

# Lead-Impacted Communities Relocation Assistance Trust

POST OFFICE BOX 96 • PICHER, OKLAHOMA 74360 • 918.673.1000

Larry Rice	=	chairman	↑ trustees ↓
Mark Osborn	=	vice-chairman	
Jim Thompson	=	secretary	
Mike Sexton	=	treasurer	
Charles Clevenger			
John Lomax			
Tamara Summerfield			
Janelle Trimble			
Bob Walker			

## MINUTES

### Public Meeting

July 26, 2007 at 4:30 PM

Picher City Hall • City Council Chambers  
101 North Connell • Picher, Oklahoma

**APPROVED: 8/9/2007**

*Notice of this meeting has been filed with the Secretary of State at least 48-hours in advance of said meeting. In addition, a copy of this advance notice of meeting and agenda has been posted in a prominent location at Picher City Hall, 101 North Connell Avenue, Picher, Oklahoma at or before 4:30 PM on July 25, 2007.*

The Lead-Impacted Communities Relocation Assistance Trust ("Trust") may vote to approve, disapprove, or take other action on any of the following agenda items. The Trust may vote to authorize public comment on any agenda item and, at its discretion, may impose time limitations on speakers.

I. **Call to Order** – *Larry Rice, Chairman*

Time: [4:30 PM](#)

a. Roll Call – *Jim Thompson, Secretary*

Present	Trustee Name	Absent	Tardy (time arrived)
X	Rev. Charles <b>Clevenger</b>		
X	John <b>Lomax</b>		
	Dr. Mark <b>Osborn</b>	X	
X	Mike <b>Sexton</b>		
X	Tamara <b>Summerfield</b>		
X	Jim <b>Thompson</b>		
X	Janelle <b>Trimble</b>		
	Bob <b>Walker</b>	X	
X	Chairman Larry <b>Rice</b>		

b. Welcome & Introductions

*Chairman Rice welcomed all in attendance and explained that the Trust was meeting in Picher City Hall in order for the new school administration to hold a school board meeting to discuss whether or not the school would continue to host Trust meetings. Therefore, future meetings of the Trust will be held at Picher City Hall until further notice.*

**II. Consideration and Vote to Approve Minutes from July 12, 2007 Meeting –  
Jim Thompson, Secretary**

Motion: [waive reading and approve the minutes as drafted.](#)

Motion By:

[Thompson](#)

Seconded:

[Clevenger](#)

Aye	Trustee Name	Nay	Abstain
X	Rev. Charles <b>Clevenger</b>		
X	John <b>Lomax</b>		
	Dr. Mark <b>Osborn</b>		absent
X	Mike <b>Sexton</b>		
X	Tamara <b>Summerfield</b>		
X	Jim <b>Thompson</b>		
X	Janelle <b>Trimble</b>		
	Bob <b>Walker</b>		absent
X	Chairman Larry <b>Rice</b>		

**III. Status Report from Trust Operations Manager – Larry Roberts, Operations Manager**

*Mr. Roberts reported that he has established new hours for the Trust's Picher office and will be open Monday through Thursday from 8:30 AM to 4:30 PM, and Friday from 8:30 AM to 1:00 PM. He also invited those that cannot take care of business during these hours to contact him to schedule an appointment for another time, including evenings. Mr. Roberts added that office traffic may be restricted on occasion if real estate offers or closings are taking place. Finally, Mr. Roberts mentioned that the Northeast Oklahoma Community Action agency was holding an Open House on Thursday, August 2, 2007 from 4 to 7 PM at the Miami Mobile Home Community for those that are interested in viewing and touring a FEMA mobile home. The mobile home is parked at Lot 69.*

**IV. Status Report from Trust Contractors on Appraisals, Offers, Closings, and Other Activities – Bob Parmele, Cinnabar Service Company**

