

# Lawrence County Land Reutilization Corporation

## Regular Business Meeting

JULY 19TH, 2022

(1:00 PM)

### **I. Call to order**

DeAnna Holliday called to order the regular meeting of the Lawrence County Land Reutilization Corporation at 1:00 PM on July 19th, 2022, located in the 3<sup>rd</sup> 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
- Colton Copley, Commissioner of Lawrence County
- Tony Sites, Upper Twp. Trustee

#### **Absent Board Members**

- Samuel Cramblit, Mayor of the City of Ironton
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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
- Rick Provenzano with Horizon
- Jerry Simpson
- Gary Morrison
- Ronald Hatfield
- Johnathon Greene, plus one unidentified female

### **II. Reading of the Prior Minute**

Motion by Colton Copley to accept the prior regular meeting minutes from June 21<sup>st</sup>, 2022, as emailed to the Board. Seconded by Tresa Baker. No further discussion. Vote called. Motion passed.

### **III. Financials**

Motion by Tresa Baker to accept the June 21<sup>st</sup>, 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" Matter is moved to the latter part of the meeting so as to not hold up business matters that will involve the various public attendees.

**\*\*\*Agenda item “B” as being previously tabled agenda item “H” from June 2022 meeting.** Last month the board tabled a property bid from Jerry Simpson as the Board had questions believed to be relevant in their ability to make an informed decision in the matter. At the Board’s request, Jerry Simpson was invited to attend the July meeting for (Q & A). Jerry Simpson being present, an open dialogue between he and the Board ensued. Upon completion, the Board decision was to review and potentially make decision on Mr. Simpson’s bid. **THE FOLLOWING RESOLUTION WILL CONSTITUTE A NEW BUSINESS MATTER AND BE RECORDED AS FOLLOWS.**

**(RESOLUTION 22.65)** Motion by Colton Copley to accept Jerry Simpson’s bid as received and to sell parcel # 37-021-0900.000 at the amount of \$1,500. Seconded by Tony Sites. There was no further discussion. Vote called. Motion passed.

### **Continuation of Old Business**

**(RESOLUTION 22.62)** Counteroffer to the Board original counter has been received from Ray Lewis. Counter proposal is an offer of \$6,500. Bidder sites their reason for countering as being a tree on the property which they feel must be cut down and will cost additional funds and works to devalue the property. Board did not agree with the bidder’s position regarding the tree but after additional discussion felt as though the bid howbeit low, would be acceptable under the condition that bidder must remove the tree within 90 days of the property transfer if sold. Further discussion ensued. Motion by Tresa Baker to accept the bid contingent upon the bidder agreeing to remove the tree within the 90-day period. Seconded by Colton Copley. There was no further discussion. Voted called. Motion passed.

### **New Business**

**(RESOLUTION 22.66)** Board has received a request from the Lawrence County Treasurer’s office for the expenditure of funds in the amount of \$38,173. This matter being reoccurring, motion by Colton Copley to expend Land Bank funds accordingly. Seconded DeAnna Holliday. There was no further discussion. Vote called and motion passed.

**(RESOLUTION 22.67)** Board has received a request and proposal from GML Property Maintenance LLC, requesting a \$2.00 per property, per mow increase to the mowing portion of their 2022 contract. Extended discussion ensued. Board did not entirely agree with the reasonings provided in the proposal and viewed most as “cost of doing business” but recognized the fuel cost increase at present versus the cost at time of contract commencement as inflated but not enough to justify the \$2.00 increase as requested. Motion by Tony Sites to approve a \$1.00 per property, per mow increase for only the remaining mows for 2022, subject to the review and reversion should fuel cost decrease. Seconded by Colton Copley. No further discussion. Vote called. DeAnna Holliday voted “No”. Majority voted “Yes”. Motion passed.

**(RESOLUTION 22.68)** Request letter received from Patti Thompson-Stapleton regarding parcel 06-143-0600.000. Original sale was partially contingent upon the buyer’s development of a fence that would surround the subject parcel. The received letter states that the adjacent property owner lack of tree and bushes upkeep along with some personal and financial burdens of the buyer have created unforeseen problems with the building of the proposed fence and the buyer/current owner now requests that the Board waive that specific condition. Board discussion ensued. Motion by Colton Copley to permit the request on the fencing waiver. as to the same stated above. Seconded by Tresa Baker. No further discussion. Vote called. Motion passed.

**(RESOLUTION 22.69)** Request letter for an 18-month, redevelopment commencement extension, on all properties purchased by Mike Finely, has been submitted by Mr. Finley. Mike Finley is already well out of compliance in this matter, in accordance with the Land Bank’s covenants and restriction yet, no action has been taken. Staff informed the Board that there are other buyers that may also be outside of compliance. As a

matter of consistency, staff is instructed to research sales that had redevelopment conditions and if or where applicable, send each party a written notice of any requirement deficiencies. This would also include Mr. Finley. Now as to the matter of Mr. Finley's specific request. Given the preceding Board instructions, motion by DeAnna Holliday to reject the commencement extension request. Seconded by Tony Sites. No further discussion. Vote called. Motion passed.

