

Lawrence County Land Reutilization Corporation

Regular Business Meeting

Tuesday, March 21, 2023

I. Call to order

DeAnna Holliday called to order the regular meeting of the Lawrence County Land Reutilization Corporation at 1:00 pm on March 21, 2023; in the Lawrence County Commissioner's conference room, 3rd floor of Courthouse.

The following 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
- Samuel Cramblit, Mayor of the City of Ironton
- Tony Sites, Upper Twp. Trustee

Absent Board Members

- Colton Copley, Commissioner of Lawrence County

Land Bank Staff or Legal Counsel

- Sue Ann Dial, Land Bank Director
- Marie McKenzie, Lawrence County Deputy Treasurer.
- Derick Fisher of McCown & Fisher, Land Bank legal counsel

Public Attendees

- Mr. Andy Holmes, Village of Coal Grove Council Member
- J.T. Holt, legal counsel for Village of Coal Grove
- Gary and Jennifer Crager
- Andrew and Nikki Stark
- Ed Hagley

II. Reading of the Prior Minutes

Motion by Tresa Baker to accept the minutes for the meeting on February 21, 2023, as emailed to the Board. Seconded by Samuel Cramblit. No further discussion. Vote called. Motion passed.

III. Financials

Motion by Tresa Baker, second by Samuel Cramblit to accept the February 2023 financial report as provided for Board review. No further discussion. Vote called and motion passed.

IV. Old Business

RESOLUTION 22-115: This matter was tabled in the December 2022 meeting with directive to the Land Bank staff to send correspondence to Trina Young asking for clarification of use of land and specific covenants she wishes to be waived. Trina Young did not respond to the Land Bank request for information. The Board acted as follows: Motion by Tresa Baker, second by Tony Sites to reject Trina Young's bid from the October 2022 meeting on parcel 06-0166-0600.000. Vote called and motion passed.

RESOLUTION 23.17: This matter is carried forward from the February 21, 2023 meeting. As requested, Mr. Hagley was present for the March 21, 2023 meeting to explain to the Board his intended use for parcels #23-156-0900.000, #06-094-0300.000, #23-156-0700.000 and #06-094-0100.000. Motion by Samuel Cramblit to accept the bid of \$7,500 from James and Bassy Hagley for property located at 8158 Co. Rd. 15, seconded by Tony Sites. Vote called and motion passed.

RESOLUTION 23.16:, After reviewing covenants, Melanie Brettnacher requests to withdraw her bid for parcel #35-044-0100.000 and # 35-043-1800.000, which was approved in the February 21, 2023 meeting. Motion by Samuel Cramblit to accept the withdrawal, seconded by Tony Sites. Vote called and motion passed.

V. New Business

RESOLUTION 23.24: Motion by Tresa Baker, second by Tony Sites to approve the Resolution of signature authority for Sue Ann Dial as the Land Bank's new director. Vote called and motion passed.

RESOLUTION 23.25: Motion by Tony Sites, second by Samuel Cramblit to accept the bid of \$10,000 from Andrew and Nikki Stark for parcel 06-047-1801.000 located at 6859 Co. Rd. 15, Chesapeake. The site has been sampled and found no asbestos. The Stark's will be responsible for paying for a survey. They plan to self-demolish and rehab the property. Vote called and motion passed.

RESOLUTION 23.26: Motion by Tresa Baker, seconded by Samuel Cramblit to accept the bid of \$15,300 from Bill Allen Properties, LLC for parcel #36-036-1300.000 and #36-036-1301.000 located at 2723 S. 5th Street and 0 S. 5th Street, Ironton. The purchaser is responsible for the asbestos inspection, removal/abatement if asbestos is found. Vote called and motion passed.

RESOLUTION 23.27: Motion by Tony Sites, second by Samuel Cramblit to accept the bid of \$7,000 from Randy and Deborah Madden for parcel #36-086-0600.000 located at 2415 S. 8th Street, Ironton. Vote called and motion passed.

