

Lawrence County Land Reutilization Corporation

Organizational Meeting

(ZOOM) January 6, 2022

(1:00 PM)

I. Call to order

DeAnna Holliday called to order the meeting of the Lawrence County Land Reutilization Corporation, Organizational Meeting Committee at 1:11 PM on January 6th, 2022.

The following persons were present for the Board Meeting:

Board Members

- DeAnna Holliday, Commissioner of Lawrence County and Chair
- Tresa Baker, Treasurer of Lawrence County and Vice Chair
- Sam Cramblit, Mayor for the City of Ironton
- Stephanie Helms, designee for Dr. Colton Copley, Commissioner of Lawrence County

Absent Board Members

- Tyler Walters, Fiscal Officer for Upper TWSP

Land Bank Staff

- Marie McKenzie, Land Bank Fiscal Officer and Lawrence County Deputy Treasurer
- Thomas Schneider
- Frederick Fisher, Land Bank Legal Counsel (McCown and Fisher)

Public Attendees

- None

I. **New Business**

- A. Statutory Board Members-** DeAnna Holliday verbally affirm that she will be serving as the statutory board members on behalf of the Lawrence County Commissioner's office for year 2022 and, provides a letter naming Katrina Keith as Mrs. Holliday's proxy for 2022. Letter received from Dr. Colton Copley, Commissioner of Lawrence County affirming his intention to serve as the statutory board member on behalf of the Lawrence County Commissioner's office and names Stephanie Helms to serve as Dr. Copley's proxy for 2022. Letter received from Tresa Baker, Treasurer of Lawrence County affirming she will be serving as the statutory board member on behalf of the Lawrence County Treasurer's office and naming Thomas Schneider to serve as Tresa Baker's proxy for 2022. Sam Cramblit verbally affirm that he will be serving as the statutory board members on behalf of the City of Ironton. A letter from Upper Township is still needed to confirm its board seat and proxy and Sam Cramblit will need to provide a letter naming his proxy.
- B. Chair** – Motion by Tresa Baker nominating DeAnna Holliday for the position of Board Chair. Seconded by Sam Cramblit. There being no other nomination and no further discussion, vote called and motion passed.
- C. Vice-Chair-** Motion by DeAnna Holliday nominating Tresa Baker for the position of Vice Chair. Seconded by Sam Cramblit. There being no other nominations and no further discussion, voted called and motion passed.
- D. Scheduling of Regular Meeting-** Motion made by Sam Cramblit to set all 2022 regular Land Bank monthly meetings for the 3rd Tuesdays of every month at 1:00 PM. Location is to be the Land Bank office at 327 Vernon St. Ironton, Ohio 45638. Seconded by Tresa Baker. No further discussion. Vote called and motion passed.

II. Informational

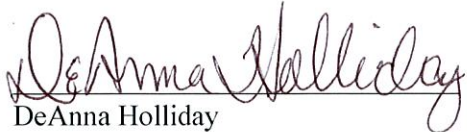
None

III. Audience Participation

None

IV. Adjourn

DeAnna Holliday adjourned the meeting at 1:23 PM.



DeAnna Holliday

Commissioner of Lawrence County and Chair



Tresa Baker

Treasurer of Lawrence and Vice Chair

Lawrence County Land Reutilization Corporation

Special Business Meeting

January 6, 2022

(1:30 PM)

I. Call to order

DeAnna Holliday called to order the meeting of the Lawrence County Land Reutilization Corporation, Special Business Meeting Committee at 1:30 PM on January 6th, 2022.

The following persons were present for the Board Meeting:

Board Members

- DeAnna Holliday, Commissioner of Lawrence County and Chair
- Tresa Baker, Treasurer of Lawrence County and Vice Chair
- Sam Cramblit, Mayor for the City of Ironton, Commissioner of Lawrence County
- Stephanie Helms, designee for Dr. Colton Copley, Commissioner for Lawrence County

Absent Board Members

- Tyler Walters, Fiscal Officer for Upper TWSP

Land Bank Staff

- Marie McKenzie, Lawrence County Deputy Treasurer
- Thomas Schneider
- Frederick Fisher, Land Bank Legal Counsel (McCown and Fisher)

Public Attendees

- None

II. Reading of the Prior Minute

NONE/TABLED

III. Financials

NONE/TABLED

IV. Old Business

NONE

V. New Business

Review and discussion regarding Land Bank's Drug Free Workplace Policy, Equal Employment Opportunity Policy, Harassment and Complaint Policy, Handling of Unsatisfactory Performance Policy and Sub-recipient Agreement for compliance for and with the Ohio Department of Development's Demolition and Site Revitalization and Brownfield Remediation Programs.

