

Lawrence County Land Reutilization Corporation

Regular Business Meeting

May 18TH, 2021

(1:00 PM)

I. Call to order

Thomas Schneider, designee for Stephen Dale Burcham called to order the meeting of the Lawrence County Land Reutilization Corporation, Regular Business Meeting Committee at 1:00 PM on MAY 18TH, 2021.

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

Board Members

- Thomas Schneider, designee for Stephen Dale Burcham, Treasurer of Lawrence County and Board Chair
- Dr. Colton Copley, Commissioner of Lawrence County
- 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.

Absent Board Members

Land Bank Staff or Legal Counsel

- Marie McKenzie, Lawrence County Deputy Treasurer
- Derick Fisher with McCown & Fisher LPA.

Public Attendees

- Tresa Baker
- Mr. & Mrs. Christopher A Powers
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II. Reading of the Prior Minute

Motion by Sam Cramblit to accept the March meeting minutes as emailed. Seconded by Mike McDaniels. No discussion. Vote called and motion passed.

Motion by Sam Cramblit to accept the May Special meeting minutes as emailed. Seconded by Mike McDaniels. No discussion. Vote called and motion passed.

III. Financials

Motion by Sam Cramblit to accept the March Financial report as emailed. Seconded by Mike McDaniels. No discussion. Vote called and motion passed.

Motion by Sam Cramblit to accept the April Financial report as emailed. Seconded by Mike McDaniels. No discussion. Vote called and motion passed.

IV. Old Business

N/A

V. New Business

(RESOLUTION 21.41) Bid received from Roy L Evans on (PP# 06-139-0100.000, commonly 227 Twp Rd 1019 South Point, Ohio 45680) in the amount of \$5,000. Board felt the intended use is acceptable but the bid amount is below market value and a counteroffer is appropriate. Motion by Thomas Schneider to counteroffer Mr. Evans at \$10,000. Seconded by Mike McDaniels. No further discussion. Vote called and motion passed. Staff will send counteroffer letter.

(RESOLUTION 21.42) Bid offer received from Christopher A Powers on (PP# 18-001-1242.000, AKA 0 Twp Rd 1104 Proctorville, Ohio 45619) in the amount of \$4,000.

Dr. Colton Copley entered the meeting at 1:10 PM.

Thomas Schneider informed the Board that the Land Bank's intent has always been to sell this parcel and a second parcel (18-001-1243.000) together rather than separate, and this intent was expressed to the bidder, prior to receipt of the bid. Thomas Schneider then reminded the Board that a second bidder, deemed as item "D" of the agenda, for (PP# 18-001-1242.000 AND 18-001-1243.000) had submitted separate bids on both parcels, which were also up for consideration. Discussions ensued between the Board and Legal Counsel, Mr. Derick Fisher. Mr. & Mrs. Powers being present, were given an opportunity to answer some additional questions for the benefit of the Board.

DeAnna Holliday entered the meeting at 1:16 PM and assumed the Chair position for the meeting.

(CONTINUANCE RESOLUTION 21.42) DeAnna Holliday was provided an update on the current matter and Counsel advised the Board that the specifics of how the properties were advertised and how the bids were received was relative in any decision-making process. Motion then made by Dr. Colten Copley to sell parcel 18-001-1242.000 to Mr. and Mrs. Powers in accordance to their bid. Prior to a second of this motion, Sam Cramblit motioned for Executive Session at 1:26 PM. Seconded by DeAnna Holliday. Sam Cramblit amended his motion at the pleasure of the Board to invite Tresa Baker into the Executive Session at 1:28 PM. Seconded by DeAnna Holliday. No discussion. Vote called and motion passed. All attendees were provided seating outside and the conference room doors were closed. Executive Session conclude and DeAnna Holliday called the Regular Business meeting to order 1:54 PM. Roll call was taken. As there was a motion previously on the floor, DeAnna Holliday called for any second of the motion three separate times. Motion died for lack of a second. Motion made by DeAnna Holliday to reject all bids on parcel #s 15-001-1242.000 and 18-001-1243.000 for being lower than was believed to be market value. Seconded by Sam Cramblit. There was no discussion. Vote called and motion passed. Staff will send the appropriate letter.

