

Lawrence County Land Reutilization Corporation

Regular Business Meeting

JUNE 21ST, 2022

(1:00 PM)

I. Call to order

DeAnna Holliday called to order the regular meeting of the Lawrence County Land Reutilization Corporation at 1:02 PM on June 21st, 2022, located in the 3rd floor County Commissioner's conference room of the Lawrence County Courthouse.

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 as designee of Colton Copley, Commissioner of Lawrence County
- James M. Sites as designee for Tony Sites, Upper Twp. Trustee
- Samuel Cramblit, Mayor of the City of Ironton (entered the meeting at 1:15 pm.)

Absent Board Members

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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

- Representative for Bobby Hanshaw

II. Reading of the Prior Minute

Motion by Tresa Baker to accept the prior regular meeting minutes from May 17th, 2022, as emailed to the Board. Seconded by Stephanie Helms. No further discussion. Vote called. Motion passed.

III. Financials

Motion by Tresa Baker to accept the May, 2022 financial reports as provided for Board review. Seconded by Stephanie Helms. No further discussion. Vote called and motion passed.

IV. Old Business

(RESOLUTION 21.115) Termination of agreement request letter received from Metta Management LLC. Metta Management LLC was unable to obtain the necessary business license from the State of Ohio and per the agreement, final sale of the subject real estate was contingent upon said license being obtained. Metta Management LLC now request that the entire agreement be terminated and there being no objection from the Board; motion to terminated without prejudice made by Tresa Baker. Seconded by Stephanie Helms. There being no further discussion; vote called and motion passed. Staff will send the appropriate correspondence.

New Business

AGENDA ITEM "J" MOVED FORWARD IN THE MEETING BECAUSE OF A PUBLIC ATTENDEE'S PRESENCE AT THE MEETING FOR THAT SPECIFIC ITEM OF BUSINESS.

Samuel Cramblit entered the meeting at 1:15 during the discussion of the follow business matter.

(RESOLUTION 22.57) This matter having a direct relationship to prior **(RESOLUTION 22.48)** Request letter has been received from Bobby Hanshaw regarding the redevelopment and construction plan for parcel 05-003-0300.000 awarded in the May, 2022 meeting and subsequently sold and transferred. Mr. Hanshaw having concluded that due to material costs it is not financially feasible for him to build the single-family residence originally proposed. He now requests the Board's permission to place a new mobile home on the parcel with the upfront understanding he will affix the mobile home to a permanent foundation and accomplish what is necessary to convert the property to real estate at the County Auditor's office. Mr. Hanshaw being unable to attend the meeting for medical reasons sends his daughter to speak on his behalf and answer any questions the Board may have. She also provides pictures of the new mobile home model for the Board's review. Board discussion ensued. Motion to allow this modified redevelopment plan made by DeAnna Holliday. Seconded by Stephanie Helms. No further discussion. Vote called. Motion passed. All other conditions, covenants and restrictions will remain in force. Legal counsel is instructed to create a Modification of Agreement document to be executed by both parties and recorded for public record in the Office of the County Recorder.

*** Returning to the normal order of the agenda Item "A". Discussion ensued between the Board, legal counsel and Land Bank staff regarding the Sale-As-Is Program, Housing Quality Standards and the Deed-In-Escrow Program. There being various questions arising from the discussion; Board concludes that it is not capable of make an informed decision as to adopting either the Housing Quality Standards, Deed-In-Escrow Program or launching a Sale-As-Is Program. All matters tabled by DeAnna Holliday. Staff is instructed to refer to current policies and take appropriate actions with any parties who have submitted bids on or provided written or verbal proposals for any properties owned by the Land Bank that; have structure with rehabilitation perceptions by the public. Staff and legal counsel are to continue their efforts to address the Board questions and report at a later yet undetermined date.

(RESOLUTION 22.58) Bid received from German and Alexis Harbolt to purchase parcel 11-019-0100.000. Through the bid-screening process it was discovered that the Harbolts were named defendants in the original tax foreclosure case that resulted in the Land Bank's ownership of this specific parcel. However, additional research verifies this was due to their being an equitable interest lien holder and not a current or potential fee simple interest holder by relation to the original owner. The Board concludes that this does not constitute an eligibility issue in them now placing a bid on the property. Further discussion ensued and the Board feels as though the bid might be acceptable if the bidder would agree to assume to associated cost of a new survey which would be required by the County Engineer's office and that a counteroffer was appropriate. Motion by DeAnna Holliday to send bidder a counterproposal at \$7,000 plus their assumption of survey costs. Seconded by Samuel Cramblit. No further discussion. Vote called and motion passed. Staff will send the appropriate correspondence.

