

Lawrence County Land Reutilization Corporation

Regular Business Meeting

August 16TH, 2022

(1:00 PM)

I. Call to order

Tresa Baker called to order the regular meeting of the Lawrence County Land Reutilization Corporation at 1:00 PM on August 16th, 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 roll call.

Board Members

- Tresa Baker, Treasurer of Lawrence County and Vice Chair
- Stephanie Helms, designee for Colton Copley, Commissioner of Lawrence County
- Tony Sites, Upper Twp. Trustee

Absent Board Members

- Samuel Cramblit, Mayor of the City of Ironton
- DeAnna Holliday, Commissioner of Lawrence County and Board Chair
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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

- Mark McCallister with Horizon
- Lionel Finch
- Lee Ann Keeney with Advantage Workforce Solutions

Board Member: Samuel Cramblit, Mayor for the City of Ironton entered the meeting at 1:03 pm.

II. Reading of the Prior Minute

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

III. Financials

Motion by Samuel Cramblit to accept the July 2022 financial reports as provided for Board review. Seconded by Stephanie Helms. No further discussion. Vote called and motion passed.

IV. Old Business

***Agenda item "A" This matter first being discussed and recorded in the Land Bank meeting dated June 21st, 2022 and being tabled without any formal decision by the board and having no assigned resolution number, is now being brought back before the board for potential decision of the matter. Bid received for

parcels 35-038-0800.000 and 35-038-0600.000 from William Allen (dba) Bill Allen Properties LLC. Potential issues previously identified and exist regarding liens in favor of the State of Ohio. Staff has provided the liens in question to the bidder and sent letter correspondences in an attempt to determine whether there existed a resolution to the liens in question that was not made part of the public records and not accessible to the staff as part of the bid screening process. There being no return correspondences from the bidder to assist in this matter, board now returns to the Policies and Procedures in making a determination on the available information. Motion by Tresa Baker to decline the bid as ineligible on the basis of a policy. Seconded by Tony Sites. There was no further discussion. Vote called. Motion passed. Staff will send the appropriate correspondence and advise the bidder that should they be capable of providing verifiable resolution to the matter of the liens in favor of the State of Ohio, bidder could submit a new bid on any eligible property in the Land Bank's inventory.

(RESOLUTION 22.71) There has been no written response, within the stipulated time frame, to the Board's counteroffer regarding that bid received for parcels 36-022-1700.000 and 36-022-1800.000 as a combined sale of both parcels from Gary Morrison (dba) BB&T Properties LLC. Board discussion ensued. Motion by Samuel Cramblit to rescind the counteroffer and original bid is declined. Seconded by Stephanie Helms. No further discussion. Voted called. Motion passed. Staff will send the appropriate correspondence

(RESOLUTION 22.73) Board feels as though they cannot make a decision in this matter and instructs the staff to contact the bidder regarding the correspondence, they were sent by the Land Bank staff. Motion by Tresa Baker to table this matter, allowing for the staff to make contact and report back at the next meeting. Seconded by Tony Sites. There was no further discussion. Vote called. Motion passed.

New Business

(RESOLUTION 22.74) Lee Ann Keeney with Advantage Workforce Solutions further called (the company) presented the Board with information regarding (the company) and how the Land Bank could potentially utilize a worker from (the company), paid by and covered by (the company) as part-time support staff for the Land Bank. The Board was reminded of the staffing and support agreement between the Land Bank and the Treasurer's office. Tresa Baker as acting chair tabled the matter to give opportunity at due diligence as the County Treasurer so to determine whether there would exist any conflicts that the Board should be made aware of. There were no Board member objections to tabling the matter.

(RESOLUTION 22.75) Mark McCallister, with the company Horizon, which is a fiber-optic internet service provider, was present at the meeting and has provided a written, internet service proposal, as requested by the Board. Board opened the floor to Mr. McCallister to provide a full explanation of the proposal. Afterwards there arose questions regarding matters which may only be known to those Board members who were not present and thus a general feeling that this matter needed tabling. Legal counsel agreed and so advised the Board. Tresa Baker as acting chair tabled the matter with no objection by any other Board member.