**(RESOLUTION 22.70)** Bid received for parcel 25-063-0601.000 from Ronald Hatfield. Mr. Hatfield was present and was given the floor to answer questions by the Board as to why he felt his bid was fair. Board discussion ensued and Board feels as though the bid is acceptable. Motion by Colton Copley to accept the bid and sell the parcel to Mr. Hatfield. Seconded by Tony Sites. No further discussion. Voted called and motion passed. Staff will send the appropriate correspondence.

**(RESOLUTION 22.71)** Bid received for parcels 36-022-1700.000 and 36-022-1800.000 as a combined sale of both parcels as they are contiguous properties from Gary Morrison (dba) BB&T Properties LLC. Board discussion ensued and Board determined the bid was lower than a reasonable value if considering both parcels in the sale and, a counteroffer was thought appropriate. Motion by Colton Copley to counter the bidder at the amount of \$9,000 for both parcels. Seconded by Tresa Baker. No further discussion. Voted called and motion passed. Staff will send the appropriate correspondence.

**(RESOLUTION 22.72)** Bid received for parcel 36-051-1200.000 from Gary Morrison (dba) BB&T Properties LLC. Board discussion ensued and Board determined the bid was of reasonable value. Motion by Colton Copley to accept the bid and sell the subject parcel to the bidder. Seconded by DeAnna Holliday. No further discussion. Voted called and motion passed. Staff will send the appropriate correspondence.

**(RESOLUTION 22.73)** Bid received for parcel 36-053-0800.000 from Johnathon Greene (dba) C & M Preowned LLC. Board discussion ensued and Board determined the bid was of reasonable value but, had concerns about the manner of improvement as proposed by the bidder. Bidder is proposing a graveled parking lot to stage used car inventory and overflow customer parking for their preowned car business. As the bidder was present for the meeting, they were inquired of by the Board as to their capability and willingness to blacktop the lot rather than gravel. Floor was opened to the bidder for response, and they stated they would not be capable of doing so initially. Board inquired as to the bidder's capability to blacktop the lot within 12 months if, the Board would initially sell the lot, allowing for graveling. Bidder responded that they could blacktop if allowed the 12-month period to do so. Motion by Colton Copley to accept the bid and sell the parcel to the bidder; allowing for the lot to be initially graveled, contingent upon the bidder's willingness to blacktop the lot within 12 months of the sale and in accordance with the Land Bank's covenants and restrictions. Seconded by Tony Sites. No further discussion. Voted called and motion passed. Staff will send the appropriate correspondence.

Request letter has been received from Josh Campbell, the owner of parcel 35-039-0800.000 which, is adjacent to the Land Bank's parcel of 35-039-0400.000. The letter requests that the Land Bank remove 3 trees which grow on or near the boundary line of the above referenced Land Bank parcel. Mr. Campbell feels as though these trees pose a threat to his property and are currently damaged to a point of being unhealthy. Given the location of the trees, the Board is not convinced the responsibility for the subject trees is that of the Land Bank but, may be willing to give future consideration for assistance in this matter, given the proximity to the shared boundary line of the two parcels above referenced if, Mr. Campbell would be willing to obtain cost estimates for the proposed work and submit said estimates to the Land Bank for Board review. Board instructs the staff to contact Mr. Campbell in accordance with the Board's opinion but to take no other action in this

matter nor giving Mr. Campbell any assurances other than, the Board will review and consider the matter at a future date, should Mr. Campbell submit the requested estimates.

Rick Provenzano and Mark McCallister, both with the company Horizon, which is a fiber-optic internet service provider, were present at the meeting. Board opened the floor for their explanation of services and support and their opinion of why their company was a better provider of internet services versus the Land Bank's current service with Spectrum. After they presented, Board welcomed a written proposal, to be submitted and if received, be reviewed and considered by the Board at a later meeting date.

### **Informational**

Next BOR is tentatively scheduled for Sept-Oct 2022

German and Alexis Harbolt accepted the Board counter proposal.

ODOD Demolition and Site Revitalization Program awards are delayed due to revisions to be made to the funding agreement.

Walters and Porter sales from June have closed.

As-Is program updates will need to be on hold until the August 2022 meeting.

### **V. Audience Participation**

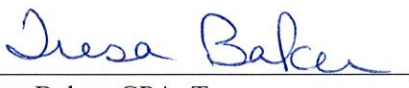
None

### **Adjourn**

DeAnna Holliday adjourned the meeting at 3:08 PM.



DeAnna Holliday, Commissioner  
of Lawrence County, Ohio and Chair



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