

Lawrence County Land Reutilization Corporation

Special Business Meeting

OCTOBER 5TH, 2021

(12:00 PM)

I. Call to order

Tresa Baker called to order the special meeting of the Lawrence County Land Reutilization Corporation, Committee at 12:00 PM on October 5TH, 2021.

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

Board Members

- 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.
- DeAnna Holliday, Commissioner of Lawrence County and Board Chair.

Land Bank Staff or Legal Counsel

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

Public Attendees

- None

II. Reading of the Prior Minute

Tabled until the regular meeting scheduled for October 19, 2021

III. Financials

Tabled until the regular meeting scheduled for October 19, 2021

IV. Old Business

(RESOLUTION 21.64) Counter to Board counteroffer received from DWL.KEL.LLC. Motion by Tresa Baker to counter in return at an amount of \$8,500 plus buyer assumes survey costs. Seconded by Sam Cramblit. No further discussion. Vote called and motion passed.

(RESOLUTION 21.56) Counter to Board counter offer received from Roger Malone on parcels 04-045-0500.000 & 04-045-0502.000 but counter refuses to meet a property survey term as set by the Board. Motion by Tresa Baker to reject the counter and rescind the Board's original counter. Seconded by Sam Cramblit. No further discussion. Vote called. Motion passed. This business is considered closed in its entirety.

(RESOLUTION 21.62) Counter to Board counter offer received from Jesse Lycan on parcels 24-041-0900.000 & 24-041-1000.000. The Board's previous counter was firm. Motion by Sam Cramblit to reject the

counter and rescind the Board's original counter. Seconded by Tresa Baker. No further discussion. Vote called. Motion passed. This business is considered closed in its entirety.

(RESOLUTION 21.80) Counter to Board counter offer received from Linda Justice on parcel 27-032-1600.000 but counter expressed financial limitations in being able to meet a property survey term as set by the Board. Motion by Sam Cramblit to reject the counter and rescind the Board's original counter. Seconded by Tresa Baker. No further discussion. Vote called. Motion passed. This business is considered closed in its entirety.

(RESOLUTION 21.73) Counter to Board counter offer received from Jerry and Stacy Perry on parcel 07-004-1201.000 & 07-004-1201.001. Board concludes that the counteroffer is reasonable. Motion by Sam Cramblit to accept the counter and sell to Perry. Seconded by Tresa Baker. No further discussion. Vote called. Motion passed.

(RESOLUTION 21.70) There has been no response from Angela Agosto regarding the Board's counteroffer on parcels 06-203-04000.000 & 06-203-0600.000. Motion by Sam Cramblit to rescind the Board's counter offer. Seconded by Tresa Baker. No further discussion. Vote called and motion passed.

(RESOLUTION 21.82) Counter to Board counter offer received from Mike and Kamela Bennett on parcel 18-177-0700.000. Board concludes that the counteroffer is reasonable. Motion by Sam Cramblit to accept the counter and to sell to Bennett. Seconded by Stephanie Helms. No further discussion. Vote called. Motion passed.

Proposal from GML for a mowing contract change regarding Rockwood Ave., Chesapeake properties. Board took no action and the status quo maintains. This can be revisited in next year's contract if necessary.

V. New Business

Items A & B of the agenda remain tabled, as there is no new information available for the Board to consider.

(RESOLUTION 21.96) Bid received from Justin Darling for parcel 18-212-0500.000, in the amount of \$6,000 and proposing a new home build. Discussion ensued and Board concluded that a counteroffer was appropriate. Motion by Sam Cramblit to counter at \$6,000 plus bidder assumes the cost of a new survey. Seconded by Tresa Baker. There was no further discussion, Vote called. Motion passed.

(RESOLUTION 21.97) Bid received from Justin Darling for parcel 18-211-1300.002, in the amount of \$6,000 and proposing a new home build. Discussion ensued and Board concluded that a counteroffer was appropriate. Motion by Sam Cramblit to counter at \$7,000 plus bidder assumes the cost of a new survey. Seconded by Tresa Baker. There was no further discussion, Vote called. Motion passed.

(RESOLUTION 21.98) Bid received from Doug Haas for parcel 04-040-1100.000 in the amount of \$8,000 and proposing no development, as most of the property is wetlands and subject to periods of flooding. Discussion ensued and Board concluded that a counteroffer was appropriate. Motion by Tresa Baker to counter at \$8,000 plus bidder assumes the cost of a new survey. Seconded by Sam Cramblit. There was no further discussion, Vote called. Motion passed.

(RESOLUTION 21.99) Bid received from Mike Finley for parcel 15-139-1700.013 in the amount of \$5,000 and proposing residential development. Discussion ensued and Board concluded that a counteroffer was appropriate. Motion by Tresa Baker to counter at \$6,250. Seconded by Stephanie Helms. There was no further discussion, Vote called. Motion passed.

