

CHARTER TOWNSHIP OF WHITE LAKE
DRAFT Minutes of the Special Board of Trustees Meeting
October 4, 2023

CALL TO ORDER

Supervisor Kowall called the meeting to order at 5:01 P.M. He then led the Pledge of Allegiance.

ROLL CALL

Clerk Noble called the Roll:

Present:

Rik Kowall, Supervisor
Mike Roman, Treasurer
Anthony L. Noble, Clerk
Scott Ruggles, Trustee
Liz Smith, Trustee
Andrea Voorheis, Trustee (late arrival at 5:03 P.M.)
Michael Powell, Trustee

Absent:

None

Also Present:

Hannah Micallef, Recording Secretary

APPROVAL OF AGENDA

It was **MOVED** by Treasurer Roman, seconded by Clerk Noble to approve the agenda as presented.
The motion carried with a voice vote: (7 yes votes).

PUBLIC COMMENT

None 5:02 P.M.

NEW BUSINESS

A. RESOLUTION #23-038; TO CONSIDER AN OFFER TO PURCHASE SURPLUS TOWNSHIP PROPERTY - PARCEL NUMBERS: 12-13-128-024 AND 12-13-128-025

The offer was for the yellow and red lots. The asking prices were \$119,000.00 each, and a cash offer was received for \$200,000.00 with no contingencies.

Trustee Powell commented on the \$281,000 was spent to acquire the lots from Oakland County and for demolition, that amount did not include the survey and asked if there was an analysis done on the out of pocket costs the Township incurred for the properties.

Supervisor Kowall thought the surveys ran about \$10,000.00 - \$12,000.00.

Trustee Powell asked how the sewer was paid for the lots. Supervisor Kowall said that was done through the Pontiac Lake Sewer SAD, and only one of the lots had a vacant grinder station.

Trustee Smith clarified that one of the lots was listed at \$129,990.

Supervisor Kowall reminded the Board that the yellow lot had no access from the shoreline, and it would only be accessed from the boat launch.

Treasurer Roman stated that Director Potter said sewer costs for the lots would be around \$25,000.00 plus the cost to haul the equipment to the lots. Supervisor Kowall said it could be done, if the buyer wanted to. There were no other offers for the lots so far, and the listing went live on Friday.

Trustee Smith said she was concerned that the offer was signed and dated on Thursday, September 28, 2023 and the listings did not go live until Friday, September 29, 2023.

Treasurer Roman and Supervisor Kowall said Mr. Stockton contacted interested persons who had made the request to be contacted if and when the property came to sale.

Trustee Smith said she was concerned about a predetermined list of people who were given the listing before it went live.

Clerk Noble stated that the offers were not considered until six days after the listing date, and that no one on the Board would do anything illegal. He takes offense to the insinuation of officials facilitating a back door deal.

Trustee Powell asked what the percentage rate was being paid to the relator. Supervisor Kowall said 4%, due to the list of interested persons provided.

Trustee Voorheis added that the properties were unique.

Treasurer Roman said the Township was lucky to receive the offer.

Trustee Ruggles added that in addition to being unique, the properties were difficult as well.

Trustee Powell clarified that the realtor fees would be \$8,000.00. Supervisor Kowall said per lot basis, the Township was ahead of the game as far as money recoup. It appeared the Township would recoup all of the monies spent.

Clerk Noble said he personally was surprised to receive such an offer due to the state of the economy and mortgage rates.

Treasurer Roman said the Township was protecting their liens on the properties by purchasing them.

Trustee Powell said the Township was not in the market to make a profit on real estate, and at least the Township could do was make the money back it spent to make the lots viable. The Township needed to recoup its money back in the most expedient way.

Treasurer Roman said over the year, he tried to save money in the Improvement Revolving Fund, and he asked Elaine if it would be okay if the funds from the sale would go into the Improvement Revolving Fund and she said it would be okay. Supervisor Kowall confirmed he had the same conversation as well.

Trustee Smith said she was glad the costs from the purchase and realtors would be recouped, but would be voting no due to the listing date.

It was MOVED by Treasurer Roman, seconded by Clerk Noble to approve Resolution 23-038; To Consider an Offer to Purchase Surplus Township Property - Parcel Numbers: 12-13-128-024 And 12-13-128-025. The motion carried with a voice vote: (6 yes votes) (1 no vote) (Voorheis/yes, Powell/yes, Roman/yes, Kowall/yes, Noble/yes, Ruggles/yes, Smith/no).

It was MOVED by Supervisor Kowall, seconded by Treasurer Roman that proceeds from the vacant Township properties on Gale Island are deposited to the Improvement Revolving Fund The motion carried with a voice vote: (7 yes votes).

Supervisor Kowall excused himself from the meeting at 5:25 P.M.

It was MOVED by Clerk Noble, seconded by Treasurer Roman to appoint Trustee Ruggles as Acting Supervisor for the remainder of the meeting. The motion carried with a voice vote: (6 yes votes).

B. RESOLUTION #23-039; TO CONSIDER AN OFFER TO PURCHASE SURPLUS TOWNSHIP PROPERTY PARCEL NUMBERS: 12-13-202-017 AND 12-13-202-018

The offer was for the orange and green lots combined. The asking price was \$79,900.00 for the orange, and \$119,00 for the green lot. The cash offer was \$139,000.00 for both. The difference was \$69,900.00 The green lot had the grinder pump, which was a \$20,000.00.

Clerk Noble suggested a counter offer since the cash offer was low. The Board discussed a counter offer of \$165,000.00. Trustee Smith said she would counter at \$170,000.00 due to the prime property and the grinder pump. Clerk Noble agreed with Trustee Smith's statement.

Trustee Ruggles said he was comfortable with \$170,000.00 and it was hard to come up with a comparable.

It was **MOVED** by Trustee Powell, seconded by Treasurer Roman, to approve Resolution #23-039; as listed in Exhibit A and to allow the Township Supervisor to execute and sign documents and to amend said resolution and purchase agreement to reflect a minimum purchase price of \$170,000.00. The motion carried with a roll call vote: (6 yes votes). (Smith/yes, Ruggles/yes, Noble/yes, Roman/yes, Voorheis/yes, Powell/yes).

ADJOURNMENT

It was **MOVED** by Trustee Ruggles, seconded by Treasurer Roman to adjourn at 5:39 P.M. The motion carried with a voice vote: (6 yes votes).

Rik Kowall, Supervisor
Charter Township of White Lake

Anthony L. Noble, Clerk
Charter Township of White Lake