

Lawrence County Land Reutilization Corporation

Regular Business Meeting

September 20TH, 2022

(1:00 PM)

I. Call to order:

Tresa Baker called to order the regular meeting of the Lawrence County Land Reutilization Corporation at 1:04 PM on September 20th, 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 for Lawrence County and Chair

Land Bank Staff or Legal Counsel

- Marie McKenzie, Lawrence County Deputy Treasurer.
- Thomas Schneider
- Derick Fisher of McCown & Fisher, Land Bank legal counsel

Public Attendees

- Mark McCallister with Horizon Internet
- Stephen Manns
- Robert Hensley
- Jason Cyrus
- Bobby Hanshaw

Board Member: DeAnna Holliday, entered the meeting at 1:06 pm.

II. Reading of the Prior Minute:

Motion by DeAnna Holliday to accept the prior regular meeting minutes from August 16th, 2022, as emailed to the Board. Seconded by Tony Sites. No further discussion. Vote called. Motion passed.

III. Financials:

Motion by Tresa Baker to table the August 2022 financial report as provided for Board review. Seconded by DeAnna Holliday. No further discussion. Vote called and motion passed.

IV. Old Business:

(RESOLUTION 22.74) This matter having first been discussed in the August 16th, 2022, meeting and subsequently tabled while county representation and collective bargaining agreement representation could be consulted. Tresa Baker now verifies there would exist no conflict with the county, or the collective bargaining agreement should the Land Bank wish to explore utilizing staff provided by Vantage Workforce

Solutions. Board began discussion on any pros vs. cons of engaging with Vantage Workforce Solutions in providing a part-time staffer to the Land Bank but, under the terms of the staffer being employed through Vantage and Vantage having the responsibility of compensating the staffer, maintaining their Ohio Worker's Comp and any fringe benefits and the staffer having no connection to the county government, collective bargaining agreement or the Land Bank legally or financially. Motion by Tony Sites to engage with Vantage Workforce Solution to begin the process of potentially obtaining a part-time staffer. Seconded by Stephanie Helms. No further discussion. Voted called. Motion passed. Staff will contact Vantage Workforce Solutions.

(RESOLUTION 22.75) This matter having been previously table at the meeting held August 16th, 2022, and now being revisited. Board still has additional questions and opens a dialogue with Horizon representative, Mark McCallister, who himself is present for the meeting. Board feels as though entering into a long-term agreement for service at the Land Bank's office location of 327 Vernon St. may be problematic, should in the future the Land Bank office be relocated to a space within the courthouse. As this is a possibility, Board may only be inclined to engage in a short-term contract, provided certain logistical aspects can be verified by and between the courthouse's IT department and Horizon Internet. Board feels as though they cannot make an informed decision in this matter and asks if Horizon would be willing to set a meeting between themselves, Land Bank staff and courthouse IT to answer various questions. Horizon did verify their willingness to do so thus, motion by Tresa Baker to table this matter, allowing for the staff to contact the courthouse's IT professional, set a subsequent meeting between IT, Horizon Internet professionals and the Land Bank staff and allowing Horizon the opportunity to provide information on what a 1-year agreement would consist of. Seconded by DeAnna Holliday. There was no further discussion. Vote called. Motion passed.

****In consideration of the time investment of the various public attendees, all of whom are present for business matters that directly pertain to themselves individually; Old Business items "C & D" were temporarily tabled to the latter part of the meeting and the meeting order restructured so to move directly into New Business. First items "B through E", followed by "J" and then "A", all being specifically relevant to the public attendees but with an extended Board invitation to each that they were welcome stay for the remainder of the meeting, should they so choose. ****

V. New Business

(RESOLUTION 22.81) Being New Business Agenda Item "B". Bid received from Jason and Monica Cyrus for parcel numbers 18-109-0800.004 and 18-109-0800.005. Discussion ensued and the Board was read into the unique circumstances surrounding this neighborhood and these specific parcels. Board concluded that the \$5,000 bid received was well below market value and that a counteroffer was appropriate. Motion by Tony Sites to decline the bid of Mr. and Mrs. Cyrus as presented and to counteroffer at the amount of \$7,530.53, constituting the Land Bank's total investment in the two subject parcels and, as a combined sale for both. Seconded by Stephanie Helms. There was no further discussion. Vote call and motion passed.

