

Lawrence County Land Reutilization Corporation

Regular Business Meeting

April 19th, 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 1:02 PM on April 19th, 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
- Susan Dooley, designee for Sam Cramblit, Mayor of the City of Ironton
- Tony Sites, Upper Twp. Trustee (confirmed by letter from the Twp. and presented before the Board)
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Absent Board Members

- Colton Copley, Commissioner of Lawrence County

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

- Jerry R. Adkins and Rachel L. Adkins
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II. Reading of the Prior Minute

Stephanie Helms, designee for Colton Copley, Commissioner of Lawrence County entered the meeting at 1:04 pm.

Motion by Tresa Baker to accept the prior regular meeting minutes from March 15th, 2022 and the special meeting minutes from March 24th, 2022 as emailed to the Board. Seconded by Tony Sites. No further discussion. Vote called. Motion passed.

III. Financials

Tabled by DeAnna Holliday.

IV Old Business

(RESOLUTION 30.47 originally from year 2020 and revisited in 2021) This matter having been under deliberation for some time due to the elevated cost of a necessary new survey and, there being no option but that the survey be completed to facilitate any transfer, the Board decision is to either reject and decline this entire matter, or move forward in accordance to the counter proposal received from this bidder and the Land Bank's policy and procedures. Therefore, after careful consideration, motion by Tresa Baker to accept the

counter proposal of splitting the survey costs between the bidder and the Land Bank contingent upon the following. 1. Bidder is still willing to purchase the property at the amount of \$4,000. 2. The Land Bank will apply a maximum amount of \$2,500 towards the survey cost and the bidder must agree to assume all survey cost in excess of the Land Bank's \$2,500 split. Motion with contingency terms seconded by Tony Sites. No further discussion. Vote called and motion passed. Staff will make contact with the bidder expressing the Board's conditions and assess the bidder's interest in continuing the pursuit of the property.

(RESOLUTION 21.107 originally from 2021) Multiple phone and email attempts have been made to contact this bidder to set and close on parcel number 29-086-1100.000 awarded in this business item. All attempts have been unsuccessful and bidder has made no attempt to contact the Land Bank. Discussion ensued and this business being unresolved for an extended period of time; motion by Tresa Baker to rescind the Board's original award of this property to bidder, David Bush. Seconded by Tony Sites. No further discussion. Vote called and motion passed.

New Business

(RESOLUTION 22.36) Reimbursement request received from the Lawrence County Treasurer's office for 2022 first quarter salaries and fringe benefits for the Land Bank staff. Motion by Tony Sites to expend funds in the amount request back to the Treasurer's office. Seconded by Stephanie Helms. No further discussion. Vote called. Motion passed.

(RESOLUTION 22.37) Two estimates received from GML Property Maintenance LLC for the repair of a sink hole that has formed on the property owned by the Land Bank and commonly known as 178 & 0 Twp. Rd. 1063 South Point, Ohio 45680. The need for two estimates exists due to the unknown variables that may determine the scope of work necessary to correct the issue. Discussion ensued regarding the expenditure amount of funds that are at the staff's discretion without bringing every maintenance cost needs before the Board. Motion by Tresa Baker to establish a policy that requires any maintenance cost needs, under the mowing and maintenance contract that will exceed \$1,000 be brought before the Board for review and or final spending authorization but that maintenance cost needs of less than \$1,000 be at the Land Bank staff's discretion to negotiate and authorize the expenditure of funds. Seconded by Tony Sites. No further discussion. Vote called. Motion passed.

(RESOLUTION 22.37.1) Motion by Tresa Baker to approve, if necessary, the expenditure of funds for the estimate received from by GML Property Maintenance LLC in the amount of \$1,475 as was received and made part of the above resolution **(22.37)**. Seconded by Tony Sites. No further discussion. Vote called. Motion passed. Staff is to instruct GML Property Maintenance LLC to attempt the corrective measure at the lesser work scope and cost before undertaking greater.

(RESOLUTION 22.38) Bid received from Jerry R. Adkins and Rachel L. Adkins to purchase parcel 18-149-1400.000. Due to a yet unanswered policy and procedure question regarding a potential judgment in favor of the State of Ohio, Board discussion ensued and determination that tabling this matter was best until additional information could be obtained from the Ohio Department of Taxation. DeAnna Holliday tabled the matter until the Land Bank's next meeting.

(RESOLUTION 22.39) Bid received from Frank and Samantha Gallian for parcels 14-040-0100.000 and 14-040-0700.000. Board discussion ensued and the board concluded that the bid was more than fair and was in fact greater than Auditor's value. Motion by Tony Sites to accept the bid and sell the property to the bidder. Seconded by Tresa Baker. No further discussion. Voted called. Motion passed. It was then brought to the attention of the Board that the County Engineer's office would be requiring a new survey of the subject parcels to facilitate the deed transfer. Additional discussion ensued and the Board felt that the cost of a new survey could be absorbed by the Land Bank considering the above Auditor's value bid made by the bidder. Motion amended by Tony Sites to accept the bid and sell the property and that the Land Bank contract with a surveying company and absorb the associated survey costs. Seconded by Tresa Baker. No further discussion. Vote called. Motion passed.

