

*Ogemaw County
Land Bank Authority
Meeting Minutes
06/19/2024*

Caren Piglowski called the meeting to order at 11:01 a.m. Present: Caren Piglowski, Liz Steinhurst, Scott Bell, Denise Simmons, Alan Bruder, Dave Ryan and Sue Delahanty. All recited The Pledge of Allegiance to the American Flag. Absent: Jenny Hurley and John Dantzer

Motion to approve the meeting agenda by Scott Bell, support by Denise Simmons. Vote: Ayes – all, motion approved.

Conflict of Interest to agenda items: Scott Bell has a conflict with the survey bids submitted for review and will abstain from voting on this agenda item.

Committee meeting minutes of 05/22/2024 were reviewed. **Motion by Scott Bell support by Denise Simmons to approve the minutes. Vote: Ayes – all, motion approved.**

Caren Piglowski presented the current financial activity report. \$60 was paid for property for sale signs. **Motion by Alan Bruder, support by Liz Steinhurst to accept the financial report. Vote: Ayes – all, motion approved.**

Caren Piglowski presented a preliminary budget for the 2024-2025 fiscal year to be submitted to the county controller. Discussion regarding the current fiscal year budget ensued. A budget adjustment request has been submitted to the county controller for the 2023-2024 fiscal year budget. **Motion by Sue Delahanty, support by Liz Steinhurst to approve the preliminary 2024-2025 budget and submit to the county controller. Vote: Ayes – all, motion approved.**

Discussion regarding Right of First Refusal for foreclosed parcel #052-203-039-00 located on S. Livingston St., West Branch. The property owner located south of this parcel thought he owned the property. Clarification and documentation were provided to the neighboring property owner that he does not own the parcel.

Caren Piglowski presented survey bids for property located at 215 Washington St., Prescott received from J. Card Surveying, LLC in the amount of \$1400.00 and Lapham Associates in the amount of \$1300.00 with \$650.00 retainer payment. **Motion by Sue Delahanty, support by Denise Simmons to hire Lapham & Associates to survey property located at 215 Washington St., Prescott in the amount of \$1300.00 and pay the \$650.00 retainer. Vote: Ayes – all, motion approved.**

Caren Piglowski presented updates on the Blight Elimination Grant projects. The project located at 142 W. Rose City Rd., Rose City underground tank removal was completed on 06/18/2024. EGLE has stated no additional testing is required by the OC Land Bank and a report from EGLE should be completed in a couple of months. A copy of the report will be provided to the OC Land Bank. The State Land Bank is requiring additional Phase 1 testing to be completed for this property. The State Land Bank is contacting the State Brownfield for assistance. If the State Brownfield is unable to assist then the Ogemaw County Land Bank will be required to hire a contractor for this testing.

Bids have been received for project located at 1450 E. State Rd., West Branch: Jim Thomson \$3000.00 and John Grezeszak \$7900.00. **Motion by Scott Bell, support by Denise Simmons to accept the bid from John Grezeszak in the amount of \$7900.00. Vote: Ayes – all, motion approved.** Caren Piglowski to contact the attorney to prepare the necessary sale documents.

One bid was received for project located at 300 Harrison St., Prescott. JoAnn Garske \$2000.00. **Motion by Sue Delahanty, support by Scott Bell to accept the bid from JoAnn Garske in the amount of \$2000.00 pending the final approval and closure of this project with the State Land Bank. Vote: Ayes – all, motion approved.** Caren Piglowski to contact the attorney to prepare the necessary sale documents.

The project at 215 Washington St., Prescott will proceed with the land survey. The survey report will be presented to the LBA board when available.

Denise Simmons emailed a list of the foreclosed parcels including addresses to the Land Bank board members for consideration. Liz Steinhurst contacted a developer regarding interest in the foreclosed properties. The list of foreclosed parcels was discussed. The LBA will not be acquiring any additional foreclosed properties at this time.

Sue Delahanty presented information regarding the burned property located on Greenwood Rd. in Horton Township. Sue Delahanty assisted with preparing a letter for Horton Township to address the blight issue with the property owner. The Horton Township board declined to send the letter to the property owner. Horton Township does not have a fire demolition ordinance at this time.

Caren Piglowski to send a reminder regarding fire demolition ordinances to townships at the beginning of the year,

Motion to adjourn by Liz Steinhurst, support by Dave Ryan. Vote: Ayes – all, motion approved.

Next meeting scheduled for July 17, 2024 at 11:00 a.m.

Meeting adjourned 12:08 p.m.
Minutes prepared by Caren Piglowski