(RESOLUTION 22.82) Being New Business Agenda Item "C". Bid received from Jason and Tina Brammers for parcel numbers 06-203-0600.000 and 06-203-0400.000. Discussion ensued and the Board was read into the unique circumstances surrounding this neighborhood and these specific parcels. Board concluded that the combined bid amount of \$18,000 was reasonable. Motion by DeAnna Holliday to accept the bid as presented. Seconded by Tresa Baker. There was no further discussion. Vote call and motion passed.

(RESOLUTION 22.83) Being New Business Agenda Item "D". Bid received from Robert Hensley for parcel numbers 32-070-0900.000 and 32-070-1000.000. Discussion ensued and the Board was read into the unique circumstances surrounding this subdivision and these specific parcels. Properties are in a known flood plain and thus up for consideration even though bid at less than the established bid minimum. Board concluded that the combined bid amount of \$3,120 was acceptable. Motion by Tony Sites to accept the bid as presented. Seconded by Tresa Baker. There was no further discussion. Vote call and motion passed.

(RESOLUTION 22.84) Being New Business Agenda Item "E". Bid received from Jessica and Robin Fout for parcel numbers 32-039-1000.000 and 32-041-1400.000. Discussion ensued and the Board was read into the unique circumstances surrounding these specific parcels and their need for a survey. Board concluded that

the combined bid amount of \$6,200 was below market value but, in consideration of the survey cost needs a counteroffer would be appropriate. Motion by Tony Sites to decline the bid of Mr. and Mrs. Fout, as presented and to counteroffer at \$6,200 plus bidder assumes all necessary survey costs. Seconded by Stephanie Helms. There was no further discussion. Vote call and motion passed.

(RESOLUTION 22.85) Agenda Item "J" Staff gave the Board a general update regarding that certain property, being parcel 05-003-0300.000 purchased by Mr. Bobby Hanshaw, from the Land Bank earlier this year. Mr. Hanshaw had purchased the property to establish a new home site, utilizing a new mobile home construction for the benefit of his grandson. More than 90-days had elapsed since the date of purchase and, without any redevelopment commencing. Mr. Handshaw was sent a non-compliance letter and upon receipt of the letter, Mr. Hanshaw called the Land Bank and stated he wanted to donate the property back to the Land Bank. Staff suggested that he attend today's meeting and discuss this matter personally. Bobby Hanshaw, being in attendance and who had been added to today's agenda was given the floor to address the Board directly. Mr. Hanshaw explained why he would not be capable of fulfilling his redevelopment plan of the property and requested that the Board allow him to donate the property back. The Board concluded that this course may not be in Mr. Hanshaw's best interest and provided a couple of options for his consideration. They request that Mr. Hanshaw take some time to reconsider his request and consider the Board ideas, rather than to throw away his investments into this property. Motion by DeAnna Holliday to table this matter until the October 18th, 2022, meeting. Seconded by Tresa Baker. There was no further discussion. Vote called and motion passed.

Agenda Item "A" Stephen Manns, being a public attendee and who had requested to be on today's agenda, was then introduced to the Board and given the floor to discuss a business plan, modeled after the Tiny Home community concept. Mr. Manns is a custom home builder within Lawrence County and conveyed his goal of building tiny homes as part of his own business ventures but would like to discuss his concept of tiny home communities and get the Board's input, should Mr. Manns, in the future, wish to bid upon properties in the Land Bank's inventory, with this type of intended end use. Discussion ensued for more than 30 minutes, during which time, staff member Marie McKenzie, entered the meeting at 2:16 pm. Board's opinion of Mr. Mann's concept for such a development was generally favorable but, there arose several questions that could not be answered and, the Board could not assure Mr. Manns of their willingness to accept a bid proposal; should he choose to submit one which, incorporated a tiny home community concept. Mr. Manns intends to try and address the Board's questions and concerns and possible request an additional opportunity to speak with the Board in the future.

