



OSCEOLA COUNTY LAND BANK AUTHORITY

301 West Upton Avenue
Reed City, MI 49677
231-832-7397

1. Meeting Called to Order: The Osceola County Land Bank Authority (LBA) met at the Marion Village Hall on Tuesday, July 10, 2018. Lori Leudeman, Chair, called the meeting to order at 10:00 a.m. and turned the meeting over to Dan Massy, Secretary/Treasurer. The following Board members were present:

- a. Jeanne Brown, Vice Chair
- b. Lori Leudeman; County Treasurer, Chair
- c. Dan Massy, Secretary/Treasurer
- d. Jack Nehmer
- e. Marty Nieman

2. Approval of the Agenda:

(18-01) Motion by Jack Nehmer, supported by Marty Nieman, to approve the agenda as presented. Motion carried.

3. Public Comments: Approximately a dozen members of the public were present. Don Gilmore, Village President, welcomed everyone and asked if he could speak further during the discussion on Demolition Bids.

4. Election of Officers: The list of current officers was reviewed. It was noted that Lori is Chairperson by statute.

(18-02) Motion by Jack Nehmer, supported by Marty Nieman, to reappoint Jeanne Brown as Vice Chairperson. Motion carried.

(18-03) Motion by Jack Nehmer, supported by Marty Nieman, to reappoint Dan Massy as Secretary/Treasurer. Motion carried.

5. Approval of Minutes: Minutes from the October 24, 2017 LBA meeting were reviewed. Lori mentioned that within the Financial Report the funds actually come from the 516 fund (tax sale proceed) and are cut from the 701 fund.

(18-04) *Motion by Jack Nehmer, supported by Jeanne Brown, to approve the minutes as noted. Motion carried.*

6. Financial Report: Lori provided a financial report for the LBA Fund (Fund 792). There is \$4,383.39 in the Land Bank account.

(18-05) *Motion by Jack Nehmer, supported by Jeanne Brown, to accept the Financial Report and place on file. Motion carried.*

7. Unfinished Business:

a. Marion Hotel:

(1) Demolition Bids: Dan presented the bids that were received for demolition of the hotel (200 E. Main St.) and adjacent building (202 E. Main St.). He mentioned the contractors are allowed an additional \$1,200 for an asbestos survey on 202 E. Main St. and an asbestos removal allowance of up to \$6,500.

Don Gilmore, Village of Marion President, stated the Village would make a contribution of 10% of the project cost, the township has committed \$1,000 and the Horseshoe Bar has committed \$1,000 if the property becomes a parking lot. Dan stated these contributions are important because they show a commitment from both a business and two different local units of governments.

(18-06) *Motion by Jack Nehmer, supported by Jeanne Browne, to accept the bid from Bolle Contracting for \$29,999 plus the cost for the asbestos survey and allowance for asbestos removal. Motion carried.*

(2) Final Disposition of Property: The Board discussed options for the property once the demolition is complete. The Board quickly came to a unanimous decision to recommend to the County Board of Commissioners that the property be transferred to the Village.

(3) Meeting in Marion: The Board discussed if another public meeting in Marion was needed before demolition. It was decided there was not a need as any question on final use of the property after demolition would be a Village matter; however, it was decided that our next regular meeting should be held in Marion.

(18-07) *Motion by Marty Nieman, supported by Jack Nehmer, to hold the next LBA meeting in the Village of Marion. Motion carried.*

8. New Business

a. Tax Foreclosed Properties: Lori provided information on the upcoming Public Land Auction. Board members were provided the property listing for August 2nd auction.

Discussion took place, especially concerning a fire damaged property in Marion. The Board did not take any action.

- b. Guidelines for Selecting Properties for Demolition: Dan stated he could envision a situation where the County was being asked to demolish numerous buildings in different communities. Potentially this could get out of hand and as such he developed a draft set of Building Demolition Guidelines that can be used when selecting properties for demolition. The Board reviewed and approved the guidelines with two recommendations:

- (1) An addition allowing for demolition under extraordinary circumstances needs to be added. An example might be a building outside a business corridor, but located next to a school.
- (2) These are only guidelines which the Board can revise, by motion, at any future date.

(18-08) *Motion by Jack Nehmer, supported by Jeanne Brown, to accept the Building Demolition Guidelines with recommendations. Motion carried.*

- c. 214 N. Chestnut St., Reed City: This was potentially going to be a new Land Bank project; however, the Brownfield Redevelopment Authority is doing the environmental work and the city of Reed City has exercised its Right of First Refusal.

9. Additional Public Comments: Several members of the public spoke. There were several individuals that would like to see flowers and greenspace; however, most agreed a parking lot would be best use of the property. Final use will be a Village issue. Whatever the final use there was unanimous agreement that the former hotel and adjacent building need to be taken down.

10. Adjournment: The meeting adjourned at 11:20 a.m. The next Land Bank Authority meeting will take place in Marion. A date for the meeting was not set.

(18-09) *Motion by Jack Nehmer, supported by Jeanne Brown, to adjourn. Motion carried.*

Dan Massy, Secretary/Treasurer
Osceola County Land Bank Authority

Date