(RESOLUTION 21.100) Bid received from Mike Finley for parcels 06-210-0500.0000 & 06-210-0400.000 in the amount of \$8,000 and proposing residential development. Discussion ensued and Board concluded that a counteroffer was appropriate. Motion by Stephanie Helms to counter at \$10,000. Seconded by Sam Cramblit. There was no further discussion, Vote called. Motion passed.

(RESOLUTION 21.101) Bid received from Mike Finley for parcel 06-142-0500.000 in the amount of \$6,000 and proposing residential development. Discussion ensued and Board concluded that a counteroffer was appropriate. Motion by Tresa Baker to counter at \$8,000. Seconded by Sam Cramblit. There was no further discussion, Vote called. Motion passed.

(RESOLUTION 21.102) Revised bid has been received from Charles Maynard on parcel 04-055-0300.000 in the amount of \$6,000, proposing the development of a residential cabin and bidder will take on the cost and completion of a new survey. Motion by Sam Cramblit to reject previously made bid by Susan Havens and tabled by the Board in the July 20th, 2021 meeting, for her failure to comply with the Board's request for additional information and, to reject bid, previously made by Charles Maynard also tabled by the Board in the July 20th, 2021 meeting, in lieu of his revised bid received 8-16-2021 and, to accept the revised bid of Charles Maynard. Seconded by Tresa Baker. No further discussion. Vote called and motion passed.

(RESOLUTION 21.103) Motion by Tresa Baker to reject bid on parcel 04-055-0300.000 from Steven J Wilds Jr./Steve Wilds logging on a policy and procedural issue. Seconded by Sam Cramblit. No further discussion. Vote called and motion passed.

(RESOLUTION 21.104) Motion by Tresa Baker to reject bid on parcel 04-045-0500.000 from Steven J Wilds Jr./Steve Wilds logging on a policy and procedural issue. Seconded by Sam Cramblit. No further discussion. Vote called and motion passed.

(RESOLUTION 21.105) Bid received from Ray Jones II for parcel 36-061-1200.000 in the amount of \$7,500 with a plan to make improvements that add to his existing and adjacent residence. Discussion ensued and the Board concluded that a counteroffer was appropriate. Motion by Tresa Baker to counter at \$10,500. Seconded by Stephanie Helms. There was no further discussion. Vote called. Motion passed.

(RESOLUTION 21.106) Bid received from Mike Finley on parcel 06-206-1200.000 in the amount of \$6,000. Board concluded the offer was fair. Motion by Tresa Baker to sell the property to Mr. Finley. Seconded by Sam Cramblit. No further discussion. Vote called and motion passed.

(RESOLUTION 21.107) Bid received from David Bush on parcel 29-086-1100.000 in the amount of \$6,000. Board concluded the offer was fair. Motion by Tresa Baker to sell the property to Mr. Bush. Seconded by Sam Cramblit. No further discussion. Vote called and motion passed.

(RESOLUTION 21.108) Bid received from Paul and Mary Waugh on parcel 29-056-0300.000 in the amount of \$5,000. Discussion ensued and Board concluded that a counteroffer was appropriate. Motion by Tresa Baker to counteroffer at \$11,500. Seconded by Stephanie Helms. No further discussion. Vote called and motion passed.

Discussion ensued regarding a written proposal from Thomas and Felicia Teasdale. As the properties in the proposal are not owned by the Land Bank, it is therefore impossible for the Board to consider a proposal regarding the end-use or the potential sale. The property has been used as a tire dumping site for a significant period of time and the Board requests an investigation into any programs involving the EPA could be utilized for site remediation, before the Land Bank would even consider any attempts at acquisition.

VI. Informational

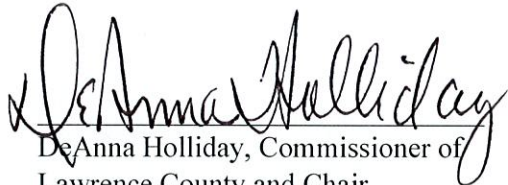
Report on Bergmann survey anomaly and Board direction on how to proceed.


VII. Audience Participation

None

VIII. Adjourn

Tresa Baker adjourned the meeting at 1:13 PM.