(RESOLUTION 22.1) Motion by Sam Cramblit to approve the Drug Free Workplace Policy as provided to the Board. Seconded by Stephanie Helms. There was no further discussion. Vote called and motion passed.

(RESOLUTION 22.2) Motion by DeAnna Holliday to approve the Equal Employment Opportunity Policy as provided to the Board. Seconded by Tresa Baker. There was no further discussion. Vote called and motion passed.

(RESOLUTION 22.3) Motion by Tresa Baker to approve the Harassment and Complaint Policy as provided to the Board. Seconded by Sam Cramblit. There was no further discussion. Vote called and motion passed.

(RESOLUTION 22.4) Motion by DeAnna Holliday to approve the Handling of Unsatisfactory Performance Policy as provided to the Board. Seconded by Sam Cramblit. There was no further discussion. Vote called and motion passed.

(RESOLUTION 22.5) Motion by Tresa Baker to approve the Land Bank's Demolition and Site Revitalization Program, Sub-recipient Agreement as provided to the Board. Seconded by Sam Cramblit. There was no further discussion. Vote called and motion passed.

VI. Informational

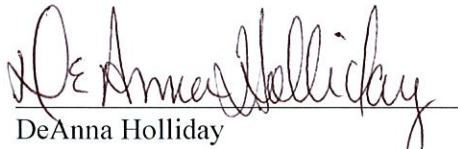
Next meeting is scheduled for January 18th, 2022 at 1:00 pm.


VI. Audience Participation

None

VIII. Adjourn

DeAnna Holliday adjourned the meeting at 1:57 pm.


DeAnna Holliday
Commissioner of Lawrence County and Chair


Tresa Baker CPA,
Treasurer of Lawrence and Vice Chair

Lawrence County Land Reutilization Corporation

Regular Business Meeting

January 25th, 2022

(1:00 PM)

I. Call to order

DeAnna Holliday called to order the regular meeting of the Lawrence County Land Reutilization Corporation, Regular Business Meeting Committee at 1:04 PM on January 25th, 2022.

The following persons were present for the Board Meeting.

Board Members

- DeAnna Holliday, Commissioner of Lawrence County and Board Chair
- Tresa Baker, Treasurer of Lawrence County and Vice Chair
- Colton Copley, Commissioner of Lawrence County.
- Sam Cramblit, Mayor of the City of Ironton.
-

Absent Board Members

- Tyler Walters, Upper Twp. Fiscal Officer

Land Bank Staff or Legal Counsel

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

Public Attendees

- James S. Dement
-

II. Reading of the Prior Minute

Motion by Tresa Baker to accept the prior Regular meeting minutes for December 21st, 2021, plus January 6th, 2022 Organizational and January 6th, 2022 Special meetings as emailed. Seconded by Sam Cramblit. No discussion. Vote called. Motion passed.

III. Financials

Motion by Tresa Baker to accept the December, 2021 financials as presented. Seconded by Colton Copley. No discussion. Vote called. Motion passed.

IV. Old Business

(RESOLUTION 21-127) Counteroffer to the Board's counter has been received from James Dement on parcel 18-062-0900.000. Mr. Dement has increased his bid to \$13,800 and proposes to move his business operations with Redeemed Plaster & Stucco, currently having 5 employees, with the intention of growing his business within a year to between 12-15 employees. With the question of survey cost unanswered in Mr. Dement's counteroffer, the Board opened the discussion to include Mr. Dement, who was present. After discussion, Mr. Dement verbally agreed to assume the responsibility of obtaining a surveyor and paying the associated cost to facilitate the transfer, if the board determines to accept his bid. He further inquired and

asked to be granted, a request to locate his new business building(s) which he has already purchased and in need of prompt delivered. Upon the assurance of legal counsel that such terms and conditions could be established in the Purchase Agreement, motion by Tresa Baker to award the property to James Dement, dba Redeemed Plaster & Stucco, contingent upon fulfillment of all agreed terms and execution of a Purchase Agreement. Seconded by Colton Copley. No further discussion. Vote called and motion passed.

