



## 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 Monday, April 8, 2019. Lori Leudeman, Chair, called the meeting to order at 10:05 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

### **2. Approval of the Agenda:**

(19-01) *Motion by Jack Nehmer, supported by Jeanne Brown, to approve the agenda as presented. Motion carried unanimously.*

**3. Public Comments:** Martin Blackledge, Marion Township Supervisor, spoke on behalf of the Township. They feel damage occurred to the township hall as a result of the demolition of the Marion Hotel and Christie Building. They are asking for compensation.

**4. Election of Officers:** The list of Board officers elected in 2018 was reviewed. Officers for 2019 need to be elected. It was noted that Lori is Chairperson by statute.

(19-02) *Motion by Jack Nehmer, supported by Lori Leudeman, to reappoint Jeanne Brown as Vice Chairperson. Motion carried unanimously.*

(19-03) *Motion by Jack Nehmer, supported by Jeanne Brown, to reappoint Dan Massy as Secretary/Treasurer. Motion carried unanimously.*

**5. Approval of Minutes:** Minutes from the July 10, 2018 Board meeting were reviewed.

(19-04) *Motion by Jeanne Brown, supported by Jack Nehmer, to approve the minutes as presented. Motion carried unanimously.*

**6. Financial Report:** Lori provided a written financial report for the LBA Fund (Fund 792).

(19-05) *Motion by Dan Massy, supported by Jeanne Brown, to accept the Financial Report and place on file. Motion carried unanimously.*

## 7. Unfinished Business:

### a. Marion Hotel:

(i) Review of Project: Dan gave Board members a *draft* one page handout that summarizes the project. The handout will be used to brief the County Board of Commissioners and any other interested individuals. LBA Board members provided input that Dan will use to complete the handout.

(ii) Possible Insurance Claim: The Board held extended discussion on the township hall damage that Martin Blackledge spoke about during the Public Comments.

- Dan and Jack have had discussions about the possible damage. Although they didn't believe an insurance claim would be necessary Dan stated he provided specifics to the County who then passed it on to their insurance carrier (MMRA) in case a claim did have to be filed.
- In order to seek a resolution Dan has worked with the contractor while Jack stated he has worked with both the township and contractor.
- It looks like approximately \$2,000 will cover the cost to repair the roof, interior wall and carpeting.
- The exterior wall has cracks that need to be filled and the wall should be painted or sided. The LBA Board felt these were pre-existing and had nothing to do with the demolition project.

(19-06) *Motion by Jeanne Brown, supported by Jack Nehmer, to allow Marion Township to keep their \$1,000 pledge, reimburse up to an additional \$1,100 pending receipt of a detailed invoice, and ensure the Township retains its responsibility for the entire cost of any wall related maintenance and repairs such as painting, repairing cracks, and other pre-existing conditions. Motion carried unanimously.*

(iii) Payment of Bills: Dan presented the invoice from Bolle Contracting, Inc. and a Violation Notice from the Michigan Department of Environmental Quality (DEQ), Air Quality Division. The Violation Notice is related to the asbestos removal.

(19-07) *Motion by Jack Nehmer, supported by Jeanne Brown, to pay Bolle Contracting, Inc. \$37,499.00 pending resolution of the Violation Notice. Motion carried unanimously.*

(iv) Collection of Pledges: Jack briefed the Board on the status of pledges that were made toward the project:

- Village of Marion – Paid, ten percent of total cost.
- Marion Township – As discussed (*Motion 19-06*), will be allowed to keep their \$1,000 toward building repairs.
- Horseshoe Bar – Have been contacted, not yet received.

(v) Transfer of Property: The Board discussed transferring the property to the Village of Marion. Lori stated she would do this.

(19-08) *Motion by Jack Nehmer, supported by Jeanne Brown, to transfer the former Marion Hotel and Christie property to the Village of Marion. The motion includes the expenditure of \$30.00 for title transfer. Motion carried unanimously.*

- b. Guidelines for Selecting Properties for Demolition: At the last meeting the Board approved guidelines, with two recommendations, for selecting properties for demolition. Dan incorporated these recommendations and provided a copy to each Board member.

## 8. New Business

- a. Tax Foreclosed Properties: Lori provided a spreadsheet of recently foreclosed properties and a second spreadsheet showing 2018 foreclosures and sales. Discussion took place.

(19-09) *Motion by Jack Nehmer, supported by Jeanne Brown, to not place any of the foreclosed properties into the Land Bank. Motion carried unanimously.*

- b. Michigan Land Bank Properties: Dan provided handouts for each of the five county properties in the Michigan Land Bank. After discussion it was determined the following three properties had potential:

W. Knapp Rd.  
Allegheny Trail vacant  
Miramichi Dr.

The Board will take action to publicize these properties.

- c. Other: None.

**9. Additional Public Comments:** None; no members of the public were present.

**10. Adjournment:** The meeting adjourned at 11:20 a.m. A date for the next meeting was not set.

(19-10) *Motion by Jack Nehmer, supported by Jeanne Brown, to adjourn. Motion carried unanimously.*

---

Dan Massy, Secretary/Treasurer  
Osceola County Land Bank Authority

---

Date