

**Jackson County Lank Reutilization Corporation  
Board of Directors  
Meeting Minutes**

**Date:** December 29, 2021

**Meeting Type:** Regular

**Location:** Jackson County Commissioners Office

**Present:** Lee Hubbard, Donnie Willis, Charlie Hudson, Paul Haller, Randy Evans

**Guests:** Gary Radabaugh, Jerry Collins, Jon Hensler, Kevin Aston, Whitaker Wright

**CALL TO ORDER**

The meeting was called to order by Mr. Hubbard at 10:30 a.m.

**MINUTES**

The minutes of the October 2021 regular meeting were approved on a motion by Mr. Hudson and a second from Mr. Willis.

**FINANCE REPORT**

- Mr. Hubbard presented the written financial report. This was approved on a motion from Mr. Evans and a second from Mr. Hudson.
  - **Check ##247** in the amount of \$369 to the Jackson County Auditor as payment for the transfer of 18 parcels.
    - Approved on a motion from Mr. Hudson and a second from Mr. Willis.
  - **Check #248** in the amount of \$50 to Brett Foster as payment for mowing the Bi-Lo property.
    - Approved on a motion from Mr. Hudson and a second from Mr. Willis.
  - **Check #249** in the amount of \$3,48134 to the Jackson County Clerk of Courts for court costs associated with properties that Mr. Lovett previously asked the board to take possession of.
    - Approved on a motion from Mr. Evans and a second from Mr. Willis.
  - **Check #250** in the amount of \$3,208.27 to the Jackson County Treasurer as payment for real estate taxes on the Wood Ave. property.
    - Approved on a motion from Mr. Evans and a second from Mr. Hudson.

**OLD BUSINESS**

- **Bi Lo Gas Station** – Nea Henry has expressed interest in purchase at a price of \$3,000-\$3,500.
  - Motion to list online for 30 days at a minimum price of \$5,000 made by Mr. Evans and a second from Mr. Willis.
- **256 York Street** – Gary is to follow up with Mona Sprague on legality of removing occupants.

- **69 Sour Run Road** – This property has been purchased, but is still eligible for the Abandoned Gas Station program. Land Bank will just have to obtain a memorandum or understanding from the new owner. No action taken.
- **Neighborhood Initiative Program** – This program has ended and the mortgages for 4 properties in Wellston have been released. These properties can now be sold and the Land Bank can keep the full amount.
  - Motion made by Mr. Haller to authorize Mayor Hudson and Gary to work together on establishing minimum prices before advertising, with a second from Mr. Evans.

## **NEW BUSINESS**

- **S Minnesota Avenue** – Application submitted by Jerry Collins to purchase property at the auditor’s appraised value of \$900.
  - Motion to approve sale made by Mr. Evans and a second from Mr. Willis.
  - Mr. Collins indicates that he’s interested in 3 other properties as well, 2 of which the Land Bank already owns. Mr. Hudson will look into these properties and the possibility of building on them. No action taken.
- **Auditor’s Forfeited Property List** – 64 properties, 2 will not qualify for the upcoming grant money. These properties will be listed on the website with a minimum price matching the auditor’s assessed values.
- **Demolition/Revitalization Grant** – Applications, including property lists, are due at the end of February. Funds must be paid up front and will then be reimbursed by the grant. Administration fees can be up to 10%.
  - Mr. Radabaugh was given the authority to request a proposal for asbestos assessment from TetraTech. Motion made by Mr. Hudson and a second from Mr. Evans.
  - Motion to engage the services of Whitaker Wright with CDC of Ohio was made by Mr. Hudson and a second from Mr. Evans. This will possibly be on an hourly basis.
  - Motion to request proposal from local title companies to do deed searches was made by Mr. Evans and a second from Mr. Hudson.
  - JCEDP will handle the \$1,000,000 in Brownfield Program funds.

## **PUBLIC COMMENTS**

None.

## **DATE OF NEXT MEETING & ADJOURNMENT**

The next regular meeting will tentatively be on Tuesday, January 25<sup>th</sup> at 10:45 a.m. at the Jackson County Commissioners office.

The meeting was adjourned at 11:53 a.m. on a motion from Mr. Hudson and a second from Mr. Evans.

Respectfully Submitted,  
 Amanda Williams  
 Administrative Assistant