

Lawrence County Land Reutilization Corporation

Regular Business Meeting

May 17th, 2022

(1:00 PM)

I. Call to order

Tresa Baker called to order the regular meeting of the Lawrence County Land Reutilization Corporation, Regular Business Meeting Committee at 1:02 PM on May 17th, 2022 as was 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

- Katrina Keith as designee of 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
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Absent Board Members

- Sam Cramblit, Mayor of the City of Ironton
- Tony Sites, Upper Twp. Trustee

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
- Bobby Hanshaw
- Patricia Fields, Deputy Treasurer of Lawrence County, Ohio

II. Reading of the Prior Minute

Motion by Stephanie Helms to accept the prior regular meeting minutes from April 19th, 2022 as emailed to the Board. Seconded by Katrina Keith. No further discussion. Vote called. Motion passed.

III. Financials

Motion by Katrina Keith to accept the March and April, 2022 financial reports as provided for Board review. Seconded by Stephanie Helms. No further discussion. Vote called and motion passed.

IV Old Business

(RESOLUTION 22.29) Due to an unknown anomaly with the current and previous deed's legal descriptions and, only discovered by the County Engineer's office after the sale and closing of the real estate and, with the only method of correction being to reopen the tax foreclosure case and obtain a new and accurate Sheriff's deed; Board now seeks to provide the buyer with a legal mechanism of entering onto the property to begin their redevelopment plan while removing liability from the Land Bank in their doing so. Legal counsel having

already filed the necessary documentation in the case, advised the Board that an Addendum to the original purchase agreement could be utilized to grant to the buyer the necessary rights and privileges, while holding the Land Bank harmless for any activities of the buyer. Motion by Katrina Keith for counsel to prepare the necessary Addendum. Seconded by Tresa Baker. No further discussion. Vote called and motion passed.

AGENDA ITEM "B" WAS UNNECESSARY AS THE COUNTER PROPOSAL WAS VERIFIED AS ACCEPTED JUST PRIOR TO THE MEETING AND THUS NO ACTION WAS TAKEN.

(RESOLUTION 22.40) Counter to the Board's counteroffer was received for parcel 23-072-0300.000 from William Scott Hansen. Discussion ensued and Board determined the counter was acceptable since the bidder is agreeing to assume the associated cost of a new survey. Motion by Tresa Baker to accept the counter of \$7,700 plus survey costs from Mr. Hansen. Seconded by Stephanie Helms. No further discussion. Voted called and motion passed.

(RESOLUTION 22.41) There being no response to the Board's counter proposal on parcel 32-037-0600.000 from Evan and Alec Herrell and the required response period having passed; Board discussion ensued and Board concluded that a rescission of counter proposal was appropriate. Motion by Katrina Keith to rescind counter and close the matter. Seconded by Stephanie Helms. No further discussion. Voted called and motion passed.

(RESOLUTION 22.44) There being no response to either of the Board's counter proposals on parcel 23-087-0500.001 from Jeffrey and Jacqueline Hutchison or on parcel 23-086-0903.001, also from Jeffrey and Jacqueline Hutchison and the required response period having passed; Board discussion ensued and the Board concluded that a rescission of both counter proposals was appropriate. Motion by Stephanie Helms to rescind counter on parcel 23-087-0500.001 and to close the matter. Seconded by Katrina Keith. No further discussion. Vote called. Tresa Baker abstained. Motion passed.

(RESOLUTION 22.44) There being no response to either of the Board's counter proposals on parcel 23-087-0500.001 from Jeffrey and Jacqueline Hutchison or on parcel 23-086-0903.001, also from Jeffrey and Jacqueline Hutchison and the required response period having passed; Board discussion ensued and the Board concluded that a rescission of both counter proposals was appropriate. Motion by Stephanie Helms to rescind counter on parcel 23-086-0903.001 and to close the matter. Seconded by Katrina Keith. No further discussion. Vote called. Tresa Baker abstained. Motion passed.

New Business

AGENDA ITEM "A" TABLED TO A LATER POINT OF THE MEETING WHILE THE BIDDER IS ACTIVELY WORKING TO CURE A POLICY ISSUE FAILURE BEFORE THE CLOSE OF THE MEETING.

(RESOLUTION 22.46) Proposal from GML Properties LLC received. Proposal indicates GML interest in purchasing 129 Twp. Rd. 1119 Chesapeake, Ohio 45619 in an AS-IS condition and rehabilitating the existing structure(s). Discussion ensued and the Board concluded that the Land Bank's best course of action was to leave this location in the demolition program. Motion by Tresa Baker to respectfully decline the proposal from GML Properties LLC. Seconded by Katrina Keith. No further discussion. Vote called. Motion passed.

Mike Finley has submitted a letter of request for a time extension on his redevelopment commencement plans for those parcels purchased in 2021. The request sites various reasons for the need of an extension but lacks any language regarding the timeframe for the request. The Board concludes that it can make no decision for or against the request and instructs the staff to contact Mr. Finley and explain the Board decision and if he so chooses, he may submit a more detailed request for the Board's consideration.

(RESOLUTION 22.47) Bid received from German and Alexis Harbolt to purchase parcel 11-019-0100.000. Through the bid-screening process it was discovered that Alexis Harbolt was a named defendant in the tax foreclosure cases that resulted in the Land Bank's ownership of this specific parcel. Upon the advice of legal

counsel, Board concluded that the bidder was ineligible to obtain this property. Motion by Tresa Baker to decline the bid offer. Seconded by Katrina Keith. No further discussion. Vote called and motion passed.

