



Minutes for Meeting of Board of Directors

January 21, 2020

8:30 A.M.

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

<b>Present</b>	Archer	Drier
	Hughes	DeMumbrum
	McGlothin	Snider
	Scolnik	Moulatsiotis
<b>Excused</b>	Hood	

**I. Call To Order**

The Meeting was called to order by Co-Chairman Snider at 8:30 A.M.  
Chairman Moulatsiotis & Member Scolnik arrived at 8:32 A.M.

**II. Roll Call**

a. Establishment of Quorum  
Roll call was performed and a quorum established

**III. Approval of Agenda**

The agenda was approved by all, motion by Snider supported by Hughes.

**IV. Approval of Minutes—November 19, 2019**

The minutes of November 19, 2019 were approved by all, motion by Archer supported by Hughes.

**V. Public Comment Agenda Item**

-Kevin Chapman regarding vacant lots on Hall Rd. Land Bank has no applications from him will table this until Feb meeting.  
-Bonnie regarding 6 properties that City of Muskegon Heights would like Land Bank to take, that were transferred over to City of Muskegon Heights at the end of last year. Mr. Bell (City Manager for City of Muskegon Heights) is running late & will be here to discuss.  
-John Sobczok regarding 3511 Brentwood- needs gutted out & he did supply a remodel worksheet that may be too low.  
-Mr. Cook regarding 2804 Leahy (old Meier Cleaners) he is interested in this property but had not put an application in yet. He would like to see a copy of the EPA report. He wants to put a small machine shop & garage there. Tim will check to see if we can give him a copy of the EPA report. McGlothin has concerns with the vapors and the residents in the area being affected. If it

needs to be demolished then we should consider this. Tim needs to see what it will cost to demolish this building.

-Robert Parks regarding 2145 8<sup>th</sup> St. he is wanting to purchase this property & moving his family in. He is looking at doing all the work himself & will address any issues regarding the lead abatement.

**VI. Financials**

Financials were discussed, accepted, and instructed to be placed on file by all Motion by Hughes & supported by DeMumbrum

**VII. Old Business**

Scott Keller regarding 3021 Sanford, he put an application in back in November & the Board rejected his offer. Wonders why the Board wants to put money into demolishing house when someone wants to buy it. Would like the board to reconsider offer.

**VIII. New Business**

**a. Policy Committee**

none

**b. Executive Committee**

Executive Committee meant on 12-6-2019 regarding the following properties.

454 Houston offer of \$2500 was accepted

2533 Hoyt offer of \$1000 was made & Board countered with \$2500

457 W Ashland offer of \$40,000 with 10% down and rest on a Land Contract was accepted

2505 9<sup>th</sup> offer of \$4000 was accepted

2821 8<sup>th</sup> offer of \$1000 was rejected

2629 Wood offer of \$100 was accepted but all delinquent property taxes had to be paid.

11-033-400-0003-00 wants Land Bank to waive the recapture fee so he can combine his property, Board accepted

**c. Request from City of Muskegon Heights**

Mr. Troy Bell City Manager for City of Muskegon Heights wanted to clarify the application that the City submitted back in November regarding the property on Getty. City of Muskegon Heights would like this property because they would like the entrances to the City cleaned up & to look beautiful. Council would like to own the property before improving it. He also commented on the 6 properties that he would like Land Bank to take. There was some confusion in the process on rejecting property at the end of the year. The rejection list didn't go in front of the Council before the time expired. City of Muskegon Heights is also looking into setting up their own AmeriCorps program. Amanda is willing to help them if needed.

**d. Directors Report**

128 Properties sold in 2019- \$710,902 total sales value (our third highest year). Meier Cleaner (2804 Leahy)- assessment on the building was completed. It was recommended the building not be used for any ongoing use. The pole building in back could feasibly be used for storage, but due

to emissions, it is not recommended for any long-term exposure. 2534 Peck-assessment performed & removal of hazardous material has begun.

**e. AmeriCorps Report**

4 Full-time members were on boarded the week of 1-13-20. Members are serving with Pathfinders, Land Bank & Civilian Community Corps. City of Muskegon would like to host a full time member or two.

**f. Closed Session for Property Offers**

Closed Session: The Board voted unanimously to go into closed session for the purpose of discussing the property offers presented motion by Hughes, supported by Drier and agreed by all. The regular meeting closed at 9:32 AM. Hughes left the closed meeting at 9:46 AM. Closed session ceased at 10:26 AM and regular meeting resumed at this time motion by DeMumbrum, supported by Drier and agreed by all.

**2490 Barclay-** Offer for \$15,000 from TKCE Holdings, motion made by Archer supported by DeMumbrum to accept offer. Motion passed 7-1 (Drier abstained from voting)

**721 E Laketon-** Offer for \$5000 plus amount paid for 2019 taxes from Jose Wellington Santos, motion made by Archer supported by Drier to accept offer. Motion passed 7-1 (Moulatsiotis abstained from voting)

**2636 8<sup>th</sup> -**Offer for \$1200 from Redo Rolling, motion made by Archer supported by Drier to counter at \$2500 & need verification of funds from applicant, agreed by all.

**2725 Pinehurst-** Received 2 offers on this property, motion made by Archer supported by Drier to reject both offers and rehab this property, agreed by all.

**932 Bob-** Received 5 offers on this property, motion made by Archer supported by Snider to reject all offers and rehab this property, agreed by all.