Tresa Baker having a prior obligation, left the meeting at 2:28 pm. As a quorum of Board members remained, the meeting will continue but will return to the agenda's original order of first, Old Business items "C and D", followed by New Business items "F, G, H, I, K and L". *

VI. Old Business continued:

(RESOLUTION 22.79) Staff informed the Board that Scott and Barbara Moore have contacted the Land Bank, stating they've met with certain barriers which, may inhibit their ability to follow through with their redevelopment plan. Further stating, they may wish to back out of the purchase if they cannot resolve their issues. Discussion ensued and the Board concludes they should take no action at the present time. Motion by DeAnna Holliday to table this matter until the October 18th, 2022, meeting. Seconded by Tony Sites. No further discussion. Voted called. Motion passed.

(RESOLUTION 22.79 #2) AS SEEN IN THE MEETING MINUTES FROM 8/16/2022. There has been no response to the Board counteroffer; received for parcels 23-087-0500.001 and 23-086-0903.001 from Roger Johnson. Board discussion ensued and as the require response period has passed, motion by DeAnna Holliday to rescind the Board's counteroffer and decline the original bid as it was received. Seconded by Stephanie Helms. No further discussion. Voted called. Motion passed. Staff will send the appropriate correspondence.

VII. New Business continued:

(RESOLUTION 22.86) At the Board's request, Josh Campbell has submitted 3 estimates for the tree removals, located along the shared boundary line of the Land Bank's parcel 35-039-0400.000 and Mr. Campbell, (dba) JDCA INVESTMEMNTS LLC'S parcel 35-039-0800.000. Mr. Campbell is requesting assistance from the Land Bank for the removal of said tree because of their location being on or near the shared boundary line. All estimates were reviewed by the Board and discussion ensued. Motion by Stephanie Helms to assume 50% or \$1,375 of the estimated cost responsibility for the estimate submitted by Clyde Arbor Co. contingent upon Josh Campbell, (dba) JDCA INVESTMENTS LLC., agreeing to execute a hold harmless agreement with the Land Bank. Seconded by Tony Sites. No further discussion. Vote called. Motion passed. Staff will contact Mr. Campbell and Derick Fisher will prepare the necessary hold harmless agreement.

(RESOLUTION 22.87) Request letter for an extension to the redevelopment plan's completion date has been received from Anthony McKnight. Mr. & Mrs. McKnight purchased parcel 29-013-1400.000, from the Land Bank in August of 2021. Per the agreed terms, redevelopment of that parcel was to be completed by August of 2022. Mr. McKnight's letter outlined reasons for why the project is not yet complete and is requesting a 6-month extension for the project's completion. Board discussion ensued and Board concluded its willingness to grant the extension, contingent upon receiving quarterly updates from McKnight, showing the projects on going progress but reserving the right to potentially terminate the extension, should McKnight be unwilling or unable to remain compliant. Motion by Tony Sites to grant a 6-month extension with quarterly updates required of the Mr. and Mrs. McKnight. Seconded by DeAnna Holliday. There was no further discussion. Vote called and motion passed. Staff will send McKnight the appropriate correspondence outlining the Board's terms.

(RESOLUTION 22.88) Request letter for an extension to the redevelopment plan's completion date has been received from Tony A. Lovejoy Jr. Mr. Lovejoy purchased parcel 26-088-0500.000, from the Land Bank in October of 2021. Per the agreed terms, redevelopment of that parcel was to be completed by October of 2022. Mr. Lovejoy's letter outlined reasons for why the project is not yet complete and is requesting a 6-month extension for the project's completion. Board discussion ensued and Board concluded its willingness to grant the extension, contingent upon receiving quarterly updates from Lovejoy, showing the projects on going progress but reserving the right to potentially terminate the extension, should Lovejoy be unwilling or unable to remain compliant. Motion by DeAnna Holliday to grant a 6-month extension with quarterly updates required of the Mr. Lovejoy. Seconded by Tony Sites. There was no further discussion. Vote called and motion passed. Staff will send Lovejoy the appropriate correspondence outlining the Board's terms.

