



Minutes for Meeting of Board of Directors

July 18, 2017

8:30 A.M.

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

Present: Archer Drier
Hood Hughes
Mahoney McGlothin
Moulatsiotis Snider

Excused: DeMumbrum

Also Present: Anderson Burgess
Vander Laan Luthy
Christine Robere Kahtri
Steve (Beacon Recycling)
David Pipkins
Kevin Pipkins
Dorothy Scott
Mission for Area People Reps

- I. Call To Order
The meeting was called to order by Chairman Moulatsiotis at 8:30 A. M.
- II. Roll Call
 - a. Establishment of Quorum
Roll call was performed and a quorum was met.
- III. Approval of Agenda
The Agenda was approved by all as presented, motion by Snider, supported by Drier. All voted in favor.

Muskegon County Land Bank Authority
173 E. Apple Avenue, Suite 104, Muskegon, MI 49442
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- IV. Approval of Minutes—June 20, 2017
The approval of the minutes for June 20, 2017 was approved by all as presented, motion by Hughes, supported by Drier. All voted yes.
- V. Financials
The Financials were discussed by Burgess. Motion by Snider, Supported by Hughes, voted yes by all to accept financials and have them placed on file.
- VI. Old Business
- a. AmeriCorps Grant
Burgess and Robere have announced that the grant has been approved and the job listing has been posted.
- VII. New Business
- a. Planning grant
Burgess indicated we are winding down on the planning grant.
- b. Director's Report
Burgess stated the property at 140 Ruddiman has been gutted and that Drier and Burgess have met to begin spec writing. Burgess also mentioned how the first demolitions of Hardest Hit Two have begun and that asbestos removal will begin soon as well as water cuts in the City of Muskegon Heights. Burgess brought to our attention that Melching was the sole bidder and was awarded the contract.
- c. NCCC- assessed property
- i. Event for showing property
Burgess mentioned how the clean outs have been completed. Burgess met with Tom Van Bruggen to dedicate a page to our website with property list, open house times and photos. Burgess also mentioned he will be doing showings of the properties on July 26, 2017 and July 27, 2017 and also an Auction on July 28, 2017 at the Harris Building, starting at 9 A.M.
- d. Environmental Report
Luthy discussed the homes that were being abated and how most of the ones coming into the Lead Program are big projects that cost a lot of money. Luthy mentioned if anyone knows of someone who needs lead abatement work done on small projects to send them her way. Luthy also mentioned how the Grant did not go through and instead was awarded to Wayne County and Jackson. Luthy sent a request to Beth Dick for a rehash on where the grant was weak.
- e. Hardest Hit Two
- i. Recommendation to take properties in January
Burgess discussed that Muskegon and Muskegon Heights want the Land Bank to purchase property that has been foreclosed to be used for Hardest Hits. Burgess asked that we do not take in these properties until the next calendar year or the Land Bank will be held liable for each property. If we wait until next year it will not be a liability. Motion by Hughes, Supported by Archer. All voted yes.

f. Development Action Items

Burgess mentioned how Melching was the only bidder for the first round of Hardest Hit 2 and requested permission to sign a contract for \$494,472 with a total of 46 properties. Motion by Hughes, supported by Mahoney. All voted yes.

g. Property Offers

- Mission for Area People presented their offer for the properties across from the Chicken Coop; three lots total for \$100 a lot. Their mission is to help people have better access to resources to better their life, to promote quality of life and to promote self-sufficiency. The site will be handicap accessible and it will provided services to clients. Burgess mentioned that these properties have been created through Hardest Hit and they may have liens on each property. Burgess also states that Mission for Area People will need to get MSHDA permission before moving forward with the purchase. Motion by Snider to accept the offer of \$100 per lot, supported by Mahoney, all voted yes.
- David Pipkins, his son, Kevin Pipkins, and Dorothy Scott mentioned the home at 5870 Beech St had foreclosed this year for unpaid taxes. Pipkins proposed an offer of \$65,000, \$5000 down on a 3 year contract. Burgess mentioned since David Pipkins is purchasing the home instead of his father Kevin, there will no longer be a homestead on the property. Motion by Snider, supported by Hughes. All voted yes.
- Zak Anderson presented an offer for the property at 1542 James St, in the amounts of a \$15,000 Land Contract, with \$2,000 down. Anderson also mentioned that he is on the Muskegon School Board and needs to be living in the area to continue to remain on the board. Motion by Hughes, supported by Archer. All voted yes, exception of Moulatsiotis, who abstained.
- Steve from Beacon Recycling presented a cash offer for 2100 Burton in the amounts of \$50,000, this will be used to expand their business, enhance electronic recycling, and this will also add three to five additional jobs for their business to be employing. Burgee mentions that there was another property off for 2100 Burton in the amounts of \$80,000, with \$10,000 down, 6 % interest, and the rest will be paid in 5 years with no balloon. Jeff Comrie,. and Ryan Frazier will be using this building for medical marijuana. Snider mentions how he is not in favor with the cash offer or Beacon Recycling and mentions how he would like to see the property go to business that is already up and running but we would need more than the \$50,000. Counter offer of 57,000 was presented to Steve from Beacon Recycling, in which he accepted. Motion by Hughes, supported by Mahoney, voted yes by all.

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- Burgess presented a property offer for 2041 Hoyt, in the amounts of \$2000. Motion by Drier, supported by Hughes, voted yes by all.
- Burgess presents a property for Dan Tenbrock, the offer for 620 W. Oakwood was in the amounts of \$10,000, on a Land Contract with a couple thousand down. Tenbrock would like to fix up the property for his Daughter and Grandchildren to live in. Motion by Sniders, supported by Hughes. Voted yes by all.

h. Executive Committee

Burgess mentioned how the Executive Committee approved the Land Contract for 408 E. Hackly, \$800, \$2K down payment, 6 % interest, and 3 year amortization. The executive Committees also approved the 6 months extension for renovation of house on Marquette in Muskegon , approved purchase before the auction of three small vacant lots on Apple Avenue across from the South Campus as well as 640 W. Oakwood and also approved the sale of 6622 Poppy way in Dalton Twp. for \$1,000.

VIII. Report of the Chairman

Moulatsiotis brought to our attention that we are out of space in our office and have nowhere for the new Americore hired to go. Moulatsiotis mentioned it to Donna in Equalization and we will be using that space until we have space to put the new employee.

IX. Public Comment

Khatri mentions how there are a group of investors in the Grand Rapids area looking to buy in Muskegon County.

X. Board Comment

Snider mentioned that we should look into using some of our funds for the Lead program and also to increase the values of the properties we have in the Land Bank.

XI. Next Meeting Date—August 15, 2017

XII. Adjournment

The meeting was adjourned at 9:59 A.M. By Chairman Moulatsiotis

Faithfully submitted,
Brittney R. Vander Laan