DeAnna Holliday, Commissioner of
Lawrence County and Chair


Tresa Baker, CPA
Treasurer of Lawrence and Vice Chair

Lawrence County Land Reutilization Corporation

Regular Board Meeting Agenda

Tuesday, October 19th, 2021 at 1:00 pm

327 Vernon St. Ironton, OH 45638

I. Call Meeting to Order and Roll Call

II. Reading of minutes from the September 21st and October 5th meetings

III. Financials for September 2021

IV. Old Business

- A. Credit Card Policy
- B. Rescission of Counter offer DWL.KEL.LLC. on parcel 23-075-0700.000
- C. Rescission of counteroffer Justin Darling on parcels 18-211-1300.002 & 18-212-1500.000
- D. Rescission of counteroffer Paul & Mary Waugh on parcel 29-056-0300.000
- E. Mike Finley counteroffer on parcels 06-210-0400.000 & 06-210-0500.000
- F. Rescission of counteroffer Mike Finley on parcel 06-142-0500.000
- G. Perry Township Trustee submission as requested by the Board.
- H. Report on Board counteroffers accepted by Haas, Jones and Rowe

V. New Business

- A. Services and Support Agreement between the Land Bank and Lawrence County.
- B. Board approval to back up accounting software data on the county's main server and the associated cost.
- C. Bid for parcel 05-002-0203.001 from Scott Hamm.
- D. Bid for parcel 05-001-1800.000 from Scott Hamm.
- E. Bid for parcel 35-056-0100.000 from Mark DeAutremont.
- F. Bid for parcel 35-055-1800.000 from Mark DeAutremont.
- G. Bid for parcels 06-119-0500.000, 06-119-0600.000, 06-119-0700.000, 06-119-0800.000 & 06-119-0900.000 (PULLEY PROPERTY) from Metta Management, Inc.
- H. Bid for parcel 06-058-0200.000 from James D. Hayes

VI. Informational

Next BOR hearing anticipated for December 15th @ 9:00 am.

VII. Audience Participation

VIII. Adjourn

Lawrence County Land Reutilization Corporation

Zoom-Hybrid Regular Business Meeting

October 19th, 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 1:00 PM on October 19th, 2021.

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
- 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
- Derick Fisher, attorney with McCown & Fisher, LPA, Land Bank legal counsel., via ZOOM.

Public Attendees

- Steve Cielec, co-owner of Metta Management, Inc
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II. Reading of the Prior Minute

Motion by Tresa Baker to accept the prior meeting minutes for September 21st and October 5th, 2021 as emailed. Seconded by DeAnna Holliday. No discussion. Vote called. Motion passed.

III. Financials

Motion by Stephanie Helms to accept the September, 2021 financials as presented. Seconded by Tresa Baker. No discussion. Vote called and motion passed.

IV. Old Business

(RESOLUTION 21-109) Old Business Agenda item (A). No prior resolution number exists but, has been a previously discussed business topic. A finalized draft of the Credit Card Policy has been brought forward for Board review. Discussion regarding one small language revision. Motion by DeAnna Holliday to ratify the policy, contingent upon a pending language revision. Seconded by Tresa Baker. There was no further discussion. Vote called and motion passed.

(RESOLUTION 21.64) Written correspondence received from DWL.KEL. LLC expressing no interest in the Board's counteroffer and no interest in further counter negotiations regarding parcel 23-075-0700.000.

Motion by Tresa Baker to rescind the Board's counteroffer and consider the matter closed. Seconded by Stephanie Helms. No further discussion. Vote called and motion passed.

(RESOLUTION 21.96 & 21.97) There has been no response by Justin Darling regarding the Board's counteroffers on parcels 18-211-1300.002 and 18-212-0500.000. The response required period having passed, Motion by Tresa Baker to rescind the Board's counteroffer and to consider the matter closed. Seconded by Stephanie Helms. Vote called and motion passed.

(RESOLUTION 21.108) There has been no response by Paul and Mary Waugh regarding the Board's counteroffers on parcels 29-056-0300.000. Required response period having passed, Motion by Tresa Baker to rescind the Board's counteroffer and to consider the matter closed. Seconded by Stephanie Helms. Vote called and motion passed.

(RESOLUTION 21.100) Counteroffer has been received from Mike Finley regarding parcels 06-210-0500.000 and 06-210-0400.000 in the amount of \$8,001. Mr. Finley's bid noted reasons for why his bid was fair and should be considered. Board discussion ensued. Motion by Tresa Baker to sell the subject parcels. Seconded by Stephanie Helms. No further discussion. Vote called and motion passed.

(RESOLUTION 21.101) Rejection of the Board's counteroffer has been received from Mike Finley, stating he will not pay more than his originally offered amount. Motion by Tresa Baker to rescind the Board's counteroffer and to consider this matter closed. Seconded by DeAnna Holliday. No further discussion. Vote called and motion passed.