*Mr. Parmele provided the Trust with an update on Cinnabar's latest activities. He mentioned that they had completed or received 322 property appraisal inspections, 284 appraisal reports, and 146 appraisal reviews. To-date, Cinnabar has made 103 offers on behalf of the Trust, of which 65 have been accepted and 2 have been rejected. Thus far, they have closed acquisitions on 32 properties and 6 have vacated and passed final inspection. Ms. Summerfield asked if it was taking Cinnabar more than 30 days to close on property due to having only one agent assigned to acquisitions. Annette Owens of Cinnabar responded that they inform those receiving offers that it could take UP TO 30 days to schedule closing, due primarily to the time it takes to receive mortgage payoffs, etc. Ms. Owens also stated that they have TWO agents assigned to acquisition closings.*

**V. Consideration and Vote to Approve, Amend, or Take Other Action on Revisions to Trust Buyout Guidelines and Priorities – Larry Rice, Chairman**

*Mr. Roberts referred Trust members to a handout showing suggested draft language to revise Trust guideline #14 in order to allow those receiving buyout offers the option of having the Trust pay expenses to move their house, instead. Mr. Thompson wondered whether the Trust would lose or save more money by allowing this. Ms. Trimble suggested that an itemized list of things the Trust would pay for should be provided to those that are interested.*

Motion: [Table this item until the next Trust meeting pending further review and consideration.](#)

	<b>Aye</b>	<b>Trustee Name</b>	<b>Nay</b>	<b>Abstain</b>
Motion By:	X	Rev. Charles <b>Clevenger</b>		
<a href="#">Clevenger</a>	X	John <b>Lomax</b>		
		Dr. Mark <b>Osborn</b>		absent
	X	Mike <b>Sexton</b>		
Seconded:	X	Tamara <b>Summerfield</b>		
<a href="#">Sexton</a>	X	Jim <b>Thompson</b>		
	X	Janelle <b>Trimble</b>		
		Bob <b>Walker</b>		absent
	X	Chairman Larry <b>Rice</b>		

**VI. Consideration and Vote to Approve, Amend, or Take Other Action on Qualification and Prioritization of Applicants – Chairman Rice**

- a. Qualification of Parcel #P1G2130 – Fern Kirk

*Mr. Roberts informed the Trust that Ms. Kirk applied for buyout assistance with a rent-to-own contract on her residence. Since applying, she defaulted on her payments and lost the property in judicial proceedings. Subsequently, she moved out of the area and no longer owns any property within the buyout area, thus no longer qualifies according to law.*

Motion: [Remove P1G2130 from buyout consideration due to it no longer being qualified.](#)

	<b>Aye</b>	<b>Trustee Name</b>	<b>Nay</b>	<b>Abstain</b>
Motion By:	X	Rev. Charles <b>Clevenger</b>		
<a href="#">Sexton</a>	X	John <b>Lomax</b>		
		Dr. Mark <b>Osborn</b>		absent
	X	Mike <b>Sexton</b>		
Seconded:	X	Tamara <b>Summerfield</b>		
<a href="#">Lomax</a>	X	Jim <b>Thompson</b>		
	X	Janelle <b>Trimble</b>		
		Bob <b>Walker</b>		absent
	X	Chairman Larry <b>Rice</b>		

b. Qualification of Parcel #P1G2149 – Joseph Cox

*Mr. Roberts reported that Joseph Cox, like many other tenants, was forced to relocate from the Picher Housing Authority south complex after it was condemned for subsidence safety reasons. He relocated to Miami in May 2006. Because he did not reside in the area through June 6, 2006, he does not qualify for assistance under the Trust's existing guidelines.*

Motion: [Remove P1G2149 from buyout consideration due to it not being qualified.](#)

