

Lawrence County Land Reutilization Corporation

Regular Business Meeting

October 18TH, 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 October 18th, 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

- DeAnna Holliday, Commissioner for Lawrence County and Chair
- Tresa Baker, Treasurer of Lawrence County and Vice Chair
- Stephanie Helms, designee for Colton Copley, Commissioner of Lawrence County
- Samuel Cramblit, Mayor of the City of Ironton

Absent Board Members

- 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

Public Attendees

-

II. Reading of the Prior Minute:

Motion by Stephanie Helms to accept the prior regular meeting minutes from September 20th, 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 August and September 2022 financial report as provided for Board review. Seconded by Stephanie Helms. No further discussion. Vote called and motion passed.

IV. Old Business:

(RESOLUTION 22.85) This matter having first been discussed in the September 20th meeting. Bobby Hanshaw has contacted the Land Bank staff and reported that he has found a potential buyer for the property and would like to pursue the sale rather than initially move forward with the land donation back to the Land Bank. Motion by DeAnna Holliday to grant an additional 30-days to Mr. Hanshaw to resolve this matter before the Land Bank would potentially pursue action against Mr. Hanshaw's noncompliance issues. Seconded by Samuel Cramblit. There was no further discussion. Vote called and motion passed.

V. New Business

(RESOLUTION 22.92) Motion by DeAnna Holliday to expend Land Bank funds, back to the Treasurer's office, in the amount identified in the Treasurer's expenditure request of \$38,435.16. Seconded by Stephanie Helms. There was no further discussion. Vote call and motion passed.

(RESOLUTION 22.93) Motion by Stephanie Helms to proceed with the additional clean up at 6186 & 6196 State Rte. 93, at the estimated cost provided by GML Property Maintenance LLC, less \$155, which is the estimated amount owed to the Land Bank for mowing services paid by the Land Bank to GML Property Maintenance LLC, but not received from GML Property Maintenance LLC for this same location, under their 2022 mowing and maintenance contract. The total cost being approved by the Board being limited to \$380. Seconded by Tresa Baker. There was no further discussion. Vote call and motion passed.

(RESOLUTION 22.94) Motion by Tresa Baker to award the demolition contract on 323 Spruce St. Ironton, Ohio to Southern 52 Excavating Inc. at the amount of \$9,400. Seconded by Stephanie Helms. There was no further discussion. Vote call and motion passed.

(RESOLUTION 22.95) Motion by Tresa Baker to award the demolition contract on 2545 South 3rd St. Ironton, Ohio to Southern 52 Excavating Inc. at the amount of \$12,800. Seconded by Stephanie Helms. There was no further discussion. Vote call and motion passed.

(RESOLUTION 22.96) Motion by DeAnna Holliday to award the demolition contract on 925 South 10th St. Ironton, Ohio to Pinkerman Excavating and Hauling LLC at the amount of \$7,100. Seconded by Samuel Cramblit. There was no further discussion. Vote call and motion passed.

(RESOLUTION 22.97) Motion by Tresa Baker to award the demolition contract on 1001 & ½ South 10th St. Ironton, Ohio to Southern 52 Excavating Inc. at the amount of \$6,880. Seconded by Samuel Cramblit. There was no further discussion. Vote call and motion passed.

(RESOLUTION 22.98) Motion by DeAnna Holliday to award the demolition contract on 710 South 7th St. Ironton, Ohio to Southern 52 Excavating Inc. at the amount of \$16,880. Seconded by Tresa Baker. There was no further discussion. Vote call and motion passed.

(RESOLUTION 22.99) Motion by Samuel Cramblit to award the demolition contract on 518 Maple St. Ironton, Ohio to Pinkerman Excavating and Hauling LLC. at the amount of \$8,900. Seconded by Stephanie Helms. There was no further discussion. Vote call and motion passed.

(RESOLUTION 22.100) Motion by DeAnna Holliday to award the demolition contract on 2418 South 9th St. Ironton, Ohio (House #1) to Southern 52 Excavating Inc. at the amount of \$5,600. Seconded by Tresa Baker. There was no further discussion. Vote call and motion passed.