(RESOLUTION 21.110) Old Business Agenda item (G). No prior resolution number exists but, has been a previously discussed business topic. Perry Township Trustees have submitted the additional information, as was requested by the Board, at the August 24th, 2021 regular business meeting. The Township has expressed interest in parcels 14-040-0100.000 and 14-040-0700.000 for the development of a community and Township usage for the properties. Township has provided basic plans and verification of financial capabilities to undertake the project. Motion by DeAnna Holliday to send the Perry Township Trustees, a letter explaining the Land Bank's terms and conditions and requesting a formal bid document be submitted by the Township.

V. New Business

New Business Agenda items (A & B), remain tabled.

(RESOLUTION 21.111) New Business Agenda item (C) Bid received from Scott Hamm for parcel 05-002-0203.001 in the amount of \$3,550. Discussion ensued. Motion by DeAnna Holliday to counter the bid with the contingency that the bidder pay all associated survey costs, as a new survey will be required for any transfer of this parcel. Seconded by Stephanie Helms. No further discussion. Vote called and motion passed.

(RESOLUTION 21.112) New Business Agenda item (D) Bid received from Scott Hamm for parcel 05-001-1800.000 in the amount of \$5,100. Discussion ensued. Motion by Tresa Baker to counter the bid at \$7,5000 with the contingency that the bidder pay all associated survey costs, as a new survey will be required for any transfer of this parcel. Seconded by Stephanie Helms. No further discussion. Vote called and motion passed.

(RESOLUTION 21.113) New Business Agenda item (E) Bids received from Mark DeAutremont on parcel 35-056-0100.000 in the amount of \$4,000. Bidder is developing his adjacent property and is looking to purchase additional land for his enjoyment. Motion made by DeAnna Holliday to accept the bid and sell the real property. Seconded by Tresa Baker. There was no further discussion. Vote called and motion passed.

(RESOLUTION 21.114) New Business Agenda item (F) Bid received from Mark DeAutremont on parcel 35-055-1800.000 in the amount of \$5,100. Bidder is developing his adjacent property and is looking to

purchase additional land for his enjoyment. Motion made by DeAnna Holliday to counter the bidder at \$7,500 to sell the real property. Seconded by Stephanie Helms. No further discussion. Vote called and motion passed.

(RESOLUTION 21.115) Bid in the total amount of \$153,580, with purchase option proposal, received from Metta Management, Inc. for parcels 06-119-0500.000, 06-119-0600.000, 06-119-0700.000, 06-119-0800.000 and 06-119-0900.000. Proposal is for a \$1,000 monthly payment set forth in a purchase agreement, with the option to purchase, contingent upon the bidder's successful approval of a provisional license to operate a medical marijuana dispensary. If successful, the balance would be owed to complete the sale, less the accumulative monthly payments. If unsuccessful, the Land Bank would keep any and all payments and maintain ownership of the land and the purchase agreement would be void. Board expressed questions and concerns above such facilities, zoning, Federal, state and local regulations, public outreach and how such licenses are determined by the State of Ohio. Mr. Steve Cielec, co-owner of Meta Management, Inc. was present and was asked to give further explanations to the Board. DeAnna Holliday had to leave the meeting at 2:00 P.M., abdicating her authority to Katrina Keith, her designee. After Mr. Cielec gave explanations, discussion ensued between the Board members and Land Bank legal counsel. Motion by Stephanie Helms to enter into a purchase agreement with monthly payments, with option to purchase between the Land Bank and Metta Management, Inc. at the total amount of \$153,580. Sale would be contingent on Metta Management, Inc. willingness and full completion of a public awareness campaign with the community at large, meeting all Federal, State and Local laws, regulations and criteria for obtaining the appropriate state provisional licensing, state full licensing and in operating such a business. The Land Bank's legal counsel will draft all legal documentations, expressing the Board's terms and conditions and Metta Management, Inc. will need to approve, agree and execute to the Board's satisfaction. Seconded by Katrina Keith. No further discussion. Vote called and motion passed.

(RESOLUTION 21.116) Bid received from James Hayes for parcel 06-058-0200.000 for the amount of \$5,500. Discussion ensued and Board feels as if the bid is below value. Motion by Tresa Baker to counter the bid at \$8,000 for the sale. Seconded by Stephanie Helms. No further discussion. Vote called and motion passed.

VI. Informational

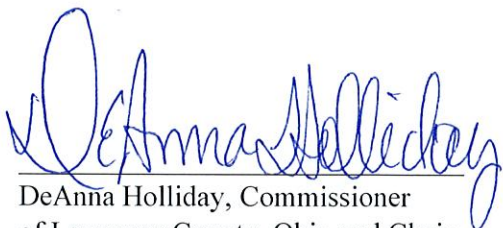
Next BOR scheduled for December 15th, 2021 at 9:00 am.

VII. Audience Participation

None

VIII. Adjourn

Katrina Keith adjourned the meeting at 2:35 PM.


DeAnna Holliday, Commissioner
of Lawrence County, Ohio and Chair


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