



Minutes for Meeting of Board of Directors

November 21, 2017

8:30 A.M.

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

Present: Archer DeMumbrum  
Drier Hughes  
Mahoney Moulatsiotis  
Snider

Excused: Hood

Absent: McGlothin

Also Present: Burgess Grover  
Luthy Henderson (Diondra)  
Vander Laan

- I. Call To Order  
The meeting was called to order by Ken 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 Hughes, supported by Snider.
- IV. Approval of Minutes—October 17, 2017  
The approval of the minutes for October 17, 2017 was approved by all as presented, motion by Hughes, supported by DeMumbrum.
- V. Financials  
The Financials were discussed by Burgess. Burgess discussed how the sales completed are in process and also the money is still down because we have not yet been reimbursed by MSHDA. Burgess also mentioned how we have a few Land Contracts that are not yet updated on our spreadsheet and we will also be closing on 1054 W. Sherman as soon as the Title is cleared.

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

VI. Old Business

There were no old businesses to discuss.

VII. New Business

a. Director's Report

Burgess discussed how the second auction went as anticipated: no sale. Deputy Treasurer Hansen will be sending lists to the local municipalities detailing the property not sold at 2017 auction. The local units will be deeded the property if they do not respond (or if they respond indicating they will be accepting any or all properties). The properties refused will by statute be sent to the County Treasure which then Burgess will present a list in January of these properties, that they may in turn be transferred to the Land Bank. Burgess also discussed the Hardest Hit 2 demolitions and how 47 houses were taken down in Muskegon Heights, Muskegon and Dalton Township. The second batch is in the beginning stages, with 27 homes.

b. Environmental Report

Luthy updated the Land Bank Board on the status of the Lead Program. Vicki mentioned how 51 of the 79 require properties were completed and she has 8 possible Lead Abatement projects to give to the contractors before the contract ends on March 14, 2018.

c. AmeriCorps

Grover discussed how she finally has her Americore team together, including 5 members. Grover also discussed how the team had all made it to the training program in Lansing and now they have begun their first day on the sites (Monday).

d. Development Action Items

i. 140 Ruddiman Ave

Burgess discussed the four bids that had been presented to do the rehab on 140 Ruddiman Ave. Burgess discussed how Midwest Builders had the lowest bid in the amounts of \$ 73,750. Burgess and Moulatsiotis presented the rehab and explained how they thought it would be beneficial to do the rehab on the property in order to turn around and make a higher profit off of the property. Approved by all, motion by Drier to accept the \$73,750 to go towards rehab on the property at 140 Ruddiman, supported by DeMumbrum.

e. Property Offers

i. 250 Monroe Ave

Burgess presented an offer to the Land Bank board in the amounts of \$500 for the lot at 250 Monroe Ave. Approved by all, motion by Drier, Supported by DeMumbrum.

ii. 2229 Riordan

Diondra Henderson presented her offer to the Land Bank board in the amounts of \$1500 for the property located at 2229 Riordan. Approved by all. Motion by Mahoney to accept the offer for \$1500

with stipulations that Diondra shows she has the funds to do the repairs on the home as well. , supported by Snider.

f. Open Meetings Act Criteria

Moulatsiotis mentioned the property at 140 Ruddiman and how we had discussed the motion for the rehab over the internet. Moulatsiotis and Burgess did not realize that they had violated the open meetings act criteria and this will be a lesson learned.

g. Executive Committee

Burgess mentioned how the Radio Station will be moving to Park Row Mall next week.

VIII. Report of the Chairman

Moulatsiotis also mentioned a lady named Anita Brown who has a Land Contract, for the property on Amity St. Anita Brown has fallen behind on her Land Bank payments because she had lost her job. Anita Brown has a new job and has started to make some payments on her Land Contract. Moulatsiotis mentions how he feels we should start the eviction process and hopefully she will get caught up on her Land Bank payments. Moulatsiotis discussed how there will be no meeting held in December.

IX. Public Comment

Diondra Henderson mentioned how if Anita Brown doesn't get caught up on her Land Contract and the property does get taken from her, she would be willing to do a Land Contract for this property as well.

X. Board Comment

No comments from the Board.

XI. Next Meeting Date— No meeting in December- Request for a date change

XII. Adjournment

The meeting was adjourned at 9:58 A.M. By Chairman Moulatsiotis.

Faithfully submitted,  
Brittney R. Vander Laan