	<b>Aye</b>	<b>Trustee Name</b>	<b>Nay</b>	<b>Abstain</b>
Motion By:	X	Rev. Charles <b>Clevenger</b>		
<a href="#">Trimble</a>	X	John <b>Lomax</b>		
		Dr. Mark <b>Osborn</b>		absent
	X	Mike <b>Sexton</b>		
Seconded:	X	Tamara <b>Summerfield</b>		
<a href="#">Sexton</a>	X	Jim <b>Thompson</b>		
	X	Janelle <b>Trimble</b>		
		Bob <b>Walker</b>		absent
	X	Chairman Larry <b>Rice</b>		

c. Request by Susie Stone to prioritize appraisal of Susie's Thrift & Gift

*Ms. Stone requested that the Trust expedite appraisal of her Priority 2 business property so that she can transfer everything to her new store in Miami, then shutoff utilities and let the insurance lapse at her existing store. Without an appraisal, she believes she will need to pay to keep operations running in both her existing and new stores. While some Trust members empathized with Ms. Stone, questions were raised regarding whether or not this should apply to all other businesses in Priority 2, not to mention residences. Chairman Rice expressed interest in understanding the fiscal impact of expediting commercial appraisals and what it might mean for those still waiting to be bought out in Priority 1.*

Motion: [Table until the next Trust meeting pending further consideration and review.](#)

	<b>Aye</b>	<b>Trustee Name</b>	<b>Nay</b>	<b>Abstain</b>
Motion By:	X	Rev. Charles <b>Clevenger</b>		
<a href="#">Clevenger</a>	X	John <b>Lomax</b>		
		Dr. Mark <b>Osborn</b>		absent
	X	Mike <b>Sexton</b>		
Seconded:	X	Tamara <b>Summerfield</b>		
<a href="#">Sexton</a>	X	Jim <b>Thompson</b>		
	X	Janelle <b>Trimble</b>		
		Bob <b>Walker</b>		absent
	X	Chairman Larry <b>Rice</b>		

**VII. Consideration and Vote to Approve, Deny, or Take Other Action on Requests to Collect Arrearages at Closing – Chairman Rice**

a. Utility Providers

*Although the Trust voted at its June 28, 2007 meeting to require "paid in full" receipts for city utilities prior to return of security deposits, Mr. Roberts has talked to Cinnabar regarding complications that could arise with this practice. Mostly, Cinnabar was concerned about delays in giving people their \$3,000 security deposits due to having to wait for utility providers to close accounts. Carolyn Elmore, Picher City Clerk, suggested that Picher can close accounts and provide receipts within 24-hours.*

Motion: [Suspend requiring receipts for utilities and the collection thereof pending further review by the Trust.](#)

Motion By:

[Sexton](#)

Seconded:

[Clevenger](#)

Aye	Trustee Name	Nay	Abstain
X	Rev. Charles <b>Clevenger</b>		
X	John <b>Lomax</b>		
	Dr. Mark <b>Osborn</b>		absent
X	Mike <b>Sexton</b>		
X	Tamara <b>Summerfield</b>		
X	Jim <b>Thompson</b>		
X	Janelle <b>Trimble</b>		
	Bob <b>Walker</b>		absent
X	Chairman Larry <b>Rice</b>		

Motion: [Local Government Coordination Committee should revisit this issue, meet with the municipal utility providers and Cinnabar, and prepare a recommended course of action for Trust consideration at its next meeting.](#)

Motion By:

[Trimble](#)

Seconded:

[Lomax](#)

Aye	Trustee Name	Nay	Abstain
X	Rev. Charles <b>Clevenger</b>		
X	John <b>Lomax</b>		
	Dr. Mark <b>Osborn</b>		absent
X	Mike <b>Sexton</b>		
X	Tamara <b>Summerfield</b>		
X	Jim <b>Thompson</b>		
X	Janelle <b>Trimble</b>		
	Bob <b>Walker</b>		absent
X	Chairman Larry <b>Rice</b>		

b. Picher Housing Authority and Other Landlords

*Mr. Thompson suggested that the Trust probably should not get into the business of becoming the collection agency for landlords, including the Picher Housing Authority.*

Motion: [Deny the request by the Picher Housing Authority regarding collection of past due rent.](#)

Motion By:

[Thompson](#)

Seconded:

[Clevenger](#)

