

Lawrence County Land Reutilization Corporation

Special ZOOM Business Meeting

NOVEMBER 1ST, 2021

(1:00 PM)

I. Call to order

Tresa Baker called to order the special ZOOM meeting of the Lawrence County Land Reutilization Corporation, Committee at 1:00 PM on November 1st, 2021.

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

Board Members

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

Absent Board Members

- Tyler Walters, Fiscal Officer, Upper Twp.
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Land Bank Staff and or Legal Counsel

- Thomas Schneider
- Marie McKenzie
- Derick Fisher, attorney with McCown & Fisher, LPA, Land Bank legal counsel.

Public Attendees

- None

II. Reading of the Prior Minute

Not available until the next regularly meeting scheduled for November 16th, 2021

III. Financials

Not available until the next regularly meeting scheduled for November 16th, 2021

IV. Old Business

None

V. New Business

(RESOLUTION 21.117) Attorney, Derick Fisher advised the Board. It has come to his attention that a Property Owner Authorization of Use AND Leasehold Interest is also necessary, along with the Purchase Agreement between the Land Bank and Metta Management, Inc. (SEE RESOLUTION 21.115) as part of their provisional license application to operate a Medical Marijuana Dispensary Facility. Counsel advised the Board that the Land Bank has a Purchase Agreement to sell real estate with Metta Management, Inc. and not a Lease Agreement but due to the terms of the sale, this new documentation is required as part of the application process by Metta Management, Inc. Motion by Tresa Baker that the Land Bank complete the Property Owner

Authorization of Use AND Leasehold Interest documentation and, authorizing Thomas Schneider to execute such documentation on behalf of the Board of Directors. Seconded by Katrina Keith. There was no further discussion, Vote called. Motion passed.

VI. Informational


Next BOR is scheduled for December 15th, 2021 at 9:00 am,


VII. Audience Participation

None

VIII. Adjourn

Tresa Baker adjourned the meeting at 1:12 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

November 16th, 2021

(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 1:12 PM on November 16th, 2021.

The following persons were present for the Board Meeting.

Board Members

- DeAnna Holliday, Commissioner of Lawrence County and Board Chair
- Thomas Schneider, designee for Tresa Baker, Treasurer of Lawrence County and Vice Chair
- Stephanie Helms, designee for Colton Copley, Commissioner of Lawrence County.

Absent Board Members

- Tyler Walters, Upper Twp. Fiscal Officer
- Sam Cramblit, Mayor of the City of Ironton.

Land Bank Staff or Legal Counsel

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

- John William Boston and Kristy Boston
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II. Reading of the Prior Minute

Motion by DeAnna Holliday to accept the prior meeting minutes for October 19th and November 1st, 2021 as emailed. Seconded by Stephanie Helms. No discussion. Vote called. Thomas Schneider abstained. Motion passed.

III. Financials

Motion by DeAnna Holliday to accept the October, 2021 financials as presented. Seconded by Stephanie Helms. No discussion. Vote called. Thomas Schneider abstained. Motion passed.

IV. Old Business

(RESOLUTION 21-109) Old Business Agenda item (A). **TABLED**

At 1:16 pm., Katrina Keith entered the meeting and DeAnna Holliday informed all that Mrs. Keith would need to act in her capacity as designee for old business item (E). As a courtesy to Mrs. Keith, item (E) moved up to the next item of old business. DeAnna Holliday abdicated her authority to Mrs. Keith and business was as follows.

(RESOLUTION 21.116) Written counteroffer to the Board's original counteroffer received from James Hayes for parcel 06-058-0200.000. Discussion ensued. Motion by Katrina Keith to award the property to Mr. Hayes at his proposed counteroffer amount of \$6,500. Seconded by Stephanie Helms. No further discussion. Vote called. Thomas Schneider abstained. Motion passed.

At 1:21 pm., Katrina Keith relinquished her authority as designee and left the meeting. DeAnna Holliday resumed her position as a Board Chair and business returned to the original order of the agenda.

(RESOLUTION 21.73) Jerry and Stacy Perry were originally awarded parcel 07-004-1201.000 and 07-004-1201.001 in the above referenced resolution. Once closing was to be scheduled, awardee expressed difficulties in obtaining the necessary funding to complete the purchase. In the November 1st, 2021 special meeting, the Board instructed that a letter be sent to the awardee, indicating their need to verify their funding capabilities to purchase the subject parcels or be subject to the Board's potential of rescinding their decision to award. That 14-day period having now past without further correspondence from the awardee; Motion by DeAnna Holliday to rescind the Board's decision to award the property. Seconded by Stephanie Helms. No further discussion. Vote called. Thomas Schneider abstained. Motion passed.

