.000 but was not the parcel listed in the original bid. Motion by Stephen Burcham to accept

the rescission on the single parcel but that all other parcels would be unaffected by this action and sale could proceed. Seconded by DeAnna Holliday. No further discussion. Vote called and motion passed.

(RESOLUTION 21.18 cont.) A written counteroffer has been received from James Hacker in response to the board's counteroffer, as a result of the February 23rd, 2021 Land Bank meeting. Mr. Hacker's counteroffer bid is \$5,000, but further requests 24 months for the project completion date. Motion by DeAnna Holliday to sell the property at \$5,000 but that the completion date should remain at 12 months, and if Mr. Hacker needs an extension, the board would be open to hearing such a request as needed, and potentially made such a decision at that time. Seconded by Stephen Burcham. No further discussion. Vote called and motion passed.

(RESOLUTION 30.47 & 21.3 cont.) There has been no perfected resolution to the cost effectiveness of surveys that outweigh their property's values, on these two items or any future items. Dr. Copley requests that a checklist be created for when the issues arise, so to be submitted to the County Engineer's office for a case-by-case review. No formal action was taken.

V. New Business

(RESOLUTION 21.25) Contractor application received from Stone Works Construction LLC. Staff reports that upon review of their provided financial statement, their current Liabilities far outweigh their current assets, and thus constitutes a concern by the board for their approval. Motion made by Stephen Burcham to deny the approval of this company, based on the known financial status of the company / legal entity being too of great concern, in accordance with the Land Bank's policy. Seconded by DeAnna Holliday. No further discussion. Vote called and motion passed.

(RESOLUTION 21.26) Contractor application received from Shining Company LLC., which is a property maintenance entity. Staff reports deficiencies found during the contractor screening and recommends the company be approved into the Land Bank's contractor pool. Stephen Burcham so moved. Seconded by DeAnna Holliday. No further discussion. Vote called and motion passed.

(RESOLUTION 21.27) Bids received on Demolition Packet # 39. Motion by Stephen Burcham to award the contract to Southern 52 Excavating Inc, as the low and best bidder. Seconded by DeAnna Holliday. No further discussion. Vote called and motion passed.

(RESOLUTION 21.28) Bid received from GML Property Maintenance LLC for the 2021 mowing and maintenance packet. Motion by DeAnna Holliday to award the contract to GML Property Maintenance LLC, as the low and best bidder. Seconded by Dr. Copley. No further discussion. Vote called and motion passed.

(RESOLUTION 21.29) Multiple bid offers received on parcels 24-027-0900 & 24-027-1000, commonly known as 205 5th St. & 0 3rd Ave. Chesapeake, Ohio 45619. Discussion ensued and Board conclude that the bid from Doug Marcum was the highest and best. Motion by Stephen Burcham to sell to Mr. Marcum. Seconded by Dr. Copley. No further discussion. Vote called and motion passed.

(RESOLUTION 21.30) Bid offer received from Angela Lusher to purchase parcel 24-014-1000.000, commonly known as 118 3rd Ave. Chesapeake, Ohio 45619, in the amount of \$2,500. This subject property is very limited use and will require a new survey. Discussion ensued and Board concluded the bid would be acceptable, provided the bidder is will to assume the cost of a new survey. Stephen Burcham made a motion to the same. Seconded by Dr. Copley. No further discussion. Vote called and motion passed. Staff will send letter notifying Angela Lusher of conditional terms or sale.

(RESOLUTION 21.31) Bid offer received from James E & Bassy Hagley to purchase parcels 23-156-0900 & 06-094-0300, commonly known as 8158 & 0 Co. Rd. 15 South Point, Ohio 45619, in the amount of \$6,400. Property is of greater value but is inaccurately assessed as having a full acre home site, thus after discussion, Board concluded that a counteroffer would be an appropriate action. Motion by Stephen Burcham to counter

the offer at \$20,000. Seconded by DeAnna Holliday. No further discussion. Voted called and motion passed. Staff will send counteroffer letter.

(RESOLUTION 21.32) Bid offer received from PDI of Ironton Inc. to purchase parcel 35-033-1000.000, commonly known as 1404 South 2nd St. Ironton, Ohio 45638, in the amount of \$9,500. Discussion ensued and Board concluded the bid was acceptable. Motion by Stephen Burcham to sell. Seconded by DeAnna Holliday. No further discussion. Vote called and motion passed.

(RESOLUTION 21.33) Letter received from Danny Rowe proposing the sale of his property at 726 Marion Pike Coal Grove, Ohio 45638 to the Land Bank for \$10,000. Staff advised the board on the property's condition, history, and recommends a counteroffer. Board concluded that a \$4,000 offer was all that could be offered. Motion by Stephen Burcham to make counteroffer at \$4,000 contingent upon the Land Bank's ability to verify clear and marketable title for the subject property. Seconded by DeAnna Holliday. No further discussion. Vote called and motion passed. Staff will call and send counteroffer letter to Mr. Rowe.

VI. Informational

Tony Hitchcock, Anthony Mcknight accepted the Land Bank's counteroffers that they assume the costs of a new survey, but opted to seek out their own survey company, rather than the Land Bank's. Staff feels that 3-4 months is a reasonable amount of time to allow for this survey work to be completed. McKnight's estimated time is April or May 2021. James & Jeannie Bevins accepted the Land Bank counteroffer of \$5,000, and closing is being scheduled.

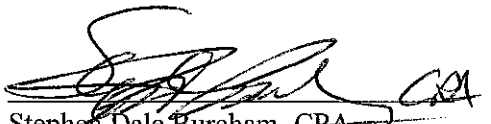
Next meeting is scheduled for April 20th, 2021 at 1:00 p.m..

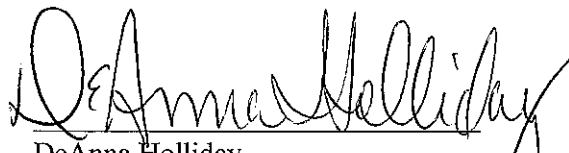
VII. Audience Participation

None

VIII. Adjourn

Stephen Dale Burcham adjourned the meeting at 2:53 p.m.


Stephen Dale Burcham, CPA
Treasurer of Lawrence County and Chair


DeAnna Holliday
Commissioner of Lawrence and Vice Chair