Aye	Trustee Name	Nay	Abstain
X	Rev. Charles <b>Clevenger</b>		
X	John <b>Lomax</b>		
	Dr. Mark <b>Osborn</b>		absent
X	Mike <b>Sexton</b>		
X	Tamara <b>Summerfield</b>		
X	Jim <b>Thompson</b>		
X	Janelle <b>Trimble</b>		
	Bob <b>Walker</b>		absent
X	Chairman Larry <b>Rice</b>		

**VIII. Consideration and Vote to Approve, Amend, or Take Other Action on Offers for the Buyout of Residents and Owners – Chairman Rice**

*Pursuant to the Oklahoma Open Meetings Act, the Trust may enter into Executive Session via recorded vote of a majority of a quorum of Trustees for the purpose of holding confidential communications regarding real estate transactions.*

- A. Possible Executive Session to discuss pending real estate transactions for parcels listed hereunder.
  - 1. Vote on whether to enter Executive Session

Motion: [Enter into Executive Session to discuss pending real estate transactions.](#)

Motion By:

[Clevenger](#)

Seconded:

[Trimble](#)

Aye	Trustee Name	Nay	Abstain
X	Rev. Charles <b>Clevenger</b>		
X	John <b>Lomax</b>		
	Dr. Mark <b>Osborn</b>		absent
X	Mike <b>Sexton</b>		
X	Tamara <b>Summerfield</b>		
X	Jim <b>Thompson</b>		
X	Janelle <b>Trimble</b>		
	Bob <b>Walker</b>		absent
X	Chairman Larry <b>Rice</b>		

- 2. If Executive Session approved, designation of person to keep minutes: [Thompson](#)
- 3. Executive Session on appraisal values and real estate offers – vote or action taken on any item of business considered in Executive Session must be taken in public meeting

*Appraisals for pending real estate transactions for parcels listed on the agenda were discussed.*

*Chairman Rice adjourned Executive Session and called the public meeting back to order. He also noted for the record that Rev. Clevenger had to leave the meeting at the conclusion of Executive Session for a prior commitment.*

- B. Identification of properties that should be moved from Summary Disposition for further discussion and/or special consideration (if any).

Motion: [remove P1G2145, P1G1022, and P1G2086 from Summary Disposition for further review and consideration by the Trust appraisal contractors.](#)

Motion By:

[Sexton](#)

Seconded:

[Lomax](#)

Aye	Trustee Name	Nay	Abstain
	Rev. Charles <b>Clevenger</b>		absent
X	John <b>Lomax</b>		
	Dr. Mark <b>Osborn</b>		absent
X	Mike <b>Sexton</b>		
	Tamara <b>Summerfield</b>		X
X	Jim <b>Thompson</b>		
X	Janelle <b>Trimble</b>		
	Bob <b>Walker</b>		absent
X	Chairman Larry <b>Rice</b>		

- C. SUMMARY DISPOSITION: Approval of final offers based upon appraisal amount, and authorization to proceed with closing and acquisition on such parcels.
  1. Parcel #P1G2110 – Shane Trease (rental assistance)
  2. Parcel #P1G2117 – Dale & Shanna Lasiter
  3. Parcel #P1G2128 – Eva Rotzal
  4. Parcel #P1G2131 – Patsy Sargent
  5. Parcel #P1G2132 – Robert & Pauline Morgan
  6. Parcel #P1G2133 – Henry Foster, Jr.
  7. Parcel #P1G2134 – Melvin & Carolyn Howerton
  8. Parcel #P1G2135 – Luke & Judy Taylor
  9. Parcel #P1G2137 – Mitchell Lee (rental assistance)
  10. Parcel #P1G2138 – Jerry & Sherri Sherwood
  11. Parcel #P1G2139 – Larry & Cindy Martin
  12. Parcel #P1G2140 – Pamela & LeRoy Oswald
  13. Parcel #P1G2141 – Deborah & Sammy Clemmons
  14. Parcel #P1G2142 – Ronald & Raylene Herd
  15. Parcel #P1G2143 – Mary McCarty
  16. Parcel #P1G2144 – Karen & Robert McKibben
  - ~~17. Parcel #P1G2145 – Phillip & Paula Suman~~
  18. Parcel #P1G2146 – Tina Knowles (rental assistance)
  19. Parcel #P1G2147 – Ben Richardson (rental assistance)
  20. Parcel #P1G2148 – Clarence Rickey