(RESOLUTION 21.130) Tabled bid from December, 2021 meeting received and revisited. Bid is from Jeremy and Monica Schwab on parcel 06-019-0400.000. The policy matter now verified as resolved, the Schwabs are proposing the construction of their primary residence and the future creation of a non-profit, veterans Agri-therapy program, with several mentioned, largescale improvements to facilitate their goals. The Board having interest in the concept but, several unanswered questions; determined more information was needed and requests the Land Bank staff to correspond with the bidder and obtain more detailed information. DeAnna Holliday again tabled the matter until the February regular business meeting. Staff to send written correspondence to the bidder.

(RESOLUTION 21.131) There being no response by Jerran Pack regarding the Board's counter proposal, motion by Colton Copley to rescind the counter and consider the bid rejected and the matter closed. Seconded by DeAnna Holliday. No further discussion. Vote called and motion passed.

V. New Business

(RESOLUTION 22.6) Contractor application for BH Earthmoving LLC received and having met all criteria, motion by Colton Copley to approve BH Earthmoving LLC as one of the Land Bank's approved contractors. Seconded by Sam Cramblit. No further discussion. Vote called. Motion passed.

(RESOLUTION 22.7) Bid has been received from Randall & Sonya Alberts on parcels 18-149-1400.000 and 18-149-1500.000 in the amount of \$5,000 per parcel and proposing the construction of a new residential house. Discussion ensued and determination made that the bid is well below market value and that a counteroffer was appropriate. Motion by Colton Copley to counter at \$10,000 per parcel, contingent upon the bidder's intent to continue with their development plan. Seconded Tresa Baker. No further discussion. Vote called. Motion passed.

(RESOLUTION 22.8) Expenditure request has been received from the Treasurer's office for the amount of \$37,930.46. Motion by Sam Cramblit to expend funds at the requested amount. Seconded by Colton Copley. No further discussion. Vote called. Motion passed.

(RESOLUTION 22.9) Bid received on parcel 27-052-1500.000 from Paul David Knipp. At the suggestion of legal counsel, DeAnna Holliday tabled the matter.

(RESOLUTION 22.10) Agenda item "D" ... Two different proposals received for the sell-as-is, rehabilitation of 107 Columbus St. South Point, Ohio 45680 from two different interested parties. Discussion ensued. No formal action on the proposals can be made, as the property itself has never been advertised as being for sale but, the Board would like to explore the potential of selling Land Bank owned housing stock and request that staff and legal counsel review the current policies and procedures; draft a step-by-step, governing criteria for how best to accomplish such a program and provide said information to the Board as soon as possible. In the interim, DeAnna Holliday tabled the matters of the proposals, allowing time for their request to be met by staff and legal counsel. Board did not give instruction to advertise the property but, instructed the staff to contact both proposing parties as a courtesy and explain what action is being pursued..

(AGENDA ITEM 'F') Dovetailed out of resolution 22.10 and requires no separate instruction by the Board.

(RESOLUTION 22.11) Motion by DeAnna Holliday to create a Public Record Retention Board, comprised of the same members as the Land Bank Board of Directors and, all subsequent meetings to be conducted separate from the Land Bank's Board meetings. Seconded by Colton Copley. No discussion. Vote called and motion passed.

(RESOLUTION 22.12) Motion by Sam Cramblit for the Lawrence County Land Reutilization Corporation to sponsor the 2022 Land Bank conference at the amount of \$2,000. Seconded by Colton Copley. No further discussion. Vote called and motion passed.

Informational

Next BOR tentatively scheduled for between March 30 – April 6, 2022

Survey for Husted sale is underway for early 2022 and we await its completion


VI. Audience Participation

None

VII. Adjourn

DeAnna Holliday adjourned the meeting at 2:19 PM.


DeAnna Holliday, Commissioner
of Lawrence County, Ohio and Chair


Tresa Baker, CPA, Treasurer
of Lawrence County, Ohio and Vice Chair