



Minutes for Meeting of Board of Directors

January 17, 2017

8:30 A.M.

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

Present: Archer Drier
Mahoney McGlothin
Moulatsiotis Snider

Excused: Hood Nash

Also Present: Ben Robbins Burgess
Coby DeMumbrum
Hughes John Huizinga
Luthy Mike Teeter
Vander Laan

- I. Call To Order
The meeting was called to order by Chairman Moulatsiotis at 8:30 A. M.
- II. Welcome New Members
Burgess introduced our newest members, including, Archer, Hughes and Tim to the Land Bank
- III. Roll Call
 - a. Establishment of Quorum
Roll call was performed and a quorum was met.
- IV. Approval of Agenda
Burgess mentioned how the agenda has been revised as of January 13, 2017
- V. Approval of Minutes—August 16, 2016
The agenda was approved by all as presented, motion by Snider, supported by Drier
- VI. Financials

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

The Financials were discussed and a motion was made by Drier, Supported by Mahoney.

VII. Old Business

There was no old business.

VIII. New Business

a. Election of Vice- Chair

Drier nominated Mahoney to take Ackerman's place as Vice- Chair. Mahoney accepted.

b. Transfer of property from the FGU to the Land Bank

Moulatsiotis mentioned how he feels it would be a good idea to take all of the bundled properties that came from the auction and are now at the Treasurer's office and move them into the Land Bank name.

Approved by all, Motion by Drier to take them into the Land Bank with communication municipality, supported by Snider.

c. Director's Report

Burgess updated us on the properties located in the Land Bank and how the Land Bank set records this year based on number of sales and value of transactions. Burgess also mentioned how the Land Bank has broken the record of number of sales (61, in 2015): 137 and how they broke the record of sales value (\$577,333.32 in 2012): \$728, 356.00. Burgess also mentioned how the Land Bank has applied for and received an extension of the Hardest Hit 1 grant.

d. Environmental Report

Luthy updated regarding lead based paint projects completed, those in progress, and also mentioned how the state requires child's Elevated Blood Lead Level to be above 5 before going further on a project. This is due to short contractors. Luthy brought discussed the Grant totals and where we are as far as projects being done.

e. Planning Grant

Coby presented the planning grant. Burgess and Moulatsiotis both mentioned how they would like us to continue our contract with Coby, which has already been approved and switch it into United Ways name, in which Coby is employed through. Approved by all, Motion by Mahoney, supported by McGlothin.

f. Development Action Items

i. Contract for Pitsch for Hardest Hit 1 Group 6

Burgess presented Pitsch and how they were the lowest bid of the builder's exchange. Burgess asked the Land Bank to accept the contract. Motion by Snider to accept the contract after we wait till MSHDA reimburses more of the money from the grant, supported by Drier.

g. Property Offers

i. 1054 W. Sherman

John Huizenga discussed how he would like to purchase the property at 1054 W. Sherman for \$40,000 and use it to expand his property on Barclay and use it as a storage facility and leave some spots in the front as a retail outlet.

Approval to take the property at 1054 W. Sherman into the Land Bank was made by all. Motion by Drier, supported by Snider.

Approval of transfer of property in the amount of \$40,000 was made by all, motion by Mahoney, supported by Snider.

ii. 1150 Whitehall Rd

Ben Robbins and Mike Teeter presented 1150 Whitehall Rd and what they would like to do to this property after purchasing it. There would like to set it up as a site Condo Association and form a private/ government due diligent. They would like to have this started by Fall. With doing this the Land Bank would have full access to site control and tax recapture. Approval or taking 1150 Whitehall Rd into the Land Bank was made by all, motion by Drier. Supported by Snider.

Approval to sell the property at 1150 Whitehall Rd for an offer of \$40,000 was accepted by all, motion by Snider, Supported by Mahoney.

h. Request to waive 50/5 for 1654 Elwood

Burges mentioned 165 Elwood and how he would like to waive the fee to combine the lot. Approved by all, motion by Drier, supported by Snider

i. Executive Committee

i. Election of Executive Committee Members

Drier nominated Mahoney to take over Sabos position in the Executive Committee. Mahoney accepted.

ii. Executive Committed approved an invoice to be paid to Central Ceiling for the renovation of Third Floor of Park Row Mall and they also approved a contract with Kristina Coby for the remainder of the Planning Grant for the Americore Team.

IX. Report of the Chairman

No Report of the Chairman

X. Public Comment

No Public Comment

XI. Board Comment

Drier mentioned Willowstone and questioned why the road cannot be adapted. Drier wondered if this was because of the private rd. act.

XII. Next Meeting Date—February 21, 2017

XIII. Adjournment

The meeting was adjourned at 10:05 A.M. By Chairman Moulatsiotis

Faithfully submitted,
Brittney R. Vander Laan

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