(RESOLUTION 22.101) Motion by Tresa Baker to award the demolition contract on 2418 South 9th St. Ironton, Ohio (House #2) to Southern 52 Excavating Inc. at the amount of \$9,480. Seconded by DeAnna Holliday. There was no further discussion. Vote call and motion passed.

(RESOLUTION 22.102) Motion by Samuel Cramblit to award the demolition contract on 715 Walnut St. Ironton, Ohio to Southern 52 Excavating Inc. at the amount of \$7,600. Seconded by DeAnna Holliday. There was no further discussion. Vote call and motion passed.

(RESOLUTION 22.103) Motion by Tresa Baker to award the demolition contract two houses, addressed as 2432 St. Rte. 650 Ironton, Ohio to Southern 52 Excavating Inc. at the amount of \$13,200. Seconded by Stephanie Helms. There was no further discussion. Vote call and motion passed.

(RESOLUTION 22.104) Motion by Samuel Cramblit to award the demolition contract on 134 Co. Rd. 7C Ironton, Ohio to Southern 52 Excavating Inc. at the amount of \$6,600. Seconded by Tresa Baker. There was no further discussion. Vote call and motion passed.

(RESOLUTION 22.105) Motion by DeAnna Holliday to award the demolition contract on 626 Twp. Rd. 151 East, Ironton, Ohio to Pinkerman Excavating and Hauling LLC. at the amount of \$5,675. Seconded by Samuel Cramblit. There was no further discussion. Vote call and motion passed.

(RESOLUTION 22.106) Motion by Tresa Baker to award the demolition contract on 670 Twp. Rd. 151 East, Ironton, Ohio to Pinkerman Excavating and Hauling LLC. at the amount of \$8,175. Seconded by Samuel Cramblit. There was no further discussion. Vote call and motion passed.

(RESOLUTION 22.107) Motion by DeAnna Holliday to award the demolition contract on 726 Marion Pike Coal Grove, Ohio to Pinkerman Excavating and Hauling LLC. at the amount of \$5,320. Seconded by Stephanie Helms. There was no further discussion. Vote call and motion passed.

(RESOLUTION 22.108) Motion by Samuel Cramblit to award the demolition contract on 490 Twp. Rd. 1378 Chesapeake, Ohio to Southern 52 Excavating Inc. at the amount of \$5,800. Seconded by Stephanie Helms. There was no further discussion. Vote call and motion passed.

(RESOLUTION 22.109) Motion by DeAnna Holliday to award the demolition contract on 129 Twp. Rd. 1119 Chesapeake, Ohio to Pinkerman Excavating and Hauling LLC. at the amount of \$8,225. Seconded by Samuel Cramblit. There was no further discussion. Vote call and motion passed.

(RESOLUTION 22.110) \$7,500, plus survey costs bid received from Jason and Kerri Lautensleger on parcel 31-014-1100.000. Motion by DeAnna Holliday to table this matter until more information regarding this property can be provided to the Board. Seconded by Tresa Baker. There was no further discussion. Vote called and motion passed.

(RESOLUTION 22.111) \$8,000 bid received from Charles R. Bacon on parcel 06-118-0400.000. Motion by Stephanie Helms to accept the bid as presented. Seconded by Tresa Baker. There was no further discussion. Vote called and motion passed.

(RESOLUTION 22.112) \$10,000 bid received from Merlin Andrew Lynd and Connie L. Lynd on parcel 06-019-0400.000 and 06-019-1200.000. Motion by DeAnna Holliday to counter that the bidder also assume all cost associated with a new survey being required by the County Engineer's office. Seconded by Tresa Baker. There was no further discussion. Vote called and motion passed.

(RESOLUTION 22.113) \$8,000 bid received from Kenneth L. Marcum on parcel 23-059-1100.000. Motion by Tresa Baker to decline the bid offer. Seconded by Stephanie Helms. There was no further discussion. Vote called and motion passed.

(RESOLUTION 22.114) \$4,000 bid received from Carolyn Wylie and Virginia Flanagan on parcel 23-099-1500.000. Motion by DeAnna Holliday to decline the bid offer. Seconded by Tresa Baker. There was no further discussion. Vote called and motion passed.

