



Minutes for Meeting of Board of Directors

February 16, 2016

8:30 A.M.

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

Present: Moulatsiotis Ackerman  
Hood Mahoney  
McLaughlin Nash  
Sabo Snider

Non Excused: Drier

Also Present: Burgess George  
Jones Luthy  
VanderLaan

- I. Call To Order  
The meeting was called to order at 8:30 by Chairman Moulatsiotis
- II. Roll Call
  - a. Establishment of Quorum  
Attendance was noted and a quorum established.
- III. Approval of Agenda  
Burgess mad a correction on Agenda. Burgess mentioned how Kristina Coby from United Way would not be able to attend the meeting.
- IV. Approval of Minutes—January 19,2015  
The minutes of the Meeting January 19, 2015 were approved by all, motion by Sabo, supported by Mahoney.
- V. Financials  
Burgess discussed financials and discussed how we are -173,000 because we have not yet been reimbursed by MSHDA. Burgess discussed how once we have been reimbursed the number will drop down. Burgess also mentioned

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

how a while back we had been threatened to have the money funded by MSHDA go away if they have not yet met the amount that had been funded by a certain date. Burgess at this point had put a bunch of properties in to hold the place of the grant money and now needed to change the properties that will be undergoing demo but MSHDA can not do so at this time. Burgess mentioned how because of this we need to keep as much money as possible to keep in our funds incase we need to use the funds for the demos until we have been reimbursed. Nash mentioned that we should get a senator involved to see why MSHDA can't just change the properties in the system that will be undergoing demo so that we can get money from the grant to use so we meet the dead line.

VI. Old Business

There was no old Business.

VII. New Business

a. Kristina Coby, United Way

Kristina Coby from United Way was unable to attend meeting.

b. Environmental

Luthy discussed how the property acquisitions have been completed and now we are just waiting on the signs. Luthy also mentioned how Vander Laan was putting together a list of licensed general contractors in the area so Luthy was able to hold a meeting to try and convince some of the general contractors to become abatement contractors in order to help increase the number of homes abated per month. Luthy updated the Land Bank board that the federal revenue match has already been met. Luthy discussed the Great Lakes Sediment and Nutrient Reduction Grant and how the proposals are due March 31, 2016. Luthy also mentioned the EPA- Future Ozone Attainment Areas and how it is in review by the MDEQ.

c. Directors Report

Burgess discussed the updates we had at 470 Overbrook, 322 Sumner, 950 Norton (3<sup>rd</sup> floor), 5170 Lakeview, 3120 Glade St, 5769 Lane, 2362 Denmark, 899 W. Laketon, 2100 Burton, and 2680 Holton. Burgess also updates Land Bank on the Hardest Hit Demos and how we are on the third batch which is mainly on the northeast part of town and that the Fourth batch will be out for asbestos survey bids upon receipt of a Deed from Muskegon Heights for three of the properties. Burgess discussed how there is a meeting scheduled Friday Feb 12 to begin planning the next set of batches. Burgess also mentioned that the Facebook page was up 7 likes and we are now up to 345 likes. Burgess updated us on the FGU Properties and discussed how four sold thus far year to date and how all non-buildable lots sold to adjacent property owners.

d. Property Offers

There were two property offers on the same properties, 1247 4<sup>th</sup> Street and also on Mason. The first offer was from Cameron Jones. Jones has not yet filled out an application but will do so in near future. Jones plans on fixing up the wood and windows on the exterior of the home along with some of the inside as well and will plan on moving into home once it is all complete. The second offer was from Keen George who works with Community Encompass.

George and company plan on rehabbing affordable housing. This company works with Home Funds, MSHDA, and safe build to get funds to help them rehab the homes and be able to help make affordable housing. Community Encompass is not looking to make a profit but yet help people who do not have the funds to do so. Snider mentioned that he feels both George and Jones should work together and see if they could figure out a solution to possibly having Community Encompass doing the rehab and then later selling home to Jones, if at all possible.

e. Executive Committee

There were no reports

f. CDBG grant

MSHDA did not choose to fund us. Will make application next available funding window. Must increase match.

VIII. Report of the chairman

Moulatsiotis mention how he and Burgess are always available to make a report to discuss questions or concerns people in the area may have about the Land Bank. Moulatsiotis also discussed how he had received an email from Senator Hughes who mentions to Moulatsiotis that she had received 3 complaints about couple Val and Reagan Hibs who have been acting under the Land Bank Authority in which they evict people out for district court, buys out the homes and strips them of appliances to make a profit. Moulatsiotis had called Sheriff Levin and made a complaint in which now they are under investigation. Moulatsiotis wishes to have the couple prosecuted if find out that they are using the Land Bank name to do so.

IX. Public Comment

There were no public comments.

X. Board Comment

McLaughlin responded back to Moulatsiotis offer of being available to come to City of Muskegon Heights and discuss questions or concerns people may have in the area. McLaughlin will mention to council at their next meeting if they feel this is something they want and then will report back to Moulatsiotis if needed. Ackerman wanted to Thank Burgess for attending meeting for collaborative effort for the Blight Elimination Grant through the Michigan Land Bank.

XI. Next Meeting Date— March 15, 2016

XII. Adjournment

The meeting was adjourned at 9:45 a.m. by Chairman Moulatsiotis

Faithfully submitted,  
Brittney Vander Laan