(RESOLUTION 22.40) Bid received for parcel 23-072-0300.000 from William Scott Hansen. Discussion ensued and Board was informed that a survey would be required by the County Engineer's office of the subject parcel to facilitate the next deed transfer. Board determined the bid to be reasonable if the bidder would assume the associated cost of a new survey. Motion by Tresa Baker to make the aforementioned survey cost counter to Mr. Hansen. Seconded by Tony Sites. No further discussion. Voted called and motion passed.

(RESOLUTION 22.41) Bid received for parcel 32-037-0600.000 from Evan and Alec Herrell. Discussion ensued and Board concluded that the bid was of reasonable value but a counter offer was appropriate. Motion by Tresa Baker to counter to offer at \$7,500 plus bidder to assume the cost of a new survey as required by the County Engineer's office to facilitate the next deed transfer. Seconded by Stephanie Helms. No further discussion. Voted called and motion passed.

(RESOLUTION 22.42) Bid received for parcel 23-059-1100.000.000 from Kenneth Marcum. Discussion ensued and Board did not feel as if the bid was of reasonable value nor was the bidder's intended use conducive with the Land Bank's goals for land redevelopment. Motion by Tony Sites to decline the bid. Seconded by Susan Dooley. No further discussion. Voted called and motion passed.

(RESOLUTION 22.43) Bid received for parcel 29-056-0300.000 from Ricky Martin. Discussion ensued and bid was thought to be reasonable but, see a potential issue because the bid states that the bidder needs 3 to 6 months to come up with the funds for the purchase. Board concluded that awarding the property to the bidder when the bidder does not presently have the available funds for purchase potential set a poor business precedence. Motion by Tresa Baker to decline the bid offer. Seconded by Stephanie Helms. No further discussion. Vote called and motion passed. Board requests that the staff explain to this bidder their ability to submit a future new bid, once the bidder has the financial capability to purchase.

(RESOLUTION 22.44) Bid received for parcel 23-087-0500.001 from Jeffrey and Jacqueline Hutchison and a second bid for parcel 23-086-0903.001, also from Jeffrey and Jacqueline Hutchison. As these are separate bids on contiguous tracts and, to be used for a single redevelopment intention but identified as Agenda items I and J; the board elected to considered the matter as a single item of business. Bidder proposes using the parcels in a combined fashion for the potential development of a Tri-plex or a personal garage with some manner of living quarters. Discussion ensued and the Board was informed of the need for a survey as will be required by the County Engineer's office to facilitate the deed transfer. Board concluded that the bid amount was below a reasonable market value and determined that a counter proposal was appropriate. Motion by Tony Sites to counter the offers at a sales amount of \$7,500 per parcel with the buyer to assume all cost associated with the needed survey. Motion seconded by Susan Dooley. No further discussion. Vote called. Tresa Baker abstained. Motion passed.

(RESOLUTION 22.45) Multiple points were discussed regarding the benefit of moving the Land Bank's meetings to the County Commissioner's conference spaces in the county courthouse. Board concluded this move would be beneficial. Motion by Tony Sites to relocate the Regular Monthly Land Bank meetings to the third floor, County Commissioner's conference room for the remainder of year 2022. Seconded by Susan Dooley. No further discussion. Vote called. Motion passed. Staff instructed to revision the public notice of meetings with the Ironton Tribune.

Informational

Upper Township's letter of appointed Land Bank Board seat has been received and made part of the meeting minutes.

Board designee, Tony Sites has provided a letter naming his proxy/designee for his Board position.

Sizemore closing is pending as they accepted the Board's counteroffer.

Marketing budget for billboards and new website designee and launch is projected at between \$10,000-\$12,000

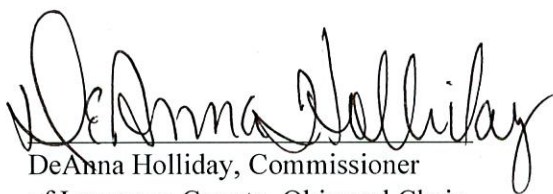
V. Audience Participation

Jerry R. Adkins and Rachel L. Adkins spoke to and were appreciative of the Board's transparency and willingness to answer questions through the meeting. They fully understood why their business item was tabled and promised to do their part in assisting the Board in answering the related concerns.

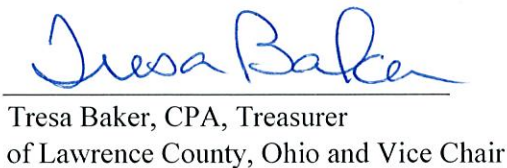
Julie McComas with the Lawrence County Clerk of Courts office was present and spoke to the Board regarding these last several years of cooperation on behalf of the Clerk of Courts office. Additionally, and on behalf of the Clerk of Courts office, she provided some documentations for Board review. Given the nature of the documentation and the direction of the conversation; Legal Counsel advised the Board that he should review prior and could provide advice and the next meeting.

VI. Adjourn

DeAnna Holliday adjourned the meeting at 2:36 PM.



DeAnna Holliday, Commissioner
of Lawrence County, Ohio and Chair



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