



Minutes for Meeting of Board of Directors

September 15, 2015

8:30 A.M.

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

Present: Moulatsiotis Ackerman
Drier Hood
Mahoney Sabo
Sims

Excused: Snider

Absent: Nash

Also Present: Burgess Luthy
VanderLaan

- I. Call To Order
The meeting was called to order at 8:30 by Vice Chair Ackerman
- II. Roll Call
 - a. Establishment of Quorum
Attendance was noted and a quorum established.
- III. Approval of Agenda
The agenda was approved as written by all, motion by Drier, supported by Mahoney
- IV. Approval of Minutes—August 18, 2015
The minutes of the Meeting August 18, 2015 were approved by all, motion by Drier, supported by Hood
- V. Financials
Burgess discussed financials and how the current cash assets are (50,538.22) because we are still waiting to be reimbursed by MSHDA. Burgess also discussed how most of the homes from the auction are helping with the cash flow coming into the Land Bank and discussed how approximately \$100,000 cash flow coming in as well. Financials were accepted by all, motion by

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

Mahoney, supported by Sims. Burgess also discussed the budget and also mentioned that he feels it's a good idea to take in the bundled properties left over from the auction because it's a better opportunity to bring more money into the land bank. Budgets were accepted by all, motion by drier, supported by Sabo.

VI. Old Business

a. 2571 McCracken

Burgess discussed how the Land Bank sold the property to a family through land contract and that family turned around and sold the land contract for more than the County sold it to them to begin with. Now the new family in the home wants to purchase the property from the Land Bank but there are minor repairs they would like fixed by the Land Bank including the water coming in from the South side. Burgess has not yet heard an offer from the families and he feels he should let them know they have a week to itemize, in writing, what they want repaired and how much they are going to be offering for the home. If the burgess doesn't hear back from the families he would like to do an eviction notice to the families so he can begin doing repairs.

VII. New Business

a. Environmental

Luthy updated the process of purchase of property for the Bosma and Wildebrandt properties. Luthy discussed that the Lead Hazard Reduction Program has used \$135,000 from the state of Michigan's general fund. Luthy mentioned that we have received \$124,000 from HUD since we have met out match. Luthy also mentioned how we are short abatement contractors at this time.

b. Coordinator Report

Burgess updated us on the CDBG Program and also the demolitions. Burgess discussed that the sale on 347 Roberts and how it is still anticipating closing any day now.; the property on 470 Overbrook and how it is the next rehab in queue; 428 Marquette and how the rehab is in progress and should be completed by the end of next week at the latest. Burgess mentioned 5170 Lakeview and how he feels it would benefit the County by doing a rehab on this home. Burgess also discussed 950 Norton (3rd floor) and how it is waiting for a written offer from the potential lessor. Burgess brought to our attention that Drier has contacted an architect and has walker through the property with electrical and mechanical contractors.

c. Property Offers

There were no property offers.

d. Executive Committee

There were no reports.

e. CDBG policies, etc. for application

Burgess mentions how the County should apply next month but also mentioned he thinks it would be beneficial for the Land Bank to apply instead of the County. Burgess will be looking more in depth into the Land Bank applying to see if the land bank does apply will the Land

Bank be able to inherit the money or will we have to go through Muskegon County if the Land Bank cannot inherit the money.

VIII. Report of the Chairman

a. Second Auction 2015

Moulatsiotis discussed how the Auction will be held here at the Treasurer's Office and how 310 properties from the first auction have not been sold and they will be all bundles into one property to ensure that no one is to purchase these homes so the County can rehab the homes that need it as well as demolitions to ensure a better neighborhood. Burgess mentioned how he feels that we should take these bundled homes into the Land Bank because all the money will come into the Land Bank leaving us with a good cash flow coming in. Burgess mentioned that if the Land Bank is to take in the bundled properties that we should already have an inspection done on the property and lay it on the table that the person who wishes to purchase the property is to fix up everything that needs to be done on the property.

IX. Public Comment

No public comment

X. Board Comment

Sim questioned when the CDBG grant needed to be done. Burgess discussed how it needed to be done by October 20. Burgess also mentioned how for the CDBG grant you do not need to have targeted communities now but he feels we should have half of the grant to targeted to Roosevelt Park and Montague and the other half of the grant targeted to the rest of the County. Mahoney mentioned that he did not get the chance to speak with Mr. French about the CDBG Grants. Sabo was curious as to what was going on with the large industrial building at 2100 Burton Rd. Burgess discussed that he gave the previous owner until August 30, 2015 to have everything out of the building, however when Burgess went to that building, the previous owner was still pulling stuff out. Burgess mentioned to him if he is caught there again they will get him for trespassing. Burgess also mentioned to him that he need to let him know what he needs out of the building and he can do it on Burgess' time. Burgess discussed how the building does have the electric going through it however it is still full of items belonging to the previous owners.

XI. Next Meeting Date— October 20, 2015

XII. Adjournment

The meeting was adjourned at 10:01 a.m. by Vice Chair Ackerman

Faithfully submitted,
Brittney Vander Laan