

# 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, 3<sup>rd</sup> 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. 2<sup>nd</sup> 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. 3<sup>rd</sup> 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 (Lauryn and Clint Meadows):

LB 30, 615 S 9 <sup>th</sup> St, Ironton	Parcel 34-003-0100.000	\$5,000
LB 39, 611 S 9 <sup>th</sup> 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. 2<sup>nd</sup> 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.

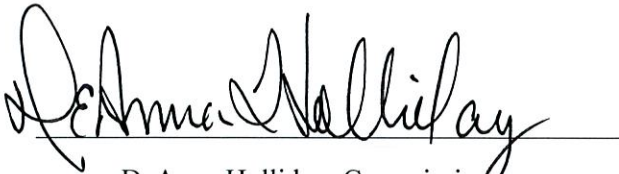
**RESOLUTION 23.46** Motion by DeAnna Holliday, seconded by Tony Sites to award a demolition contract to Southern 52 Excavating, Inc. in the amount of \$9,100 for LB 468 located at 308 Ridgeway St, Coal Grove. Vote called and motion passed.

**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, 3<sup>rd</sup> 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

# Lawrence County Land Reutilization Corporation

## Regular Business Meeting

June 20, 2023

### Call to order

Chairperson DeAnna Holliday called to order the regular meeting of the Lawrence County Land Reutilization Corporation at 1:00 pm on June 20, 2023; in the Lawrence County Commissioner's conference room, 3<sup>rd</sup> floor of Courthouse.

The following were present for the Board Meeting:

#### **Board Members**

- DeAnna Holliday, Commissioner and Chair
- Tresa Baker, Treasurer of Lawrence County and Vice Chair
- Dr. Colton Copley, Commissioner
- Tony Sites, Upper Twp. Trustee

#### **Absent Board Members**

- 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**

- None.

### Reading of the Prior Minutes

Motion by Tresa Baker to accept the minutes for the meeting on May 16, 2023 as presented to the Board. Seconded by Colton Copley. No further discussion. Vote called. Motion passed.

### Financials

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



**Old Business**

None

**New Business**

**RESOLUTION 23.58** Motion by Colton Copley, second by Tresa Baker to accept the bid of \$5,500 from Janice May, for LB 230, Parcel 29-063-0300.000, located at 0 Locust Street, Coal Grove. Vote called and motion passed.

**RESOLUTION 23.59** Motion by Colton Copley, second by Tresa Baker to accept the bid of \$6,500 from Janice May for LB 230, Parcel 29-063-0400.000, located at 134 Locust Street, Coal Grove. Vote called and motion passed.

**RESOLUTION 23.60** Motion by Colton Copley, second by Tony Sites to counter the \$10,000 bid from Jeremy and Robin Mannon for LB 9, Parcel 18-176-1500.000 located at 53 Twp Rd 194E, Proctorville. The LB Board's counter is for \$14,000 with a 2-year construction time limit. Vote called and motion passed.

**RESOLUTION 23.61** Motion by DeAnna Holliday, second by Tony Sites to counter the \$4,000 bid from Jerry Lee Mullens for LB 109, Parcel 29-013-1300.000 located at 128 Wilson Drive, Coal Grove. The LB Board's counter is for \$4,000 with a 2-year construction time limit, and the buyer being responsible for paying the cost of the required survey. Vote called and motion passed.

**RESOLUTION 23.62** Motion by Tresa Baker, seconded by Colton Copley to accept the bid of \$15,000 from Eric Crager for LB 557, Parcel 27-084-0500.000, located at 254 County Road 7, Ironton, contingent upon the buyer being responsible for paying the cost of any required survey. Vote called and motion passed.


**RESOLUTION 23.63** Motion by Colton Copley, seconded by Tony Sites to reject the bid of \$35,000 from Stephen Manns for LB 57, Parcels 06-119-0500.000, 06-119-0600.000, 06-119-0700.000, 06-119-0800.000, and 06-119-0900.000 located at 0 Twp Rd 1026 and 0 Twp Rd 1069 South Point due to bid amount being too low. Vote called and motion passed.

**RESOLUTION 23.64** Motion by Tresa Baker, seconded by DeAnna Holliday to transfer LB560 Parcel 27-081-1700.000 back to Rheta Hogan. Vote called and motion passed.

**PUBLIC PARTICIPATION:** None

The meeting was adjourned at 1:55 p.m.

  
DeAnna Holliday, Commissioner  
of Lawrence County, Ohio and Chair

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