RESOLUTION 23.28: Motion by Tony Sites, second by Tresa Baker to accept the following bids from Jeffery Ellis Sr. for property located at 905, 909 and 0 N. 2nd Steet: Parcel#30-043-020.000 - \$6,000.00; Parcel#30-043-0100.000 - \$6,000.00; Parcel#30-043-0200.001 - \$2,000.00; Parcel#30-043-0500.000 - \$2,500.00; Total of four parcels: \$16,500. Vote called and motion passed.

RESOLUTION 23.29: Motion by Samuel Cramblit, second by Tony Sites to accept the bid of \$5,000 from Jeffrey and July Fields for Parcel#36-070-0400.000 located at 2523 S. 3rd Street, Ironton. Vote called and motion passed.

RESOLUTION 23.30: Motion by Tresa Baker, second by Tony Sites to waive the restriction of two years of ownership for BBT Properties for property located at 2226 S. 4th Street, Ironton. Vote called and motion passed.

NOTE: Mr. Cramblit left the meeting at 1:48 pm

RESOLUTION 23.31: Motion by Tresa Baker, second by DeAnna Holliday to award the demolition contract on 101 11th Street, South Point, to Southern 52 Excavating at the amount of \$6,300. Vote called and motion passed.

RESOLUTION 23.32: Motion by DeAnna Holliday, second by Tresa Baker to award the demolition contract on 205 Chestnut St, Proctorville, to Southern 52 Excavating in the amount of \$6,800. Vote called and motion passed.

RESOLUTION 23.33: Motion by DeAnna Holliday, second by Tony Sites that if given the opportunity to acquire the Romana Hall property in Chesapeake, the Land Bank would move forward and go through the formal bidding process to seek contractors for demolition. The work may possibly be bid out in phases, this is yet to be determined. Vote called and motion passed.

RESOLUTION 23.34: Motion by DeAnna Holliday, second by Tony Sites to approve a six month extension for Daren Hamlin to complete the build on property located on 186 Twp. Rd. 1043. Vote called and motion passed.

VI. Informational

Cody Bryant, Instructor at the Collins Career Center requested to use Land Bank owned structures for fire fighting training. The request was denied; the Board does not feel the Land Bank has property conducive to this use.

VII. Audience Participation

Mr. Andy Holmes and Mr. J.T. Holt asked the Board to explain their reason for accepting a bid from Danny Sullivan for property located in the Village of Coal Grove. (Parcels 29-045-1801.000, 29-044-0701.000, 29-046-0100.000, and 29-044-0700.000). The Village had previously requested this property be donated to them. DeAnna Holliday responded that following the December 20, 2022 land bank meeting, the Land Bank sent a letter to request a formal proposal from the Village, as required by policy and procedure.

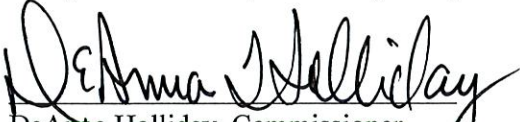
Mr. Holmes and Mr. Holt insinuated that they were not given an opportunity to bid on the property. The Land Bank staff and legal counsel responded that during multiple visits to the site, the scope of work and date/time for bids to be submitted was explained to some members of the village council and the police chief. There were also other members of the public present during these visits.


There were three bids submitted by noon on the Thursday prior to the Board meeting held on Tuesday, February 21, 2023. All three of these bids were reviewed by the Board and one was awarded. The Village of Coal Grove did not submit a formal detailed proposal to the Board for consideration.

Mr. Holmes asked the Land Bank if it is aware that there is no commercial use permitted on this property due to village zoning requirements. The Land Bank responded that it is the purchaser's responsibility to abide by the local zoning restrictions of the city, village, and township. Mr. Holt said the Village does not plan to consider any waivers of the zoning restrictions.

Adjourn

Motion by Tresa Baker, second by Tony Sites to adjourn the meeting at 2:50 p.m.


DeAnna Holliday, Commissioner
of Lawrence County, Ohio and Chair


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

Lawrence County Land Reutilization Corporation

Regular Business Meeting

Tuesday, April 18, 2023

Call to order

DeAnna Holliday called to order the regular meeting of the Lawrence County Land Reutilization Corporation at 1:00 pm on April 18, 2023; in the Lawrence County Commissioner's conference room, 3rd floor of Courthouse.