**2209 Leahy-** Received 2 offers on this property, motion made by Archer supported by Snider to reject both offers and rehab this property, agreed by all.

**2629 Wood-** Offer for \$100.00 from Marquis Childers, motion made by Archer supported by Snider to accept offer with the condition that the house must be demolished, agreed by all.

**2317 McIlwraith-** Offer for \$1000 from Amber Rutledge, motion made by Archer supported by Snider to counter at \$2000 & need verification of funds from applicant, agreed by all.

**2136 Riordan-** Offer for \$1000 from Amber Rutledge, motion made by Archer supported by DeMumbrum to refuse this offer and all other offers regarding this property and add property to the demo list, agreed by all.

**2145 8<sup>th</sup>** - Received 3 offers on this property, 2 offers were the same bid of \$2000 from Vernard Jones & Robert Parks (the other offer was lower), motion made by Moulatsiotis supported by Drier to have both applicants put in another application with offer and put in a sealed envelope and return to office within 1 week, agreed by all.

**3330 7<sup>th</sup>** – Offer for \$1000 from Latoya Summers, motion made by Archer supported by Snider to counter at \$1500 & need verification of funds from applicant, agreed by all.

**1373 Horton-** Offer for \$75,000 from White Lake Properties LLC, motion made by Archer supported by Drier to reject offer and rehab this property, agreed by all.

**3314 8<sup>th</sup>**- Offer for \$1200 from Shanice Brown, motion made by Archer supported by Snider to reject offer and rehab this property, agreed by all.

**2309 Hoyt-** Offer for \$2000 from Bobby Sisk, motion made by Archer supported by Snider to accept offer agreed by all.

**275 Myrtle-** Offer for \$5000 from Bobby Sisk, motion made by Archer supported by Snider to accept offer agreed by all.

**960 Williams-** Received 2 offers on this property, offer for \$1500 from Tanya Pulsifer, motion made by Archer supported by DeMumbrum to accept offer contingent to verification of funds agreed by all.

**2133 Sanford-** Offer for \$1000 from Fine-ly Finished LLC, motion made by Archer supported by Drier to accept offer agreed by all.

**3511 Brentwood-** Offer for \$38,000 from john Sobczok, motion made by Archer supported by Snider to reject and rehab this property, agreed by all.

**3021 Sanford-** This offer was submitted in November & at the November meeting the Board decided to reject offer & add property to the demolition list. Motion made by Archer supported by Snider to continue with demolition and decline any other offers agreed by all.

**2621 Getty-** Offer from \$1.00 from City of Muskegon Heights motion made by DeMumbrum supported by Drier to table this until another meeting can be scheduled with Mr. Bell and then the Executive Board can decide agreed by all.

**2205 Reynolds, 2340 Reynolds, 2500 Baker, 255 W Broadway, 3241 8<sup>th</sup>, 3121 Glendale-** 6 properties that City of Muskegon Heights received at the end of last year due to not understanding the process. Motion made by Archer supported by Drier to accept these properties back agreed by all.

**14 applications-** all offers received had the same hand writing with either a Business Name or Individual Name as the applicant, email addresses were the same on applications. Motion made by Drier supported by Snider to come back with 1 offer for property agreed by all.

**g. Development Action Items**

2725 Pinehurst-plumbing-bid proposal generated proposals from two companies but need clarification on the bids. Motion made by Drier to table & take to Executive Board once we get clarification supported by Archer agreed by all.

2725 Pinehurst- Furnace/AC- bid proposal generated proposals from three companies, winning bid was the lower bid with Bishop at \$5,387, other bids submitted for the amount of \$7,185 and \$6,430. Motion made by DeMumbrum to accept lowest bid supported by Archer agreed by all.

2725 Pinehurst- Rehab-bid proposal generated proposals from two companies, winning bid was the lower bid with Sisk Properties LLC at \$47,600, other bid submitted for the amount of \$93,703. Motion made by DeMumbrum to accept lowest bid supported by Archer agreed by all.

3511 Brentwood- Furnace/AC- bid proposal generated proposals from three companies, winning bid was the lower bid with Carmichael at \$14,390 other bids submitted for the amount of \$15,217 and \$16,975. Motion made by DeMumbrum to accept lowest bid supported by Archer agreed by all.

3511 Brentwood-Rehab-bid proposal generated proposals from two companies, winning bid was the lower bid with Sisk Properties LLC at \$59,400 other bid submitted for the amount of \$89,280. Motion made by DeMumbrum to accept lowest bid supported by Archer agreed by all.

**IX. Report of the Chairman**

County Treasurer's Conference will be held here in Muskegon on 1-26-20 thru 1-29-20.

**X. Public Comment**

-John Sobczok regarding 3511 Brentwood wondered if he could make a counter offer on property. He wasn't for sure how the processed work.

-Scott Keller regarding 3021 Sanford doesn't understand why the Board wants to spend money to demolish property instead of making money and selling it to him. He lives next door and wants to redo home and maybe make it into a Group Home. A development action item is needed from applicant and Executive Board will decide.

**XI. Board Comment**

none

**XII. Next Meeting—February 18, 2020**

**XIII. Adjournment**

The meeting was adjourned by Chair Moulatsiotis at 11:07 AM.

Faithfully Submitted,  
Angie Knoll