



Minutes for Meeting of Board of Directors

March 21, 2017

8:30 A.M.

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

Present: Archer DeMumbrum  
Drier Hood  
Hughes Mahoney  
McGlothlin Moulatsiotis  
Snider

Absent: Nash

Also Present: Burgess Coby  
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 all member of the Land Bank to the Americore team.
- III. Roll Call
  - a. Establishment of Quorum  
Roll call was performed and a quorum was met.
- IV. Approval of Agenda  
The Agenda was approved by all as presented, motion by Hughes, supported by Snider
- V. Approval of Minutes—Feb 21, 2017  
The agenda was approved by all as presented, motion by Hughes, supported by Archer
- VI. Financials  
The Financials were discussed and Burgess mentioned how we are sitting well on cash. Burgess also mentioned how we had more money coming into the Land Bank because we had closed on 322 Sumner and 457 Ashland last week. Motion by Snider to support the financials, supported by Mahoney.

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- VII. Old Business
- a. Depot Financing request  
Moulatsiotis mentioned how Brett Gilbert had presented his Grand Truck Depot Project during last month's meeting. Moulatsiotis asked board if wanted to make a motion to support it and if we do are we going to be providing financing services for other businesses. Motion by Hughes to not decline the financing, supported by McGlothin.
- VIII. New Business
- a. Director's Report  
Burgess updated us on the properties located at 322 Sumner and 457 W. Ashland and how they have been finalized the week of Feb 13. Burges also discussed how the word is already out on the street that the Land Bank is not accepting any offer less than \$1000.00 and no offers have been coming in for less. Burgess updated us on demolitions and how the last of the Final Four of Hardest Hit One was scheduled and to was completed the week of Feb 13. Burgess mentioned how Vander Laan is performing SHPO/ pre demo photos for group one of Hardest Hit Two. Burgess updated us that asbestos bids are out and a pre-bid meeting was held Feb 10.
- b. Environmental Report  
Luthy is out of the office on Maternity leave. Her Twin girls have arrived!
- c. Planning Grant/ AmeriCorps NCCC  
Coby had the AmeriCorps team introduce their selves and say where they are from. Jessica, the Oak 6 leader, updated us on the importance of their team what they are there to do, Jessica also mentioned how they also do independent services such as nonprofit agencies to try and find new interest as well. The AmeriCorps team also will do presentations on how to host a team and if anyone was interested in getting their own team how the process works. It was also mentioned that if we had any access to other activities for the team to do that would be greatly appreciated. Snider mentioned he would get them Hockey tickets, Hughes could do Silverside, Moulatsiotis got them access to Norton Pines for the day, and they just need to decide on which day. Moulatsiotis also mentioned he would get them light bulbs and hand soap for the home they're staying in. Drier and McGlothin have provided household items for the team as well. Jake updated us on the ISP requirements and how they're are required to do 1300 service hours , 80 independent hours and are responsible for contacting potential sponsors'. Jake also mentioned if they do an extra 20 hours they are up for the presidential award. Coby also mentioned the meetings held in both Flint and Detroit and asked if anyone would like to comment on how they felt it went. Moulatsiotis mentioned how he was very impressed with how everything went. Mahoney mentioned how he felt he got the feel for how they would be bringing the community back and how he feels this will be great for our community. Coby mentioned how there will be a City of Muskegon Heights Counsel meeting for staff, Denny Powers and Oneata Baily on March 27 and how she will be

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meeting with the Chief and also McGlothin to go over a few things about the Americore team and how it would benefit their community. Coby mentioned how on April 16 there will be a grant draft session to write up the draft for the Americore team, she will turn the second draft in on April 19<sup>th</sup>, after it has been reviewed and then the final copy of the Grant proposal will be done on May 1<sup>st</sup>.

d. Development Action Items

Burgess and Drier discussed the house on Ruddiman in North Muskegon and how we have put \$13,500 into the home already. Drier and Burgess went to the home to see how much work it needed in rehab. They also brought along a realtor who estimated \$70,000- \$90,000 worth of work that still needed to be done and then could turn around and sell the home for close to \$150,000. Burgess discussed the options of either fixing it up and putting the time and the money into the home, or just putting it up for Bids to see what they can get for it and possibly just selling it instead of rehab.

e. Property Offers

Burgess discussed how most of the bids coming in are for \$1000.00 and Burgess feels we could get more out of the properties.

Moulatsiotis mentioned how Camille Jones had put in a bid for 56 E Lincoln for \$1000. She mentioned in the bid that the rehab would only be \$1500. Moulatsiotis feels we should decline this offer because the home needs more work and she would need more money to put into the home for rehab.

Moulatsiotis also discussed how Jose` had put in a bid in the amount of \$16,000, \$5000 down on a 3 to 5 year land contract for the old Vern's Hardware. Jose would like to use the upstairs for an apartment and the bottom for an office for his work. Jose also mentioned how he has just fixed up a place and is selling it so he could pay off the Land Contract sooner. Drier suggest trying and getting more out of the property, at least the SEV. Motion by Hughes to leave this offer to the executive board to be able to look further into the possibilities of getting more out of the property, supported by Mahoney.

f. Executive Committee

Burgess mentioned how the Executive Committee approved the sale of 11-030-100-0007-10 an adjacent property owner, approved the sale of 1844 McIlwraith, accepted and offer for 420 E. Barney for \$3,000 but the person had later backed out. Executive Committee also accepted offers at 868 W. Hackley ( vacant land), 428 E. Barney, 2304 Wood St, 545 Marquette (unbuildable lot),2132 Superior, 650 E. Broadway, they also approved low bid for 445 Ada Ave. Burgess also mentioned how the Executive Board had accepted off for four 25x 100 lots in Blue Lake Township to an adjacent property owner, accepted an offer from Blue Lake Fine Arts Camp for an adjacent 25 X 100 vacant lot and also counteroffered for 695 W. Southern ( from \$1,200 to \$3,000, with stipulations). The counter offer was accepted, the subsequently declined.

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- IX. Report of the Chairman  
No Report of the Chairman
- X. Public Comment  
Coby mentioned how National Service is at risk of being eliminated and how we should be getting the word out to everyone including representatives on how good the team is and how beneficial they are. Coby also wanted to give a huge thank you for Tim Burgess for everything he has and is doing for the team.
- XI. Board Comment  
Mahoney mentioned how she is glad to see the Americore team here.
- XII. Next Meeting Date—April 18, 2017
- XIII. Adjournment  
The meeting was adjourned at 9:47 A.M. By Chairman Moulatsiotis, Motion by Hughes, Supported by McGlothin.

Faithfully submitted,  
Brittney R. Vander Laan