The following 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
- Dylan Bentley, designee for Dr. Colton Copley, Commissioner
- Tony Sites, Upper Twp. Trustee

Absent Board Members

- Colton Copley, Commissioner of Lawrence County
- Samuel Cramblit, Mayor of the City of Ironton

Land Bank Staff or Legal Counsel

- Sue Ann Dial, Land Bank Director
- Marie McKenzie, Lawrence County Deputy Treasurer.

Public Attendees

- Amelia Wessel
- Edward McClure
- Bill Medley

Reading of the Prior Minutes

Motion by Tresa Baker to accept the minutes for the meeting on March 21, 2023, as emailed to the Board. Seconded by Tony Sites. No further discussion. Vote called. Motion passed.

Financials

Motion by Tresa Baker, second by Tony Sites to accept the March 2023 financial report as provided for Board review. No further discussion. Vote called and motion passed.

Old Business

RESOLUTION 23.28: Motion by Tony Sites, seconded by Tresa Baker to approve a request from Jeff Ellis to withdraw the bid of \$16,500 that was awarded on March 21, 2023, for four parcels on N. 2nd Street, Ironton; due to health reasons. Vote called and motion passed.

RESOLUTION 23.35: Motion by Tresa Baker, seconded by Dylan Bentley to deny the request from Johnathan Greene and Chassidy Adams to allow them to use gravel on the property located at 1910 and 1912 S. 3rd Street, Ironton. The Board agreed to extend the waiver for blacktop or concrete for 12 months. Vote called and motion passed.

New Business

Edward McClure addressed the Board to request the Land Bank give him back the property located on Twp Rd 1033 in South Point.

Land Bank Board Response: Mr. McClure owned the property from 2015 - 2023 and did not pay any property taxes during that time. The Land Bank will not reverse the property acquisition; the property was acquired through proper legal action.

RESOLUTION 23.36: Motion by Tony Sites, second by Dylan Bentley to approve a Resolution to Expend Funds to the Lawrence County Treasurer’s Office in the amount of \$26,086.32 for personnel expenses for the first quarter of 2023. Vote called and motion passed.

AGENDA ITEM C.1. – TABLED: The Board requested more information on the intended use of the property, such as square footage and materials to be used for the garage and the type of storage. (LB522, 0 Co Rd 7, Ironton)

RESOLUTION 23.37: Motion by Tony Sites, seconded by Tresa Baker to accept the following bids from Kyle Wessel and Amelia Wessel:

LB 353, 6186 St Rt 93, Ironton	Parcel 04-045-0500.000	\$5,000
LB 354, 6196 St Rt 93, Ironton	Parcel 04-045-0502.000	\$5,000

The Wessel’s are responsible for paying for a survey. Vote called and motion passed.

RESOLUTION 23.38 Motion by Tresa Baker, seconded by Tony Sites to accept the bid of \$4,000 from Brent McKee for LB 229, Parcels 15-098-1200.000, 15-095-1700.000 and 15-098-1300.000 located at 277 and 0 Twp Rd. 1063, South Point. Mr. McKee is responsible for paying for a survey of parcel 15-095-1700.000. The Board agreed to waive the restriction of blacktop or concrete and allow gravel for the parking area. Vote called and motion passed.

RESOLUTION 23.39 Motion by Tony Sites, seconded by Dylan Bentley to accept the bid of \$3,500 from Riann and Nathaniel Malone for LB 559, Parcel 27-047-0500.001 located at 134 Co Rd 7C, Ironton. Vote called and motion passed.

Note: DeAnna Holliday, Chairman of the Board, abstained and removed herself from discussion on the next two agenda items. Tresa Baker, Vice Chairman conducted the meeting during this time.

RESOLUTION 23.40 Motion by Tony Sites, second by Tresa Baker to accept the following bids from SkyOx, LLC (Laurn and Clint Meadows):

LB 30, 615 S 9th St, Ironton Parcel 34-003-0100.000 \$5,000

LB 39, 611 S 9th St, Ironton Parcel 34-002-1800.000 \$5,000

Vote called and motion passed.

RESOLUTION 23.41 Motion by Tony Sites, second by Tresa Baker to accept the bid of \$10,000 from SkyOx, LLC for LB 216 and LB 409, Parcels 30-043-0200.000, 30-043-0100.000, 30-043-0200.001 and 30-043-0500.000, located at 909 and 0 N. 2nd St, Ironton. Vote called and motion passed.

