

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

**Date:** August 24<sup>th</sup>, 2021

**Meeting Type:** Regular

**Location:** Jackson County Commissioners Office

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

**Guests:** Gary Radabaugh, Sam Brady, Nea Henry, Matt Wagner, Justin Lovett, Tiffany Ridgeway

**CALL TO ORDER**

The meeting was called to order by Mr. Hubbard at 10:46 a.m.

**MINUTES**

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

**FINANCE REPORT**

- Mr. Hubbard presented the written financial report. This was approved on a motion from Mr. Hudson and a second from Mr. Willis.
  - **Check #236** in the amount of \$450 to Wilson Excavating as payment for mowing 3 properties.
    - Approved on a motion from Mr. Haller and a second from Mr. Hudson.
  - **Check #237** in the amount of \$18,000 to the Jackson County Health Dept. as payment for Gary Radabaugh's services.
    - Approved on a motion from Mr. Willis and a second from Mr. Haller.
  - **Check #238** in the amount of \$1,448 to Jones-Stephenson Insurance as payment for commercial liability insurance, premium, and director/officer liability insurance.
    - Approved on a motion from Mr. Haller and a second from Mr. Hudson.
  - **Check #239** in the amount of \$126,089.52 to Tetra Tech as payment for demolition, tank pull and remediation of the former Bi-Lo property.
    - Approved on a motion from Mr. Willis and a second from Mr. Haller.
  - **Check #240** in the amount of \$225.00 to Wilson Excavating as payment for mowing 3 properties.
    - Approved on a motion from Mr. Haller and a second from Mr. Hudson.

**MATT WAGNER – TETRA TECH**

- Bi Lo Gas Station – Site is clean, awaiting No Further Action letter. Project is expected to close out within the next month.
  - Green Store (Sour Run Road) is the next target – Foreclosure process has been started. Matt to begin the application process.

- Chillicothe Pike property is out of compliance with tanks. Owners are likely to receive a letter from BUSTR in regards to this.
- Brownfield Remediation Funding – Still awaiting guidance and distinguishments on this program. Gary to produce a potential list of inventory.

#### **JUSTIN LOVETT – COUNTY PROSECUTOR**

- Spoke to the board about the issues with repeated foreclosures on the same properties due to cheap sales at auction. Mr. Lovett made the suggestion for the Land Bank to take control of properties from the Auditor's inventory in order to allow owners of neighboring properties to then take possession after the liens/fees are wiped free. This will allow the county to have more accurate collection rates and to stop cycling properties back through the system.
- Mr. Lovett recognized three properties that did not go through the grant funding process and had court costs that were never paid. Land Bank is not responsible for these court costs, but he asked the board to pay those fees. The total would be approximately \$3,500.
  - Motion to pay these fees was made by Mr. Haller and a second from Mr. Hudson.

#### **OLD BUSINESS**

- Bi Lo Gas Station – Nea Henry requested an approximate price for the property.
- 256 York Street – Sam Brady will follow up with Bellisio to see if they're still interested in this property.
- 19 N Minnesota Avenue – Demolition is complete, awaiting the deed transfer.
- 109 Wood Avenue – Awaiting information on any liens, etc.
- 67 & 73 W Main Place – This would be a good candidate for the upcoming grant funding. Lee will follow up with Mr. Lovett on status and possibilities.

#### **ACQUISITIONS/DISPOSITIONS**

- None discussed.

#### **NEW BUSINESS**

- Stephanie Mahley is looking for property. She does not appear to have a specific property in mind. The board has no problems with her as an applicant and determined that no matter the property chosen, she'll be required to pay the Fair Market Value. No action taken.
- Decision was made to take the properties that were proposed by Mr. Lovett. This was approved on a motion from Mr. Hudson and a second from Mr. Willis.

#### **PUBLIC COMMENTS**

- None.

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

The next regular meeting will tentatively be on Tuesday, October 5<sup>th</sup> at 10:45 a.m. at the Jackson County Commissioners office.

The meeting was adjourned at 12:01 p.m. on a motion from Mr. Hudson and a second from Mr. Willis.

Respectfully Submitted,  
Amanda Williams  
Administrative Assistant