DeAnna Holliday requested both parcels be taken down from the for-sale advertising list and re-posted to indicate the Board's clear intent to sell both parcels as one transaction, and that additional research be done on the sales of parcels in this area for future comparison.

(RESOLUTION 21.43) Proposal for the Land Bank's Website Hosting received from Wentz Consulting. This will cover the period of May 1, 2021 through April 30, 2022. There are no additional services provided but requests a 25% cost increase. Total for the year's cost is \$2,500. With no objections, motion made by Thomas Schneider to renew the agreement allowing for the 25% increase. Seconded by _____ No discussion. Vote called and motion passed.

VI. Informational

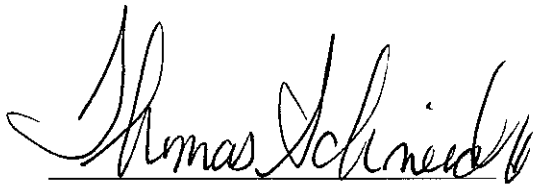
Next meeting is scheduled for June 15th, 2021 at 1:00 p.m., which is the regularly scheduled monthly meeting. Marie reports that the Land Bank is experiencing significant dumping issue on Land Bank properties. DeAnna Holliday suggested purchasing game cameras, with wireless transmission capabilities and that we ask if the pictures could be received directly by the Lawrence County Code Enforcement Officer. This is an operational decision to purchase and was no need was felt by the Board for a motion or second.

VII. Audience Participation

Mr. & Mrs. Powers requested clarification on the Board's decision to reject theirs and all bids in Resolution 21.42. Board affirmed that, irrespective of all other discussions surrounding the subject bids, the Board concluded that the bids were lower than reasonable market value and as sales of real estate is a significant revenue stream for the corporation, the concluded, it could not sell any of the properties at the amounts proposed by the bidders and that all bidders will be given an equal opportunity to re-bid, if they so choose.

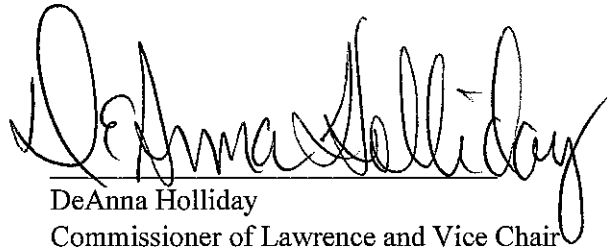
VIII. Adjourn

DeAnna Holliday adjourned the meeting at 2:14 PM.



Stephen Dale Burcham, CPA
Treasurer of Lawrence County and Chair

*Executed by Thomas
Schneider, designee
for Stephen Dale Burcham*



DeAnna Holliday
Commissioner of Lawrence and Vice Chair

Lawrence County Land Reutilization Corporation

Special Business Meeting

(ZOOM) May 5TH, 2021

(11:00 AM)

I. Call to order

Stephen Dale Burcham called to order the meeting of the Lawrence County Land Reutilization Corporation, Special Business Meeting Committee at 11:04 PM on MAY 5TH, 2021 via ZOOM conference. This meeting called for the sole purpose of Board determinations on property bids. 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
- Carla Salyer, designee for Dr. Colton Copley, 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.

Absent Board Members

- DeAnna Holliday, Commissioner of Lawrence County

Land Bank Staff

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

Public Attendees

- Tresa Baker
-

II. Reading of the Prior Minute

N/A

III. Financials

N/A

IV. Old Business

N/A

V. New Business

(RESOLUTION 21.34) Bid received of Thomas J Lambiotte in 2020, bidding on a total of 14 parcels. Two of which were anticipated to, but not yet transferred to the Land Bank and thus could not be part of the board's decision to sell the 12 other parcels being bid upon. Sale of those 12 parcels is recorded to be (RESOLUTION 20.31). The Land Bank now owns the two unresolved parcels, which have met their advertising period and the bid by Thomas J Lambiotte is being again brought forward for the board's consideration. Motion by Stephen Burcham to sell the remaining parcels 25-054-1300 & 25-055-0400 to

Thomas J Lambiotte for the originally proposed amount of \$800 per parcel. Seconded by Sam Cramblit. No further discussion. Vote called and motion passed.