Motion: [Approve offers on all parcels except P1G2145 for the value established in the final appraisal review report.](#)

Motion By:

[Sexton](#)

Seconded:

[Lomax](#)

Aye	Trustee Name	Nay	Abstain
	Rev. Charles <b>Clevenger</b>		<a href="#">absent</a>
<a href="#">X</a>	John <b>Lomax</b>		
	Dr. Mark <b>Osborn</b>		<a href="#">absent</a>
<a href="#">X</a>	Mike <b>Sexton</b>		
<a href="#">X</a>	Tamara <b>Summerfield</b>		
<a href="#">X</a>	Jim <b>Thompson</b>		
<a href="#">X</a>	Janelle <b>Trimble</b>		
	Bob <b>Walker</b>		<a href="#">absent</a>
<a href="#">X</a>	Chairman Larry <b>Rice</b>		

D. SUMMARY DISPOSITION: Approval of revised offers based upon revised appraisal amount, and authorization to proceed with closing and acquisition on such parcels.

1. ~~Parcel #P1G1022 – John & Mary Frazier~~
2. Parcel #P1G1037 – Evelyn Cooke
3. Parcel #P1G1041 – Belinda Tallent
4. ~~Parcel #P1G2086 – Jimmy & Sherri Willis~~
5. Parcel #P1G2088 – Thomas & Paula Grisham
6. Parcel #P1G2095 – Harold & Robin Cawyer
7. Parcel #P1G2097 – Ernie & Aletha Redden

Motion: [Approve revised offers on all parcels except P1G1022 and P1G2086 for the value established in the revised appraisal review report.](#)

Motion By:

[Sexton](#)

Seconded:

[Lomax](#)

Aye	Trustee Name	Nay	Abstain
	Rev. Charles <b>Clevenger</b>		<a href="#">absent</a>
<a href="#">X</a>	John <b>Lomax</b>		
	Dr. Mark <b>Osborn</b>		<a href="#">absent</a>
<a href="#">X</a>	Mike <b>Sexton</b>		
<a href="#">X</a>	Tamara <b>Summerfield</b>		
<a href="#">X</a>	Jim <b>Thompson</b>		
<a href="#">X</a>	Janelle <b>Trimble</b>		
	Bob <b>Walker</b>		<a href="#">absent</a>
<a href="#">X</a>	Chairman Larry <b>Rice</b>		

E. SPECIAL CONSIDERATION: Consideration and vote to approve, amend, or take other action on offers for buyout assistance, including authorization to proceed with closing and acquisition on such parcels.

1. Parcels transferred from Summary Disposition

[NONE.](#)

**IX. Consideration and Vote to Take Action Regarding Future Meeting Dates, Locations, and Topics – Chairman Rice**

*Chairman Rice reported that Dr. Osborn would like for the next Trust meeting to be held in two weeks on Thursday, August 9, 2007 at 4:30 PM. Without any dissent, this meeting date was confirmed, and Chairman Rice reported that it would be held at Picher City Hall until further notice.*

**X. Adjourn – Chairman Rice**

Time: [6:22 PM](#)

Motion: [adjourn meeting.](#)

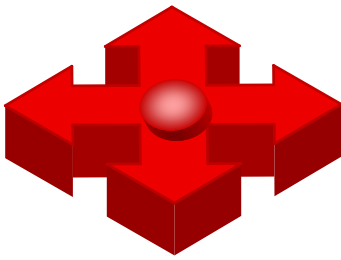
Motion By:

[Thompson](#)

Seconded:

[Lomax](#)

