

**TRAT MEETING MINUTES
OF
JANUARY 6, 2011
CHEROKEE COUNTY COURT HOUSE
11:00 A.M.**

Meeting called to order by Vice-Chair Betty McBride

Roll Call: McBride, Dahmen, Hamilton; Bicknell and Delmont via conference call-in.

Staff: Jurgens & Singer

MMSC (Bicknell/Hamilton) to approve the minutes of the 12/20/10 meeting.

Dahmen reported the accountant had not completed the accounting for December, but would have it completed for the 1/13/11 meeting.

Expenditure Request: \$185,025.27 was submitted by staff to cover 3 rental offer accepted and 8 property offers accepted.

Discussion: There appears to be a limited number of available properties in Cherokee County in the appraised price ranges. Possibly 15 people chasing 5 parcels.

Old Business: Staff reported that offers to purchase mobile homes were going quite well. Unfortunately, available existing mobile home sites have been, “jacked up”, with one going from \$5,000 to \$17,000. The trust may need to reconsider the moving cost numbers. Bicknell pointed out people do not have to buy in Cherokee County. Many are already looking in the Joplin/Miami areas.

Phase II appraisals will be started next week. There are nine residential properties, 2 rentals, and five involving, “based on cost prices (post March 2006 move-ins).

Report on meeting with residents by staff: Jurgens reported they go through the comparable appraisal process. In most cases, the residents have a good understanding. There is some disappointment when they learn of the appraised values. The wide variances by the appraisers have caused some difficulty. Staff has met with Dillon & Witt. They are re-examining their work and may have some adjustments. If the review involves properties we’ve already had offers accepted, the Trust will need to compensate the owners at closing. On mobile homes values can be adjusted based on condition and cost of moving.

John Delmont asked: What if we got re-appraisals on the low end and not the top?

Jurgens; We did do re-appraisals on the appraisal number that was furthest from the norm.

Open Discussion with residents in attendance—ORW-11 Richard Fry, 425 Prospect—
“Offer in my opinion is off. We installed custom cabinets (\$10,000), bathroom (\$5,000). Appraisers did not go into comparable homes in Cherokee County. We’ve spent over \$17,000 over the last four years. Have looked at some homes from \$50-70,000, some older than ours. McBride responded; Kansas Statutes have tied our hands as to what we can offer

Pam Pruitt, City Clerk asked; “How did appraisers set average, good, exceptional?
Judgment call.

Richard Fry asked; “Can I remove the cabinets? McBride responded; “Provide a detailed list of what you’d like to remove, and the Trustees will consider the request.”

ORM-03, Judy Blunt; 435 Kansas Ave. - “We’ve looked all over Cherokee County. Land values have been jacked up. Our mobile home is 5years old, 4 bedrooms. Scammon had a 9 year old mobile home. It’s priced higher than our offer. Bob Jurgens interjected that

Dillon & Witt were taking another look at their work product on this property. Judy Blunt stated, "We have two bids to move our double-wide."

Discussion moved to the matter of cracked sheetrock when a mobile home is moved. Movers will not repair any damage to sheetrock. Betty McBride interjected that the Trust has no statute authority to do any repairs.

Richard Fry stated, "I have a renter in one of my properties, he's going to get his money before I do." Bob Jurgens stated, "We need to do the final inspection. Renter needs to be out before closing."

Judy Blunt, "If we move our mobile home, will you buy the new land and pay moving costs? Jurgens responded, "We will buy the land and the established moving expenses."

Judy Blunt; "My doctor has written a script for a swimming pool (heart and back issues). Will the Trust buy a new liner for the pool? McBride; "Let's discuss that further."

Jurgens; I've asked EPA if they would fund a chemical round-up.

New Business:

Appraisal Revisions update: Jurgens stated all materials will be in hand by Friday. Thornton Appraisals has about 12-15 review appraisals yet to finish. We've had a few people ask for review appraisals. Dillon & Witt's protocol often did not make adjustments for square footage. Changes in this will make some value changes averaging maybe \$500, a few possibly \$3,000. All other appraisers have or will make square footage adjustments.

Mobile Home Relocations: Some loans are tied to the land. Banks want to either re-finance or a land transfer. Will these costs be included as part of the eligible relocation cost? Re-finance costs are similar to origination fees. Vanderbilt Finance takes the land and the mobile home as collateral.

Expenditure Request Payment Timeline: We need to get it to the Trust as quickly as possible. Discussion ensued on the process of writing checks to the closing company and/or renters.

MMSC (Hamilton/Bicknell) to go into executive session from 12:00 until 1:00 pm to discuss property acquisition.

MMSC (Dahmen/Hamilton) to go back into regular session, time being 1:00 pm.

MMSC (Delmont/Hamilton) to go into executive session from 1:00 pm to 1:30 pm to discuss property acquisition.

MMSC (Bicknell/Hamilton) to go back into regular session, the time being 1:30 pm.

MMSC (Bicknell/Hamilton) to pay 50% of the Dillon & Witt invoice of 11/19/10 (\$22,975.00), the amount being, \$11,487.50.

MMSC (Hamilton/Bicknell) to pay the 1/6/11 invoice from Jim Dahmen for copies, in the amount of \$20.80.

MMSC (Hamilton/Bicknell) to **TABLE** THE MATTER OF RE-APPRAISAL VALUES.

MMSC (Hamilton/Bicknell) to establish a value of \$0.46/square foot for vacant lots in Treece.

MMSC (Hamilton/Bicknell) to pay origination fees on properties wherein lender has tied the mobile home financing to the property.

MMSC (Bicknell/Hamilton) to adjourn.