(RESOLUTION 22.59) This matter having a direct relationship to prior **(RESOLUTION 21.82)** Request letter received from Kamela Bennett regarding parcel 05-003-0300.000 which she and Michael Bennett purchased in 2021. Letter articulates that the owners experienced health issues which led to unexpected financial decision and subsequent financial hardships. Further stating that these factors now having a direct impact on the owner's ability to proceed with their development plan or even the ongoing maintenance of the subject property. The letter proposes the sale of the property back to the Land Bank at the owner's original purchase price. Board discussion ensued and the Board concluded it must decline the proposal as purchasing the property would not in the best interest of the Land Bank but, considering the hardships outlined in the letter; Board further concludes to release the owner from the agreed terms for the land's redevelopment which

would allow the owner to pursue selling the property to any other potential buyers while leaving the base covenants and restriction applicable. Motion by Tresa Baker as to the same stated above. Seconded by Stephanie Helms. No further discussion. Vote called. Motion passed. Staff will send the appropriate correspondence.

(RESOLUTION 22.60) Bid received for parcel 34-054-0200.000 from Chasity Porter. Discussion ensued and Board determined the bid to be fair. Motion by Samuel Cramblit to accept the bid. Seconded by Tresa Baker. No further discussion. Voted called and motion passed. Staff will send the appropriate correspondence.

*** Agenda Item "E". Bid received for parcels 35-038-0800.000 and 35-038-0600.000 from William Allen (dba) Bill Allen Properties LLC. Potential issues exist regarding liens in favor of the State of Ohio. Staff has not had the opportunity to contact the bidder regarding these matters prior to today's meeting. Suggestion to table this matter by DeAnna Holliday rather than rejected based on policy, as these matters may be resolved but unverifiable in the public record and for staff to communicate the finding with the bidder who may be capable of providing clarification. There was no opposition by the Board and matter is tabled. Staff will send the appropriate correspondence.

(RESOLUTION 22.61) Bid received for parcels 30-077-1301.000 and 30-077-1600.000 from Timothy and Paula Walters. Board discussion ensued and Board feels as though the bid is acceptable. Motion by Samuel Cramblit to accept the bid and sell the parcels. Seconded by Stephanie Helms. No further discussion. Voted called and motion passed. Staff will send the appropriate correspondence.

(RESOLUTION 22.62) Bid received for parcel 30-075-0100.000 from Ray Lewis. Board discussion ensued and Board determined the bid was lower than a reasonable value and a counteroffer was appropriate. Motion by Tresa Baker to counter the bidder at the Auditor's value of \$8,780. Seconded by DeAnna Holliday. No further discussion. Voted called and motion passed. Staff will send the appropriate correspondence.

*** Agenda Item "H" Bid received for parcel 37-021-0900.000 from Jerry Simpson. Board discussion ensued and questions surfaced regarding the bidder's eligibility and the history of the property. Motion by Tresa Baker to decline the bid. Prior to a second, mention was made of tabling the matter; allowing the bidder to attend the next meeting and potentially provide insight as to the Board's concerns. Board generally agreed. Tresa Baker then rescinded her motion to decline. There being no objections by the Board, the matter is tabled and, Mr. Simpson will be provided a request to attend the next regular meeting. Staff will send the appropriate correspondence. .

(RESOLUTION 22.63) At staff's request, Wentz Consulting LLC has been hosting the Land Bank's website for the months of May and June, even after the prior hosting agreement had concluded. This was a requested service until the new website launched. Staff is now requesting approval to pay Wentz Consulting LLC at a total cost of \$600. Motion to pay Wentz Consulting by Samuel Cramblit. Seconded by Tresa Baker. No further discussion. Vote called and motion passed.

(RESOLUTION 22.64) Matters regarding the Land Bank's Record Retention Commission and requirements. Motion by DeAnna Holliday to appoint Tresa Baker as Chair of the Commission; and Legal Representative as Derick Fisher; and Fiscal Representative as Marie McKenzie. Each individual accepts their appointment. Seconded by Samuel Cramblit. No further discussion. Vote called and motion passed.

Informational

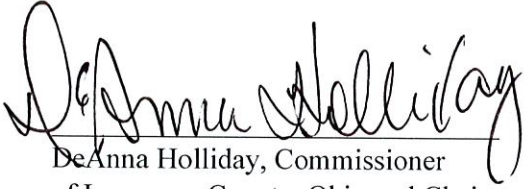
Next BOR is scheduled for June 29th, 2022, at 9:00 am. Marketing billboard is installed in Proctorville by Hall's. Both Prichard and Adkins from May's meeting have accepted the Board's counteroffers. ODO Demolition and Site Revitalization Program awards are delayed but anticipated to be announced by mid-July. Board was updated on the Tarrify vs. Cuyahoga County BOR case. The outcome being favorable for Ohio Land Banks from an ongoing BOR acquisition perspective. New website has launched under the domain of lawrencecountylandbank.com and once the old domain transfers, we will also control the .org and the two will link for those searching for our information on the web.

V. Audience Participation

None

Adjourn

DeAnna Holliday adjourned the meeting at 3:01 PM.



DeAnna Holliday, Commissioner
of Lawrence County, Ohio and Chair



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