Aye	Trustee Name	Nay	Abstain
	Rev. Charles <b>Clevenger</b>		<a href="#">absent</a>
<a href="#">X</a>	John <b>Lomax</b>		
	Dr. Mark <b>Osborn</b>		<a href="#">absent</a>
<a href="#">X</a>	Mike <b>Sexton</b>		
<a href="#">X</a>	Tamara <b>Summerfield</b>		
<a href="#">X</a>	Jim <b>Thompson</b>		
<a href="#">X</a>	Janelle <b>Trimble</b>		
	Bob <b>Walker</b>		<a href="#">absent</a>
<a href="#">X</a>	Chairman Larry <b>Rice</b>		



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Bob Walker

**Revision D**  
**July 26, 2007**

## Buyout Guidelines

### Application Guidelines

1. Any issues or concerns raised regarding another applicant will be handled appropriately by the Trust, but resolution of such issues will not be addressed to the complainant.
2. Any applicant who wishes to be moved to a lower priority or be taken out of the buyout must submit a written request to the Operations Manager.
3. Groups of applicants who wish to be bought out together, such as families or caregivers and those in their care, will be bought out based on the lowest priority assigned to any applicant in that group. Such a request must be submitted in writing to the Operations Manager by all applicants within said group.
4. Qualifying Residential and Non-Residential Applications received after the October 14, 2006 deadline will be placed in Priority 3. Extraordinary Hardship Applications received to accompany a Residential Application that was submitted by the October 14, 2006 deadline will be accepted, if approved, until such date that randomization of Priority 1 Group 3 has been completed.

### Applicant Qualifications and Priority

5. Special circumstances that require investigation will be addressed by the Operations Manager. If the matter is not resolved by that investigation, the Operations Manager will refer the application to the Prioritization Subcommittee for review. The Prioritization Subcommittee will review the situation and present its findings to the Trust for approval or rejection. The Trust or its designees may require additional proof of occupancy or ownership of structures beyond that submitted with the buyout application.
6. In order to qualify for the buyout, a church must provide a federal tax exemption certificate, tax return for 2005 demonstrating its status as an organized church, or other proof of organization as a church. Churches must also be able to provide clear, marketable title for the property if applicable.
7. A home-based business will be appraised as a business only if that is the predominant use of the structure.
8. If the owner of an occupied residence to be bought out both lives in the residence and rents space within the same residence to another, the renter will not necessarily

receive buyout assistance. Exceptions will be brought to the attention of the Operations Manager. Eligibility will be reviewed on a case-by-case basis.

9. Qualified applicants that continually resided in their home through June 6, 2006, yet have since deceased, will be lowered to Priority 3. However, the appraisal will be expedited for the deceased regardless of priority to preserve value in the event of property damage.
10. Qualified applicants seeking buyout of secondary residences (e.g., vacation or weekend homes) will be lowered to Priority 3.
11. Listings of priorities are contained in Attachment I of this document.

### **Appraisal/Acquisition/Closing Guidelines**

12. Declining businesses that have been moved into Priority 1 will be appraised at the earliest opportunity to allow the owners to close the businesses.
13. Mobile homes older than five years will be appraised and bought out as fixed structures. Owners of moveable mobile homes newer than five years will be paid moving expenses to relocate to another suitable site. If it is determined by the Trust or its appraisal contractor that a mobile home newer than five years cannot be moved, it may be considered a fixed structure.
14. Homeowners who choose to move their home to a new location in lieu of accepting a cash buyout must notify the Trust in writing with at least two quotes for said move, including associated costs to prepare the new site. The Trust may seek verification of moving and site preparation costs from an independent contractor. Those choosing this option will be paid at closing an amount equal to the value of a typical residential lot elsewhere in the county in exchange for marketable title to the existing home site, if owned, in addition to reasonable moving and site preparation costs. In no event shall those choosing this option receive more than the appraised value established for the buyout of their property, and all properties must be cleared within 90 days of offer acceptance unless extended by the Trust.
15. All trash, debris, non-operating automobiles, boats and abandoned/dilapidated structures not factored into the appraisal must be removed from properties being bought out prior to vacating and final inspection. Further, all properties must be mowed prior to vacating and final inspection.
16. All pets and other animals must be removed from the property prior to vacating and final inspection.
17. WITHOUT EXCEPTION, following appraisal of a residence or business, no built in appliances, built in air conditioners, carports, sheds, fences, fixtures or other structures may be removed by the owner or renter without the express written