(RESOLUTION 21.111 & 112) Written correspondence has been received from Scott Hamm, explaining the difficulties he is experiencing in getting surveyors to provide cost estimates, which is relevant in his ability to determine if he is going to accept the Board counteroffers, which included the buyer assuming the associated survey cost. Written correspondence proposes two options. Option one, requests additional time allowance for the bidder to obtain survey cost estimates, with the soonest expressed timeframe being 12 weeks. Option two, states that the bidder will pay the Board's purchase price but will only pay an additional \$1,500 towards any associated survey costs and the Land Bank obtains a surveyor to complete the necessary work. Discussion ensued and providing an extension was deemed to be the best option. Motion by DeAnna Holliday to provide an extension to the bidder, as far as and up to the February 2022, Regular business meeting. Seconded by Stephanie Helms. No further discussion. Vote called. Thomas Schneider abstained. Motion passed.

(RESOLUTION 21.110) Old Business agenda item (F). No change. No new action by the Board.

V. New Business

(RESOLUTION 21.118) Separate bids received from both Mike Finley and Angela Agosto on parcels 06-203-0400.000 and 06-203-0600.000. After discussion and both bids deemed as eligible, it was determined that the bid from Angela Agosto was the best bid. Motion made by DeAnna Holliday to award both parcels to Angela Agosto. Seconded by Stephanie Helms. No further discussion. Vote called. Thomas Schneider abstained. Motion passed.

(RESOLUTION 21.119) New bid has been received from Rueben Jess Lycans on parcels 24-041-0900.000 and 24-041-1000.000 for the combined amount of \$15,025. Mr. Lycans is proposing a new single family home development. Discussion ensued. Motion by Stephanie Helms to award the subject parcels to Mr. Lycans. Seconded by DeAnna Holliday. No further discussion. Vote called. Thomas Schneider abstained. Motion passed.

(RESOLUTION 21.120) Bid received from Comer Morgan for parcel 11-019-0100.000. Discussion ensued and a counteroffer was deemed appropriate. Motion by DeAnna Holliday to counter the offer at \$11,000 and buyer assumes the necessary survey costs to facilitate the transfer. Seconded by Stephanie Helms. No further discussion. Vote called. Thomas Schneider abstained. Motion passed.

(RESOLUTION 21.121) Bid received from Paul Chaney for parcel 23-115-1800.000. Discussion ensued and concerns were raised. Motion by Stephanie Helms to table the matter, allowing an opportunity to consult with legal counsel. Seconded by DeAnna Holliday. No further discussion. Vote called. Thomas Schneider abstained. Motion passed.

(RESOLUTION 21.122) Bid received from John William Boston and Kristy Boston for parcels 07-004-1201.000 and 07-004-1201.001. Discussion ensued and bid was deemed fair. Motion by DeAnna Holliday to award the property to the bidder. Seconded by Stephanie Helms. No further discussion. Vote called. Thomas Schneider abstained. Motion passed.

(RESOLUTION 21.123) Motion by DeAnna Holliday to pass a resolution for the petition of the court for direct transfer of those properties, as found in Judicial cases, 17OC000602, 19OC000734, 20OC000084 and 18OC000061 and have Land Bank legal counsel draft the applicable petition for each case. Seconded by Stephanie Helms. No further discussion. Vote called. Thomas Schneider abstained. Motion passed.

NEW BUSINESS ITEMS (M, N, O & P) ...TABLED

NEW BUSINESS ITEM (Q) No formal action taken by the Board but would like the staff to reach out to the Village of Chesapeake, special interest groups or non-profit entities and explore possibilities of donations of Land Bank owned properties with little to know redevelopment potential, in the Rockwood Avenue area, so to potentially be used as community space or beautification space.

NEW BUSINESS ITEM (R) No formal action taken but Board requests that staff reach out to other Land Banks about programs and governing policies or procedures they have for REHAB-TO-OWN or SALE-AS-IS. properties.

(RESOLUTION 21.124) NEW BUSINESS ITEM (S) Discussion ensued about ways the Land Bank could give back to the community during the Thanksgiving and Christmas holidays. Motion by DeAnna Holliday to give a \$500 donation to each of the following entities or programs, who are each operating a holiday program of giving to those in need, here during the holidays season. Christmas at the Courthouse, headed up by Michael Patterson. Lawrence County Veterans Service Office and Lawrence County WHOLE CHILD Committee, c/o the Lawrence County Commissioners. Seconded by Stephanie Helms. No further discussion. Vote called. Thomas Schneider abstained. Motion passed.

Informational

Next BOR scheduled for December 15th, 2021 at 9:00 am.

Surveys for Haas, Shute and Maynard sales are underway or scheduled for the near future and we await their completion
DeAutremont has closed and sale is complete.


VI. Audience Participation

None

VII. Adjourn

DeAnna Holliday adjourned the meeting at 2:41 PM.


DeAnna Holliday, Commissioner
of Lawrence County, Ohio and Chair


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