

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

**Date:** May 27<sup>th</sup>, 2020

**Meeting Type:** Regular

**Location:** Office of the Jackson County Board of Commissioners  
275 Portsmouth Street  
Jackson, Ohio 45640

**Present:** Lee Hubbard, Jon Hensler, Paul Haller, Charlie Hudson, Randy Evans

**Guests:** Gary Radabaugh, Kevin Aston, Sam Brady, Phillip Buffington, Faye Carter

**CALL TO ORDER**

The meeting was called to order by Mr. Hubbard at 10:47 a.m.

**MINUTES**

The minutes of the February 2020 regular meeting and the March 2020 special meeting were presented and accepted on a motion from Mr. Haller and a second from Mr. Hudson. The vote was unanimous.

**FINANCE REPORT**

- Mr. Hubbard presented the written financial report. The finance report was approved on a motion from Mr. Hudson and a second from Mr. Evans.
  - The following checks were presented and approved:
    - **Check #202** in the amount of \$75.00 to Brett Foster as payment for mowing properties on Water and Bridge Streets. Approved on a motion by Mr. Hudson and a second by Mr. Haller.
    - **Check #203** in the amount of \$1,450.00 to the Treasurer of the State of Ohio as the first payment for preparation of the Land Bank's financial statement. Approved on a motion by Mr. Haller and a second by Mr. Evans.
    - **Check #204** in the amount of \$23,533.33 to the Ohio Housing Finance Agency as repayment of grant reimbursement on the Bridge Street property. Approved on a motion by Mr. Evans and a second by Mr. Hudson.
    - **Check #205** in the amount of \$3,966.67 to the Ohio Housing Finance Agency as repayment of grant reimbursement on the S New York Ave property. This was a replacement check for #201, as OHFA never received the original check. #201 has now had a stop payment placed on it. Approved on a motion by Mr. Evans and a second by Mr. Hudson.
    - **Check #206** in the amount of \$500.00 to the Treasurer of the State of Ohio as final payment for preparation of the Land Bank's financial

statement. Approved on a motion by Mr. Hudson and a second by Mr. Evans.

- **Check #207** in the amount of \$600.00 to Wilson Excavating as payment for mowing. Approved on a motion by Mr. Haller and a second by Mr. Evans.
- **Check #208** in the amount of \$210.00 to Brett Foster as payment for mowing 4 properties on Water and Bridge Streets. Approved on a motion by Mr. Hudson and a second by Mr. Haller.

## **OLD BUSINESS**

- Mayor Evans proxy- Letter designating proxy at next meeting.
- 1208 S Pennsylvania Ave- Mr. Justice has had no contact with Mayor Hudson for approximately 3 weeks. Though the property is ready for Auditor's Sale, Ms. Ridgeway states she will not be ready to hold a sale anytime soon. Removing from the agenda until further contact with Mr. Justice has been made.
- Bridge Street- \$100 option to purchase has been received. No action at this time.
- Brett Foster mowing- Approved as a vendor on a motion by Mr. Evans and a second by Mr. Haller
- Bi Lo Gas Station- Per the Phase I Assessment, 3 underground tanks were located
  - Next step is Phase II Assessment to determine possibly leaks, etc.
- 256 York Street- Land Bank is still interested in acquiring in order to demolish. Mr. Hubbard to act on this property as soon as the courts reopen from the COVID pandemic.

## **NEW BUSINESS**

- 4811 CH & D Road, Pyro- 3 written offers have been submitted to acquire the property
  - Betty Fulk- Side lot program, minimal cost to her
  - Faye Carter- Offer of \$1,000 in order to ensure the property is maintained
  - Paul Howard- Offer \$3,000 FMV in order to keep it in the family, as his grandparents used to live there.
    - Plans to keep the lot vacant and maintained, possibly planting more trees
      - Motion to accept offer from Mr. Howard made by Mr. Hudson and a second by Mr. Evans
- 117/121 Water Street- Brown Construction Services submitted offer of \$15,000 (FMV) in order to use as additional parking to their adjoining lot
  - Disclosure that they may have to have it rezoned in order to use it as a parking lot, rather than residential.
    - Sale approved, but company not locked into purchase, on a motion by Mr. Haller and a second from Mr. Evans
- 122 N Michigan Ave- Original offer of \$3,000 FMV by Augustine Rios to be withdrawn, as the lot is not big enough to build on per City of Wellston ordinances
- 1304 S New York Ave- Board assessed FMV at \$10,000. Offer of \$5,000 made by Heather Swaney, in order to use lot for fenced play area for her children. Motion to approve sale made by Mr. Hudson and a second by Mr. Evans
- 231 Summit/Vacant lot on Putnam- \$1,500 combined FMV. Offer of FMV made by Sherman Brown, in order to use as open green space/potential eventual garage. Motion to

approve sale, along with disclosure of possible need for rezoning, made by Mr. Haller and a second by Mr. Evans

- 207 E Main Street- Property has been through 2 sheriff's sales, continued complaints on condition of building. Land Bank has no interest to purchase yet, but would be interested in partnering with someone that would be responsible for the demolition. Mr. Evans to reach out to David Michael to see about a possible partnership. No action taken at this time.
- Dairy Bar on Main Street in Oak Hill- Gary to reach out to owner to see if they are willing to sell so Land Bank can demolish, as the property is a eyesore.
- Ohio Land Bank Association now has an online presence with resources worth checking out ([ohiolandbanks.org](http://ohiolandbanks.org))

### **PUBLIC COMMENTS**

- None.

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

The next regular meeting will be on Tuesday, June 30<sup>th</sup>, 2020 at 10:45 a.m. in the meeting room of the Jackson County Board of Commissioners.

The meeting was adjourned at 11:46 a.m. on a motion from Mr. Evans and a second from Mr. Hudson.

Respectfully Submitted,  
Amanda Williams  
Administrative Assistant