(RESOLUTION 21.35) Bid offer received from Mark and Beverly Bailey to purchase parcel 18-177-0700.000 for the amount of \$7,000. Board concluded that the offer was well below a reasonable market value and a counteroffer letter was appropriate, rather than a rejection of bid. Motion by Stephen Burcham to send counteroffer proposal to sell the property for the amount of \$15,000, contingent upon the bidder's ability to confirm those liens in favor of the State of Ohio, against unknown Mark Bailey were not the same person as the bidder. Seconded by Mike McDaniels. No further discussion. Vote called and motion passed. Staff will send the appropriate letter.

(RESOLUTION 21.36) Bid offer received from Mike Finley to purchase parcel 15-139-1700.033 for the amount of \$5,000. Bid was determined to be acceptable. Motion made by Stephen Burcham to sell the property to Mike Finley. Seconded by Mike McDaniels. No further discussion. Vote called and motion passed.

(RESOLUTION 21.37) Bid offer received from William and Crystal Spurlock to purchase parcel 29-002-0900.000 for the amount of \$4,200. As this property has limitation on what is usable ground, board concluded the bid was acceptable and motion made by Carla Salyer to sell the property to William and Crystal Spurlock. Seconded by Stephen Burcham. No further discussion. Vote called and motion passed.

(RESOLUTION 21.38) Bid offer received from David Allen Bush to purchase parcel 29-086-1100.000 in the amount of \$4,000. Discussion ensued and Board conclude that the property should be sold at or as close to the Land Bank's total investment amount of \$12,953.61. Motion made by Sam Cramblit to send counteroffer letter to Mr. Bush for that amount. Seconded by Mike McDaniels. No further discussion. Vote called and motion passed. Staff will send the appropriate letter.

(RESOLUTION 21.39) Bid offer received from Reuben Lycans to purchase parcel 24-041-1000.000, commonly known as 0 Ben St Chesapeake, Ohio 45619 in the amount of \$3,525. Due to Mr. Lycans expression of interest in the adjacent property, 229 Ben St, also owned by the Land Bank but not eligible for sale until June of 2021, and due to the bidder's statement of intent to build residential condominium unit(s) and the fact these lots are located in a very favorable area along the Ohio River, the board concluded that it could not make an informed decision on the sale of parcel 24-041-1000.000 alone. Motion made by Stephen Burcham to table this matter and to send Mr. Lycans a formal letter requesting an actual bid for 229 Ben St, which would be held in trust until the June 2021 regular meeting, at which time the board could consider both bids simultaneously and potentially render an informed decision. Seconded by Sam Cramblit. No further discussion. Vote called and motion passed. Staff will send the appropriate letter.

(RESOLUTION 21.40) Bid offer received from Reuben Lycans to purchase parcel 24-020-0700.000 in the amount of \$7,750. Board concluded the bid was slightly below value but acceptable upon the following condition that new development be residential only. Motion made by Sam Cramblit to sell the subject property, contingent upon the development be residential and not warehouse use, as the bidder had expressed his intended development would be either/or. Seconded by Mike McDaniels. No further discussion. Voted called and motion passed. Staff will send the appropriate letter.

↓
\$7,570⁰⁰
TPS.

Informational

Next meeting is scheduled for May 18th, 2021 at 1:00 p.m., which is the regularly scheduled monthly meeting.

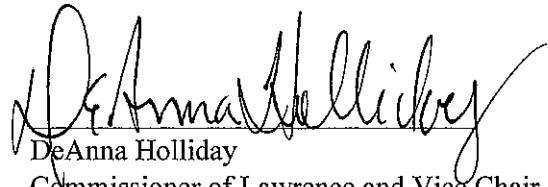
VII. Audience Participation

None

VIII. Adjourn

Stephen Dale Burcham adjourned the meeting at 11:38 a.m.

Stephen Dale Burcham, CPA
Treasurer of Lawrence County and Chair



DeAnna Holliday
Commissioner of Lawrence and Vice Chair

Informational

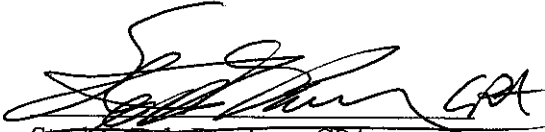
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VII. Audience Participation

None

VIII. Adjourn

Stephen Dale Burcham adjourned the meeting at 11:38 a.m.



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

DeAnna Holliday
Commissioner of Lawrence and Vice Chair