

**TRAT MEETING OF
JUNE 20, 2011; 11:00 AM
CHEROKEE COUNTY COURT HOUSE**

Meeting called to order by Vice Chair Betty McBride

Attendance: McBride, Dahmen, Hamilton, Delmont, and Bicknell via conference call

Staff: Jurgens & Singer

Legal Counsel: Morin

MMSC (Hamilton/Delmont) to approve the minutes of June 10th meeting

Old Business:

Offers to Purchase status: Jurgens reported that two property owners are considering their offer letters. Jurgens also introduced Carol Wallin (ORW-23) explaining that Wallin has three lots with a house on two lots and one vacant lot. The appraisal did not classify an empty structure as a home, but rather an out-building on the property, thus possibly affecting the true value. After discussion, Jurgens was asked to obtain average values as determined by other appraisals on out-buildings, and present that value to Mrs. Wallin in offer letter format.

The above discussion prompted an inquiry from the Trustees as to how two other properties were handled, desiring equitable treatment for all property owners. Those in question are Busby (ORM-06) and Crossland (V-12). Jurgens will take a look at how those appraisals were handled. A reminder was put forth, that July 31st is the deadline for a decision on whether persons were going to accept offers and relocate.

Payment Status: Dahmen reported that all obligations of the Trust had been paid to date and that the latest deposit of \$99K+ had occurred.

City Phase-out: Pam Pruitt reported to the Trustees the City and Mr. Morin were working on it, and a target date of July 31st has been set for closure.

Appraisal Status: Singer reported NR-3 had been appraised by two firms, and is waiting for McColm Appraisals to get their report to him. The O'Dell property (storage bldg) had been sent a few days ago.

Vacant Lots: Singer reported that a half-dozen lots have yet to be completed as to ownership whereabouts. All letters to known owners of vacant lots had been sent out last week. No responses yet.

Residential Inspection Status: ORW-13 & ORW-03 will be inspected today.

Auction Results: Jurgens reported a total auction result of \$28,833. Costs of \$1,750. Some of the property sales were: \$9,300 for Hunt; \$7,100 for Huston; \$8,400 for Sharbutt.

Titles Status: One to get signed today. Kirk replacement title is in hand. Prior to our July 7th meeting, Jurgens plans on meeting with Complete Title Services to get final positions on outstanding obligations of Complete Title and/or the TRAT. Attorney Morin will attend the meeting.

New Business:

Buy-out expenditure request to EPA: V-11; ORW-006; ORM-005 for a total of \$63,858.67, with processing to occur after the 1st of July. Vacant lot processing will start shortly.

John Houser of the Rural Water District inquired as to whether the City will pay its obligations to the RWD up thru July 31st? Pam Pruitt indicated they would.

Legislative Report: Jurgens went over the required legislative report, highlighting that as of May 31st, TRAT had expenses of \$2,472,024.09. Jurgens anticipates additional buyout costs of \$500,000 to \$600,000, leaving \$800,000 +/- for clean-up expenses.

Phase III: Discussion concludes that the Trust should wait until other buy-out expenses and clean-up costs are budgeted. It was concluded that the properties on Hwy 69 should be placed on the agenda next meeting (Church, mobile home, old road house café, oil distributor).

Carolyn Holder property: Jurgens reported that due to an error in the sales process, a question has arisen on the title. Morin is looking into the matter.

Remove Properties Requests: Williams ORW-006 request removal of 450' of chain link fence. Jackson S-002 requests the removal of two gates, cabinets, windows, whirlpool bath tub.

MMSC (Hamilton/Delmont) to allow the above removal requests.

MMSC (Bicknell/Hamilton) to go into executive session for 25 minutes from 11:50 to 12:15 to discuss property acquisition issues.

Time being of the essence, the Trust went back into regular session.

MMSC (Dahmen/Bicknell) to authorize KDHE staff to offer owners of vacant lots \$.46 per square foot effective July 1st.

MMSC (Dahmen/Delmont) to authorize Betty McBride to negotiate with Cherokee County to acquire a parcel of property in Treece owned by Cherokee County, obtained by said county via a tax sale default.

Next Meetings: July 7th 11:00 AM; July 14th, 11:00 AM both at the Court House.

MMSC (Hamilton/Delmont) to adjourn

Jim Dahmen, Secretary, June 20, 2011