- permission of the Trust. Applicants may have the opportunity to purchase such items at public auction pursuant to the Structural Disposal Guidelines adopted by the Trust.
- 18.** Moving expenses will be paid as outlined in S.B. No. 1463.
  - 19.** The Trust's contractors will call each applicant to schedule a time at the applicant's convenience to review the appraisal report and present the Trust's offer. Offers will be made at the applicant's home or in the Trust office. Offers are non-negotiable, although applicants will be able to seek answers to questions or concerns they may have about their appraisal during the offer meeting. Appraisal reports will not be released to the applicants in order to protect the confidentiality of appraisal value determinations. Applicants will be given 15 days to accept or reject the offer given by the Appraisal Firm, unless they have notified the Trust in writing of their desire to delay their decision pending a subsequent offer for other property for which they have applied for buyout assistance. Once an applicant accepts an offer, the Trust's contractors will call applicants to schedule closing on the acquisition at a time that is convenient to both the applicant and the contractor, but in no event later than 90 days after offer acceptance unless a later closing date is authorized by the Trust. Please allow up to 30 days for processing and preparation for closing. Checks will be given to applicants at closing, less a \$3,000 security deposit (as explained below) and any other property liens or encumbrances.
  - 20.** The time allowed for occupants of residences/businesses/public use structures to vacate their properties will be 90 days after offer acceptance. Renters will have no more than 10 days to vacate after payment. Rental properties must be legally vacant prior to closing with the owner. Any time required beyond 90 days must be authorized by the Trust. The preference of the Trust is to vacate structures as soon as practicable. Depending on the time required to vacate, the Trust may require rental payments and/or a liability waiver.
  - 21.** The Trust will establish a program to resell purchased structures as described in the Structural Disposal Guidelines. The structures to be resold must be structurally capable of being removed from the Relocation Assistance Zone or demolished onsite and salvageable materials removed. Structures to be removed must first be deemed safe for occupation by authorized inspectors. Inspections shall include, but not necessarily be limited to, heavy metals and asbestos.
  - 22.** Where application for relocation assistance is made by one of multiple owners or lessees of a particular property or rental unit, the sum of all payments for acquisition of such property shall not exceed the amount that would have been paid had the property belonged to a single owner, and the sum of all rental assistance shall not exceed the amount that would have been paid had the unit been rented by a single lessee.
  - 23.** Applicants need to ensure that they are current on all land rent charges/fees, as overdue land rent may be collected at closing.

24. As discussed in guideline #19, a \$3,000 security deposit will be withheld at closing, which will be paid to the applicant upon final inspection of the property once vacated by the applicant and once keys to the property have been secured. Failure to comply with Trust guidelines for closure, or failure to provide keys to the Trust, will result in the forfeiture of this deposit in an amount equal to the costs incurred by the Trust to comply with the guidelines.

**PRIORITY 1 \* PRIORITY 2 \* PRIORITY 3**  
**BUYOUT PROCESS**

**PRIORITY 1**

- Occupied residences/businesses/public use structures located above areas of potential collapse and/or within the 150 ft. buffer zones.
- Occupied residences with family members who are physically and/or mentally challenged, seriously ill and/or elderly (> 70 years of age).
- Occupied businesses significantly impacted by declining population in the study area.

**Groups within Priority 1**

**Group 1**

Occupied residences as listed on the October 24, 2006 revised list of “Locations of Areas of Potential Subsidence” containing residents with disabilities and/or 70 years of age or greater.

**Group 2**

Remaining occupied residences as listed on the October 24, 2006 revised list of “Locations of Areas of Potential Subsidence”.