Note: At this time, DeAnna Holliday returned to position of Chairman and conducted the remainder of the meeting.

RESOLUTION 23.42 Motion by Tony Sites, second by Dylan Bentley to accept the bid of \$11,000 (\$6,000 and \$5,000 respectively) from Blaine Voiers for Parcels 08-009-1701.000 and 08-010-0100.000, located at 804 and 0 Co Rd 23, Ironton. He will be required to pay for a survey. The land bank ordered asbestos testing. The results will be provided to Mr. Voiers. He will self-demolish the structures on this property. Vote called and motion passed.

RESOLUTION 23.43 Motion by DeAnna Holliday, second by Tony Sites to accept the bid of \$6,000 from Morgan S Vaughn and Marissa R Matt for LB 166, Parcel 06-144-0400.000 located at 16 Twp Rd 1338, South Point. The land bank has ordered asbestos testing, the results will be provided to the purchaser. The agreement is for the bid amount plus cost of self-demolition of the structures on the property. Vote called and motion passed.

RESOLUTION 23.44 Motion by Tony Sites, second by Dylan Bentley to accept the bid of \$5,500 from Morgan S Vaughn and Marissa R Matt for LB 578, Parcel 06-144-0600.000, located at 0 Twp Rd 1033, South Point. Vote called and motion passed.

RESOLUTION 23.45 Motion by Dylan Bentley, seconded by Tresa Baker to award a demolition contract to Southern 52 Excavating, Inc. in the amount of \$6,200 for LB 560 located on Twp Rd 264 S, Ironton. Vote called and motion passed.

TABLED ITEM D.2. The demolition contract for LB 238, 34 Pvt Dr 79, Proctorville was tabled.

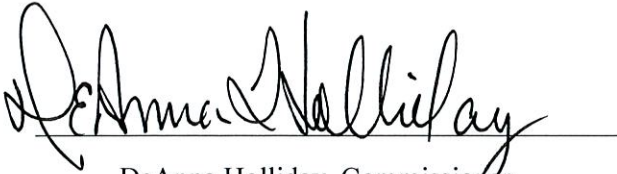
RESOLUTION 23.46 Motion by DeAnna Holliday, seconded by Tony Sites to award a demolition contract to Southern 52 Excavating, Inc. in the amount of \$9,100 for LB 468 located at 308 Ridgeway St, Coal Grove. Vote called and motion passed.

RESOLUTION 23.47 Motion by Dylan Bentley, seconded by Tresa Baker to award a demolition contract to Southern 52 Excavating, Inc. in the amount of \$11,300 for LB 230 located at 134 and 0 Locust St, Coal Grove. Vote called and motion passed.

RESOLUTION 23.48 Motion by Tresa Baker, second by Tony Sites to prepare a letter of support for a C&DD Landfill in Lawrence County. Vote called and motion passed.

PUBLIC PARTICIPATION: None

The meeting was adjourned at 3:06 p.m.



DeAnna Holliday, Commissioner
of Lawrence County, Ohio and Chair



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

Lawrence County Land Reutilization Corporation

Regular Business Meeting

May 16, 2023

Call to order

Tresa Baker called to order the regular meeting of the Lawrence County Land Reutilization Corporation at 1:00 pm on May 16, 2023; in the Lawrence County Commissioner's conference room, 3rd floor of Courthouse.

The following were present for the Board Meeting:

Board Members

- Tresa Baker, Treasurer of Lawrence County and Vice Chair
- Dylan Bentley, designee for Dr. Colton Copley, Commissioner
- Tony Sites, Upper Twp. Trustee
- Corey Watson, designee for DeAnna Holliday, Commissioner and Chair, Mr. Watson arrived at 1:200 p.m

Absent Board Members

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

Land Bank Staff or Legal Counsel

- Marie McKenzie, Lawrence County Deputy Treasurer
- Derick Fischer, Legal Counsel

Public Attendees

- Tiffany Knipp
- Michael Weinstein and Ralph Nichols, Patriot Engineering & Environmental, Inc.