(RESOLUTION 22.89) Request letter for an extension to the redevelopment plan's completion date has been received from Darin Hamlin. Mr. Hamlin purchased parcel 23-186-1400.000, from the Land Bank in March of 2021. Per the agreed terms, redevelopment of that parcel was to be completed by March of 2022. Mr. Hamlin's letter outlined reasons for why the project is not yet complete and is requesting an extension through the beginning of 2023, for the project's completion. Board discussion ensued and Board concluded, as a matter of consistency, its willingness to grant an extension through March 31st, 2023, contingent upon receiving quarterly updates from Hamlin, showing the projects on going progress but reserving the right to potentially terminate the extension, should Hamlin be unwilling or unable to remain compliant. Motion by DeAnna Holliday to grant extension through March 31st, 2023, with quarterly updates required of the Mr. Hamlin. Seconded by Tony Sites. There was no further discussion. Vote called and motion passed. Staff will send Hamlin the appropriate correspondence outlining the Board's terms.

(RESOLUTION 22.90) Letter of explanation for the delay of their redevelopment plan has been received from Carolyn Collins. Mr. & Mrs. Collins purchased parcel 06-193-1200.000, from the Land Bank in September of 2021. Per the agreed terms, redevelopment of that parcel was to be completed by September of 2022. Mrs. Collin's letter outlined reasons for why the project is not yet underway but, does not specifically ask for any considerations on the project. Mrs. Collins explains that she and her husband are the plaintiff in a criminal lawsuit against their contractor. Staff's research verified her claims and that there has been no final

resolution in that matter. Mrs. Collins alleges that the contractor stole the \$30,000 initially paid to the contractor and they now await the decision of the Grand Jury before they can make any decisions related to the parcel's redevelopment. Board discussion ensued and Board concluded that no action is warranted against Mr. and Mrs. Collins. Board feels that staff should continue to correspond with Collins and request they submit a contingency plan, regardless of the outcome of the lawsuit, by January 1st, 2023. Motion by Tony Sites to table this matter until the January 2023, regular meeting. Seconded by DeAnna Holliday. There was no further discussion. Vote called and motion passed. Staff will send Collins the appropriate correspondence.

(RESOLUTION 22.91) Request letter for an extension to the redevelopment plan's completion date has been received from Erica McKenzie. Ms. McKenzie purchased parcel 35-048-1400.000, from the Land Bank in March of 2021. Per the agreed terms, redevelopment of that parcel was to be completed by March of 2022. Ms. McKenzie's letter outlined reasons for why the project is not yet complete but does not specifically ask for a specific extension time frame for the project's completion. Her redevelopment being the installation of an underground pool and in consideration of the time of year, Board discussion ensued, and Board concluded its willingness to grant an extension, contingent upon receiving quarterly updates from McKenzie, showing the projects on going progress but reserving the right to potentially terminate the extension, should McKenzie be unwilling or unable to remain compliant. Motion by DeAnna Holliday to grant a 9-month extension with quarterly updates required of the Ms. McKenzie. Seconded by Stephanie Helms. There was no further discussion. Vote called. Tony Sites abstained. Motion still passed by quorum majority. Staff will send McKenzie the appropriate correspondence outlining the Board's terms.

Informational

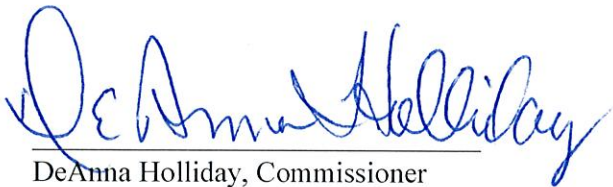
Next BOR is tentatively scheduled for Nov. 30th, 2022.

VIII. Audience Participation

No additional

Adjourn

DeAnna Holliday adjourned the meeting at 2:56 PM.



DeAnna Holliday, Commissioner
of Lawrence County, Ohio and Chair



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