**Group 3**

- Occupied residences within the relocation assistance zone containing residents with disabilities and/or 70 years of age or greater.
- Occupied public use structures on the October 24, 2006 revised list of “Locations of Areas of Potential Subsidence”.
- Occupied business structures on the October 24, 2006 revised list of “Locations of Areas of Potential Subsidence”.

**Group 4**

- Business structures impacted by declining population.
- Rental properties where renters have been relocated by the Trust.

**PRIORITY 2**

- Occupied residences/businesses/public use structures where access requires travel over streets or highways overlying areas of potential subsidence and/or buffer zones.
- Occupied residences/businesses/public use structures connected to Picher or Cardin water or sewer systems.

No groups have been established for Priority 2 at this time.

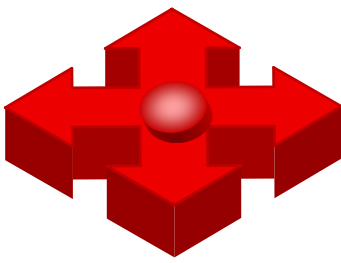
**PRIORITY 3**

- Occupied residences/businesses/public use facilities outside the high risk area, but within the relocation assistance zone.
- Structures of those deceased.
- Secondary residences (e.g. vacation/weekend homes).
- Qualifying residential and non-residential applications received after October 14, 2006.
- Unoccupied structures and vacant lots (no funding committed for these types of properties at this time)

No groups have been established for Priority 3 at this time.

The actual buyout process will begin by selecting candidates in Priority 1, Group 1 by lottery to establish a numerical order for the buyout. The lottery process will continue with Priority 1, Group 2 and so on. The number of structures selected to be appraised each month will be determined by the contract. The appraisal process will continue in numerical order until the last structure in Group 4 under Priority 1 has been bought out. The same process will be followed in Priority 2 and Priority 3.

Rental properties will be appraised at the time the renters are bought out in order to protect the owner of the property.



# Lead-Impacted Communities Relocation Assistance Trust

POST OFFICE BOX 96 • PICHER, OKLAHOMA 74360 • 918.673.1000

Larry Rice=chairman	↑ trustees
Mark Osborn=vice-chairman	
Jim Thompson=secretary	
Mike Sexton=treasurer	
	Charles Clevenger
	John Lomax
	Tamara Summerfield
	Janelle Trimble
	Bob Walker

## • STATUS REPORT • July 26, 2007

### Trust Office Hours:

Monday through Thursday	8:30 AM to 4:30 PM
Friday	8:30 AM to 1:00 PM

Trust Operations Manager Larry Roberts plans to keep the Trust Office at 220 South Connell Avenue in Picher, Oklahoma open more than 32 hours per week, according to the schedule outlined above. When presenting confidential offers or conducting closings, entrance to the office may be restricted to those involved in the real estate transaction.

Also, please note that Northeast Oklahoma Community Action will be sponsoring an Open House for those interested in viewing/touring one of the standard FEMA mobile homes. The Open House will be held at the Miami Mobile Home Community located at 2001 East Steve Owens Boulevard on Thursday, August 2, 2007 from 4 to 7 PM. The FEMA mobile home is parked at Lot 69.

### Appraisals, Offers, and Closings:

- 146 Appraisal Review Reports completed
- 103 offers made
- 65 offers accepted
- 36 offers pending
- 32 acquisitions closed
- 2 offers rejected

Statistical Summary	Current (2007) Buyout	Previous (2005) Buyout
Total ownerships (to-date)	115	42
Average homeowner offer	\$60,376	\$53,587
Average square-footage	1,194 ft <sup>2</sup>	1,286 ft <sup>2</sup>
Average offer per square-foot	\$46.60	\$38.85
Average appraised condition	"average"	"average"

# STATUS REPORT

• INSPECTIONS	322
• APPRAISALS	284
• REVIEWS	146
• OFFERS MADE	103
• OFFERS ACCEPTED	65
• OFFERS REJECTED	2
• CLOSINGS	32