



Minutes for Meeting of Board of Directors

September 19, 2017

8:30 A.M.

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

Present: Archer DeMumbrum
Drier Hood
Mahoney McGlothin
Snider

Excused: Hughes Moulatsiotis

Also Present: Burgess Grover
Robere Vander Laan

- I. Call To Order
The meeting was called to order by Vice-Chair Mahoney 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 Drier, supported by DeMumbrum.
- IV. Approval of Minutes—August 15, 2017
The minutes for August 17, 2017 were approved by all as presented, motion by Snider, supported by Drier.
- V. Financials
The Financials were discussed by Burgess. Burgess discussed how the sales pending for Hardest Hit will not get reimbursed by MSHDA until everything is fully completed. Snider mentioned that he would like Burgess to get a handle on when each property was acquired into the Land Bank so that the

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

Land Bank board could see the turnout. Motion by Drier, Supported by DeMumbrum.

VI. Old Business

There was no old business to discuss.

VII. New Business

a. Director's Report

Burgess mentioned how he had revisited the site and specs are in progress for the property at 140 Ruddiman. Burgess also discussed the Hardest Hit 2 Demolitions and how around twenty house have been knocked down in Muskegon and seven in Muskegon Heights. Burgess mentions how the properties at 1542 James, 655 W. Lakewood, 2137 Reynolds, 2333 Riordan, 5143 Hall Rd, 620 W. Oakwood have been sold. 170, 176,184 Apple are in process of combination. Burgess discussed how we will be holding the property for future development. Burgess mentioned how 1100 Calvin, 2283 Columbus, 1321 Chestnut, 3330 Maple Grove, and 1650 Dyson have been secured. 354 Washington Lakewood Club and 2356 Evanston have been entered and need to be secured. Burgess mentioned how he still needs to get into 2721 Valk.

b. Environmental Report

Luthy discussed how we have 46 homes that are completed with the Abatement and we have 50 lined up to do, that leaves us 10 short. Luthy updated the Land Bank Board that there are 196,000 non obligated funds left in the grant and mentions how \$40,000 will be used for inspections. This leaves around \$8000 to go towards the lead abatement for each property. Luthy discusses how most of the projects are more than \$8,000 and asks if we can go into the general funds if we exceed the \$8000 limit per home.(focusing on homes that have children with elevated lead levels) Snider made a motion to use up to \$70,000 in funds, if needed, to complete the program, supported by Hood.

c. AmeriCorps

Grover was introduced to the Land Bank board and she discussed how she had been meeting with site supervisors to make sure everything is right on track. Grover mentioned how everything was a little behind but was hoping to have the new members on board by Oct 16, 2017.

- i. Planning Grant- Robere mentioned how she was attending the meeting for the transitioning period for Grover.

d. Development Action Items

- i. Request to waiver remaining recapture 1964 Woodward

Burgess discussed with the board on how we should waive the four year recapture on the property in order to put a garage on it. Motion by Drier, supported by DeMumbrum.

- ii. Burgess also mentions how he had a request to cut waters at the main for Muskegon Heights Demolitions. They would be ripping out the water mains and putting new ones back in. Hardest Hit 2 funds would be covering the costs; they would be reimbursing the

money back to the Land Bank. Motion by Drier, supported by DeMumbrum.

- iii. Burgess discussed the property at 2528 Peck St and mentioned how the floors have been rotted. Burgess mentioned how Joel would do the work for \$2,900, it would be around \$5000 if he cleans out the property as well. Drier made the motion to go ahead on the rehab but not to exceed the \$5000, supported by McGlothin

e. Property Offers

i. 2129 Wood St

Burgess mentioned how he has not looked at this property yet and recommends it be sent to the executive committee after he has had the chance to go through the property.

- ii. Burgess presented an offer from Floyd Cook for the property located at 2420 Howden. Floyd was not aware of the minimum bid; he had put in a bid for \$100. Burgess mentions how he feels we should do a counter offer in the amounts of the minimum bid at \$1000 because this property needs a lot of work into it and Floyd plans on putting around \$20,000 of work into the home. Motion by Archer to counter offer at the minimum \$1000 bid, Supported by DeMumbrum.

Burgess presents an offer in the amount of \$800 for the property at 2640 Howden. Again, Burgess mentions we counter offer at the minimum required bid of \$1000. Motion by Snider to do a counter offer of the minimum \$1000 bid for the property, supported by Archer.

Burgess presents three different offers to the Land Bank Board for the property at 1100 Calvin Ave. The first offer is a \$4000 cash offer by an investor, the second offer is \$5000 Cash offer by another investor, the third offer is in the amounts of the SEV , which is \$15,600, on a 4 year Land Contract at 6% interest and \$1000 down payment. Motion by Drier to accept the \$15,600 , four Land Contract offer at 6 % interest and \$1000 payment with the stipulations that it be owner occupied until the land contract is completely paid off, supported by Snider.

f. Taxes Receivable Balance Sheet Line Item

Burgess asks for the approval of the Land Bank Board to write the number off because it goes so far back there is no way to retrace where it came from. Motion by Snider, Supported by Drier.

g. Budgets 2017-2018

Burgess discussed the budgets of 2017 and 2018 to the Land Bank Board. Snider asked that Dan Hansen reviews it in a little more detail.

h. Executive Committee

Burgess mentioned how the Executive Committee approved the sale of 2525 5th St to Guy Remodeling of GR for \$1000. Drier mat a motion to confirm the sale, supported by McGlothin

VIII. Report of the Chairman

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Moulatsiotis was excused from the meeting. Nothing to report from Vice-Chair Mahoney.

IX. Public Comment

There was no public Present.

X. Board Comment

No comments from the Board.

XI. Next Meeting Date—October 17, 2017

XII. Adjournment

The meeting was adjourned at 10:12 A.M. By Vice-Chair Mahoney. Motion by Drier, Supported by Archer.

Faithfully submitted,
Brittney R. Vander Laan