Reading of the Prior Minutes

Motion by Tresa Baker to accept the minutes for the meeting on April 18,2023 as presented to the Board. Seconded by Tony Sites. No further discussion. Vote called. Motion passed.

Financials

Motion by Tresa Baker, second by Tony Sites to accept the April 2023 financial report as provided for Board review. No further discussion. Vote called and motion passed.

Old Business

RESOLUTION 23.49 Motion by Tony Sites, seconded by Dylan Bentley to accept the bid of \$5,090 from Freddie J. Knipp for LB 522, Parcel 27-083-1700.000 and Parcel 27-080-0200.000 located at 0 Co Rd 7, Ironton. Vote called and motion passed.

New Business

Mike Weinstein and Fred Nichols with Patriot Engineering and Environmental, Inc. presented information regarding ODOD funding for both brownfield and demolition projects included in the 2024-2025 Ohio Operating Budget and the services Patriot Engineering provides related to the ODOD grant process and project management.

RESOLUTION 23.50 Motion by Tresa Baker, seconded by Tony Sites to retain the services of Patriot Engineering and Environmental, Inc. to assist with the 2024-2025 ODOD Brownfield and Demolition grants contingent upon legal counsel's review and approval of contract documents related to services provided by Patriot Engineering. Application process will begin in the fall of 2023. Mr. Sites stated that it is the expectation of the Land Bank Board of Directors that local contractors will be used as much as possible in the implementation and completion of grant projects. No further discussion. Vote called. Motion passed.

RESOLUTION 23.51 S. Dial resignation Motion by Dylan Bentley, seconded by Tony Sites to accept the resignation of Sue Ann Dial as Director of the Lawrence County Land Bank effective May 5, 2023, per her request. No further discussion. Vote called. Motion passed.

RESOLUTION 23.52 Motion by Tony Sites, second by Tresa Baker to accept the bid of \$5,000 from James Hayes, for LB 238, Parcel 18-136-0800.004, located at 34 Private Drive 79, Proctorville. Mr. Hayes will self-demolish the structure. The agreement is for the bid amount plus cost of self-demolition of the structures on the property. The land bank has ordered asbestos testing. The results will be provided to Mr. Hayes. Vote called and motion passed.

RESOLUTION 23.53 Motion by Tony Sites, second by Dylan Bentley to accept the bid of \$9,680 from Raven Payne for LB 347, Parcel 06-142-0500.000, located at 48 Township Road 1025, South Point. Vote called and motion passed.

RESOLUTION 23.54 Motion by Tony Sites, second by Dylan Bentley to accept the bid of \$5,500 from Michael Allen for LB 85, Parcel 08-001-1100.000 located at 2516 State Route 650 Ironton. A survey is required for the property. Mr. Allen, the purchaser, is responsible for paying the cost of the survey. Vote called and motion passed.

The survey report for LB 353 & 354, Parcels 04-045-0500.000 and 04-045-0502.000, awarded to Kyle and Amelia Wessel at the meeting of the Land Bank Board of Directors held April 18, 2023 was discussed. The combined acreage reported on the Auditor's website was reported at 8.94 acres. The Wessel's paid for the required survey, and the actual combined acreage is 3.9027.

RESOLUTION 23.55 Motion by Tresa Baker, second by Dylan Bentley to grant a \$4,000 concession on the Wessel's original combined bid amount of \$10,000, for a total purchase price of \$6,000. Vote called and motion passed.

Bids submitted for 2023 Demolition Packet #3 were discussed.


RESOLUTION 23.56 Motion by Tresa Baker, seconded by Tony Sites to award a demolition contract to Southern 52 Excavating, Inc. in the amount of \$14,300 for LB 9 located at 53 Twp Rd 194E, Proctorville. Vote called and motion passed.

RESOLUTION 23.57 Motion by Tresa Baker, seconded by Tony Sites to award a demolition contract to Pinkerman Excavating & Construction in the amount of \$5,575 for LB 526 located at 123 Private Drive 350, South Point. Vote called and motion passed.

PUBLIC PARTICIPATION: None

The meeting was adjourned at 2:15 p.m.


DeAnna Holliday, Commissioner
of Lawrence County, Ohio and Chair


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