(RESOLUTION 22.76) Discussion held regarding the drafted language for the new Deed-in-Escrow Program as presented to the Board. There were no objections. Motion by Tresa Baker to adopt the language as the Land Bank's new program and to be incorporated into our operational policies and procedures. Seconded Sam Cramblit. No further discussion. Vote called. Motion passed.

(RESOLUTION 22.77) Discussion held regarding the drafted language for the new Housing Quality Standards as presented to the Board. There were no objections. Motion by Sam Cramblit to adopt the Housing Quality Standards to work cooperatively with the renovation aspects of the Deed-in-Escrow Program. Seconded by Tresa Baker. No further discussion. Vote called. Motion passed.

(RESOLUTION 22.78) Tammy Jiles has emailed the Land Bank as request for a 12-month extension of her residential redevelopment project's completion date. Staff provided verification that the project has commenced but could not be completed by the previously agreed date in September 2022. Discussion ensued and it was suggested that, if an extension is granted to Ms. Jiles or any future owner/requester, that the extension be conditional upon the owner/requester's requirement of providing quarterly updates and pictures of the progress being made and once reviewed by the Board, the extension would be revocable, should the Board feel as though the owner/requester is not making significant enough progress. Motion by Samuel Cramblit to grant Ms. Jiles the extension, contingent upon her providing a quarterly progress update and extension being subject to revocation by the Board after the review of any update which, verifies a lack of project progress. Seconded by Stephanie Helms. No further discussion. Voted called. Motion passed. Staff will send the appropriate correspondence.

(RESOLUTION 22.79) Bid received for parcel 36-074-0909.000 from Scott and Barbara Moore. Board discussion ensued and Board determined the bid was of reasonable value and with a favorable, residential redevelopment plan. Motion by Tony Sites to accept the bid and sell the subject parcel to the bidder. Seconded by Samuel Cramblit. No further discussion. Voted called. Motion passed. Staff will send the appropriate correspondence.

(RESOLUTION 22.79) Bid received for parcels 23-087-0500.001 and 23-086-0903.001 from Roger Johnson. Board discussion ensued and Board determined the bid was well below reasonable value but had a favor residential redevelopment plan. As these parcels have a survey requirement, motion by Tresa Baker to counter the bid at \$12,000 plus bidder assumes all costs associated with a new survey. Seconded by Stephanie Helms. No further discussion. Voted called. Motion passed. Staff will send the appropriate correspondence.

(RESOLUTION 22.80) Board has been provided with a proposal from Cazenovia Creek Investments Management, LLC wherein they propose that the Land Bank could take receipt of the tax foreclosure property at 2837 South 5th St. Ironton, Ohio 45638, as a donation once the foreclosure is complete and Cazenovia Creek Investment Management, LLC takes ownership. Discussion ensued and the Board did not determine that taking this as a donation was in the Land Bank's best interest. Motion by Tresa Baker to decline the proposal of donation. Seconded by Tony Sites. No further discussion. Vote called. Samuel Cramblit abstained. Motion passed.

Informational

Next BOR is tentatively scheduled for Sept-Oct 2022

ODOD Demolition and Site Revitalization Program agreement is executed and submitted. Now waiting on ODOD to execute and return, along with future program instructions for obtaining the awarded funds.

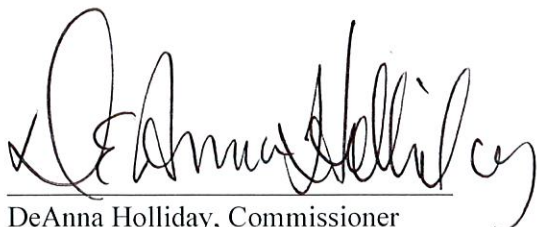
As-Is program is now our Deed-in- Escrow Program. Next phase is to obtain qualified inspectors and compile a list of potential properties.

V. Audience Participation

None

Adjourn

Tresa Baker adjourned the meeting at 2:47 PM.



DeAnna Holliday, Commissioner
of Lawrence County, Ohio and Chair



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