(RESOLUTION 22.48) Bid received from Bobby and Dorothy Hanshaw for parcel 05-003-0300.000. Board discussion ensued and the Board concluded that the bid was acceptable. Motion by Tresa Baker to accept the bid as received. Seconded by Stephanie Helms. No further discussion. Vote called. Motion passed.

(RESOLUTION 22.49) Bid received for parcel 23-113-1200.000 from Eddie Prichard Jr. 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 Stephanie Helms to make a counter to Mr. Prichard in that he also assumes the full cost of a survey in addition to his bid amount. Seconded by Katrina Keith. No further discussion. Voted called and motion passed.

(RESOLUTION 22.50) Bid received for parcel 32-092-1700.000 from Bernard and Brenda Knapp. Discussion ensued and Board concluded that the bid was fair. Motion by Tresa Baker to accept the bid as received. Seconded by Stephanie Helms. No further discussion. Voted called and motion passed.

(RESOLUTION 22.51) Bid received for parcel 32-037-0600.000.000 from Beau Adkins. Discussion ensued and Board was informed that a new survey would be required by the County Engineer's office of the subject property to facilitate the next deed transfer. Board feels as though the bid would be acceptable if the bidder would agree to assume the associated cost of a new survey. Motion by Tresa Baker to make a counter to Mr. Adkins in that he also assumes the full cost of a survey in addition to his bid amount. Seconded by Katrina Keith. No further discussion. Voted called and motion passed.

(RESOLUTION 22.52) Website Hosting Renewal Proposal from Wentz Consulting has been received. This renewal of contract proposal would span from May 2022 through April 2023 and provide no additional services other than have been provided in years past. Discussion ensued and the Board concluded that is does not wish to renew the Hosting Agreement with Wentz Consulting. Motion by Tresa Baker to decline the proposal and to not renew with Wentz Consulting. Seconded by Katrina Keith. No further discussion. Vote called and motion passed.

(RESOLUTION 22.53) New Website Building, Hosting and Services Proposal received from Bear Media Services LLC. The proposal is for the creation of a new and improved website, ongoing services/support and site hosting for the remainder of 2022 and, workshop with the designer so that the staff is capable of make in house changes to the website, while working freely with the site's content and relevance which, oft times a deficiency with the previous web host. Discussion ensued and the Board feels as though the associated cost is fair for the full services being proposed. Motion by Katrina Keith to accept the provided proposal and to enter into an agreement with Bear Media Services LLC. Seconded by Stephanie Helms. No further discussion. Vote called and motion passed. Board request that legal counsel create the necessary contract(s). In the meantime, staff will work to get all proprietary aspects of the current website transferred out of the control of the previous host and into the Land Bank's control.

(RESOLUTION 22.54) As was directed by the Board; Land Bank staff has researched roadside billboards and pricing information for locations within the county for the purpose of marketing properties in the Land Bank's inventory that are for sale and a brand campaign for public outreach. Staff has determined that two locations operated by WVOUTDOOR were prime locations with immediate availability and where the associated cost is well within the Board's approved budget for such ventures. The information being now provided to the Board, motion by Katrina Keith to enter into an agreement with WVOUTDOOR to secure both locations for a term period of 4 to 5 weeks. Seconded by Tresa Baker. No further discussion. Vote called and motion passed.

RETURNING TO TABLED AGENDA ITEM "A" WHICH IS RELATED AND RELEVANT TO THE NEWLY ADDED AGENDA ITEM "K" AND FURTHER EXPLAINED IN (RESOLUTION 22.55 & 22.56)

(RESOLUTION 22.55) Bids received from Jerry R. Adkins and Rachel L. Adkins for parcels 18-149-1400.000 and 18-149-1500.000. The subject bid for 18-149-1500.000 was inadvertently omitted from the original agenda. This fact was discovered after item "A" was tabled while the bidder was attempting to cure an eligibility issue found in the County's public records. Both bids being received in accordance to the Land Bank's Policies and Procedures and are available for the Board's review. As they are separate bid documents, it was counsel's advice that the bid for 18-149-1500.000 be added as item "K" rather than merged into item "A". Now as to the bid for parcel 18-149-1400.000. Discussion ensued and the bid was determined to be acceptable. Motion by Katrina Keith to accept the bid as received. Seconded by Stephanie Helms. No further discussion. Vote called and motion passed.

(RESOLUTION 22.56) Now as to the bid from Jerry R. Adkins and Rachel L. Adkins for parcel 18-149-1500.000. Discussion ensued and the bid was determined to be acceptable. Motion by Stephanie Helms to accept the bid as received. Seconded by Katrina Keith. No further discussion. Vote called and motion passed.

Informational

None

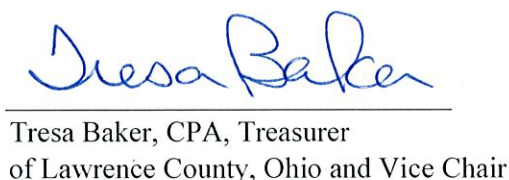
V. Audience Participation

Patricia Fields spoke as to the Treasurer's negotiated tax lien sale initiative. This is relevant due to the fact that the Land Bank acquires properties through other styles of tax foreclosures and in some cases, a negotiated tax lien foreclosure may already be pending determination. Land Bank has an operating policy to govern in such circumstances.

Adjourn

Tresa Baker adjourned the meeting at 2:39 PM.


DeAnna Holliday, Commissioner
of Lawrence County, Ohio and Chair


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