



Minutes for Meeting of Board of Directors

April 16, 2013

8:30 A.M.

County Treasurers Board Room  
173 E. Apple Avenue, South Campus

Present: Moulatsiotis Plummer  
Ackerman Derezinski  
Drier Hood  
Mahoney Watson

Excused: Sabo

Also Present: Burgess Rutkowski

- I. Call To Order  
The Meeting was Called to Order by Chairman Moulatsiotis at 8:33 A.M.
- II. Roll Call
  - a. Establishment of Quorum  
Roll call was performed and a quorum established
- III. Approval of Agenda  
The Agenda was approved by all, motion by Derezinski, supported by Plummer.
- IV. Approval of Minutes—February 19, 2013  
Minutes from the February 19, 2013 Meeting were approved by all, motion by Ackerman, supported by Derezinski.
- V. Financials  
The Financials were reviewed and ordered to be placed on file, assent by all, motion by Drier, supported by Plummer.
- VI. Old Business
  - a. 710 E. Holbrook  
The closing for 710 E. Holbrook is scheduled for April 17, 2013.
- VII. New Business
  - a. FSBO vs. Realtor Comparison
    - i. History of listed vs. FSBO
    - ii. Process for listing property

**Muskegon County Land Bank Authority**  
**173 E. Apple Avenue, Suite 104, Muskegon, MI 49442**  
**231-724-6170 phone 231-724-6549 fax**

A process for intake, assessment, and marketing of property prior to being offered for sale was discussed. Burgess presented a template for Board review and discussion. Derezhinski suggested adding an item for waiving of 50/5 recapture and combining property when practical. Item tabled pending further discussion.

b. Property Offers

- i. Dalton lots 24-33
- ii. White Lake Drive

The offers for the above two items were rejected. Board indicated to bundle these two properties with another adjacent Land Bank property and offer it for sale to the applicant for \$6,000. Unanimous vote, motion by Drier, supported by Mahoney.

iii. 2799 Willowstone

Offer rejected by all, motion by Plummer, supported by Drier.

iv. Blue Lake 04-530-009-0030-00

Offer of \$100 to adjacent property owner accepted by all, motion by Drier, supported by Ackerman.

Note: At 9:26, Chairman Moulatsiotis was excused from the meeting. Remainder of the meeting was conducted by Vice-Chair Plummer.

c. Request to waive remaining 50/5 on Zahl Rd.

Request accepted. Burgess will find out necessary steps and execute.

d. Request to alter and extend contract at 4954 Hunt

Board instructed Burgess to have owner submit a written offer.

e. 2144 McIlwraith

Board instructed to give buyer until April 30, 2013 to come up with all past due amounts or face eviction proceedings. Unanimous, motion by Drier, supported by Mahoney.

f. Resolution to waive 50/5 on property

- i. 728 Catawba
- ii. Zahl Rd. (attachment)
- iii. 61-42-503-069-0050-00

These items were tabled, due to no Resolution prepared.

g. Rehab Progress

- i. 181 E Walton

The bids for rehab were referred to the Executive Committee.

h. 775 Washington Ave.

Low painting bid accepted by all, motion by Plummer, supported by Derezhinski. Burgess instructed to get a second Realtor opinion regarding list price.

i. Land Contract Payment Status—tabled.

j. Executive Committee

- i. Sale of LC 50
- ii. Sale of 1935 Paul St.

k. Consultant Activity Report

l. Equalization mapping update

VIII. Report of the Chairman

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- IX. Public Comment  
Rutkowski commented on some difficulty he has had with a nearby property owner in keeping lots up to local ordinance.
- X. Board Comment
- XI. Next Meeting Date—May 21, 2013
- XII. Adjournment  
The meeting was adjourned by Vice-Chair Plummer at 10:15 A.M.

Faithfully Submitted,  
Tim Burgess  
Land Bank Consultant