(RESOLUTION 22.115) \$1,000 bid received from Trina M. Young on parcel 06-116-0600.000. Motion by Tresa Baker to counter the bidder at the amount of \$2,000. Seconded by Samuel Cramblit. There was no further discussion. Vote called and motion passed.

(RESOLUTION 22.116) Request for extension of the redevelopment plan on parcels 06-185-1400.001 and 06-185-1600.001 has been received from Roy Evans. Mr. Evans outlined various inhibiting factors he has encountered in the redevelopment process and has requested a 2-year extension. Motion by DeAnna Holliday to grant a 12-month extension to Mr. Evans, contingent upon his providing quarterly updates, including pictures of his ongoing progress, and reserving the Board's right to revoke the extension should Mr. Evans be unable to make reasonable strides towards the redevelopment completion or fail to remain compliant with the other terms, conditions, and covenants of restrictions. Seconded by Stephanie Helms. There was no further discussion. Vote called and motion passed. Staff to send the appropriate correspondence to Mr. Evans.

(RESOLUTION 22.117) Request for change to or exclusion of the redevelopment plan on parcel 35-050-0500.000 has been received from Mark DeLong. Mr. DeLong states that he does not have the necessary funds to start, let alone complete his proposed redevelopment plan for the property purchased from the Land Bank. Motion by Stephanie Helms to decline the request and inform Mr. DeLong that, unless he can proceed with his original plan or provide some other viable alternative, the Board can and may choose to explore the option of reclaiming the subject property under the reversion clause of the Land Bank's covenants and restrictions. Seconded by Tresa Baker. There was no further discussion. Vote called and motion passed. Staff to send the appropriate correspondence to Mr. DeLong.

(RESOLUTION 22.118) Request for extension of the redevelopment plan on parcel 30-073-1700.000 has been received from Mark Culbertson. Mr. Culbertson outlined various inhibiting factors he has encountered in the redevelopment process and has requested several months of extension. Motion by Stephanie Helms to grant a 6-month extension to Mr. Culbertson, contingent upon his providing quarterly updates, including pictures of his ongoing progress, and reserving the Board's right to revoke the extension should Mr. Culbertson be unable to make reasonable strides towards the redevelopment completion or fail to remain compliant with the other terms, conditions, and covenants of restrictions. Seconded by Tresa Baker. There was no further discussion. Vote called and motion passed. Staff to send the appropriate correspondence to Mr. Culbertson.

(RESOLUTION 22.119) Request for extension of the redevelopment plan on parcel 24-020-0700.000 has been received from Jess Lycans (aka) Reuben J. Lycans and Aaron Lycans. Jess Lycans outlined various inhibiting factors they have encountered in the redevelopment process and has requested a 1-year extension. Motion By DeAnna Holliday to grant a 12-month extension, contingent upon the requestor's providing quarterly updates, including pictures of their ongoing progress, and reserving the Board's right to revoke the extension should they be unable to make reasonable strides towards the redevelopment completion or fail to remain compliant with the other terms, conditions, and covenants of restrictions. Seconded by Stephanie Helms. There was no further discussion. Vote called and motion passed. Staff to send the appropriate correspondence to Jess Lycans and Aaron Lycans.

Staff brought to the attention of the Board an emergent concern for the condition of 609 Lawrence St. Ironton, Ohio 45638. The concern was for the severely dilapidated condition of the home. This concern is now of greater urgency as someone has recently broken into the location. Staff suggest the property be moved up for

immediate demolition and divert from the current policy of having it inspected by a build standard professional for its rehabilitation potential. Board agreed and this requires no formal action by the Board.

Informational

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

Board was informed of a potential line dispute for 2422 South 5th St. Ironton, Ohio 45638

Board was updated on the closing status for Moore, Hensley and Brammer sales.

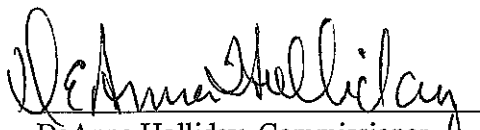
Board was informed that both Cyrus and Fout counteroffers had been accepted and were being scheduled for closing.


VI. Audience Participation

No additional

Adjourn

DeAnna Holliday adjourned the meeting at 3:07 PM.


DeAnna Holliday, Commissioner
of Lawrence County, Ohio and Chair


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