



Minutes for Meeting of Board of Directors

July 16, 2013

8:30 A.M.

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

Present: Moulatsiotis Plummer
Ackerman Derezinski
Drier Hood
Mahoney Sabo
Watson

Also Present: Burgess David Stebbins
Dennis LeBaron Chris Johnson
Phyllis Loudermill Jack Rutkowski

- I. Call To Order
The Meeting was called to order at 8:30 A.M. by Chairman Moulatsiotis
- II. Roll Call
 - a. Establishment of Quorum
All were present.
- III. Approval of Agenda
The (revised) Agenda was approved by all, motion by Derezinski, supported by Ackerman.
- IV. Approval of Minutes—June 18, 2013
The Minutes of meeting prior were approved by all, motion by Plummer, supported by Sabo.
- V. Financials
The Financials were accepted and ordered to be placed on file by all, motion by Derezinski, supported by Mahoney.
- VI. Old Business
The autos in the Land Bank's possession were being prepared for auction.
- VII. New Business
 - a. Targeted property for 2013 Auction
The Board was presented by Burgess a slate of property available in the 2013 tax auction eligible to be purchased using the County of Muskegon's right of refusal. The slate of property was suggested by Burgess with

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input from Mr. Hood (Houston Avenue) and Mr. Derezinski (Allen Ave). Mr. Derezinski suggested adding 147 Muskegon to the list. The list (including addition) was approved to be purchased from the Treasurer's Office (as FGU) by all, motion by Derezinski, supported by Sabo.

b. Property Offers

There were no property offers.

c. Rehab/Marketing Progress

- i. 181 E Walton—Walton has been shown by the Realtor twice.
- ii. 775 Washington Ave.—Washington has been shown by the Realtor once.

d. 2152 Getty Street

Due to no payments having been received in some time, a forfeiture notice was sent to the contracted. They responded with an offer of half their amount due and catching up in the near future. The Board indicated Moulatsiotis to negotiate.

e. Mr. Stebbins

Mr. Stebbins represented the potential owner of Castle Dunes, a property to be developed in Norton Shores. Mr. Stebbins gave an overview of the project, with parts of the project potentially being placed into the Land Bank. The Land Bank would be held harmless from expense. Moulatsiotis indicated taking in property would need the approval of the local unit. Moulatsiotis suggested a five year maximum hold if the project ever came to be. Plummer asked if a precedent was being set (Burgess was to review policies regarding requests of this nature). Watson questioned environmental and lake level concerns. Stebbins indicated the lake levels had stabilized and the environmental concerns were not due to pollution. A motion passed 4-3 to continue to investigate the possibility of taking this property into the Land Bank, with Ackerman, Sabo, and Watson dissenting.

f. Mr. LeBaron

Mr. LeBaron expressed his interest in 573 Houston. He was instructed as to the application process following the Land Bank taking possession.

g. Mr. Johnson

Mr. Johnson expressed his interest in 604 Apple. He was instructed as to the application process following the Land Bank taking possession.

h. Ms. Loudermill

Ms. Loudermill described her non-profit development company using recently paroled labor, teaching job skills and sparking community development.

i. Executive Committee

Nothing to report.

j. Consultant Activity Report

Burgess described recent activity managing two County construction grants and other recent activity.

VIII. Report of the Chairman

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- No report.
- IX. Public Comment
No comment.
- X. Board Comment
No comment.
- XI. Next Meeting Date—August 20, 2013
- XII. Adjournment
The Meeting was adjourned at 9:50 A.M. by Chairman Moulatsiotis, motion by Plummer, supported by Derezinski.

Faithfully submitted,
Tim Burgess
Land Bank Consultant