

MINUTES
TREECE RELOCATION ASSISTANCE TRUST
MEETING OF JANUARY 20, 2011
11:00 A.M. CHEROKEE CO. COURTHOUSE

Meeting called to order by Vice Chair McBride

Roll Call: McBride, Dahmen, Hamilton & Bicknell & Delmont via conf. call.

Staff: Bob Jurgens. Ryan Singer via conference call.

MMSC (Delmont/Bicknell) to accept the minutes of the 1/13/11 meeting.

MMSC (Hamilton/Bicknell) to accept the accounting report as submitted by Dahmen & Jurgens.

OLD BUSINESS:

Offers to purchase status: Jurgens reported he had met with residents of Treece on 1/19 & 1/20, and that 14 persons had applied for the voluntary buy-out and applications are being submitted today. Total applications to date are: 34. During his visit, he addressed various questions. Eight checks have been sent to closing companies on 1/19/11. One property owner has lost their home to foreclosure because the bank was not willing to work with them. Two property owners have said they will not be moving. Jurgens estimates that 5 or 6 property owners will probably be taking this position, however, he has not talked to everyone, and the number may go up. Phase I is half over and he feels another 12-20 are leaning toward taking the offers. People are very understanding of the process of appraisals etc.

Phase II Appraisals: Ryan Singer has sent the list of Phase II to the appraisers to begin the process.

EPA Household Waste Collection: Funds were committed last meeting. KDHE will work with EPA to see if a collection can be started in the next couple of weeks.

Closing Status: \$317,000 is due to come in this week from EPA. Next batch of properties can be processed when the request for funds being submitted today (\$289,000) is received in about a week.

Phase III has 14 properties.

Assisted Living Options: Jurgens visited with John Green, SEK Area Agency on Aging. Each Cherokee County community has an agency to assist. Baxter Springs has a housing unit that has demonstrated a willingness to help. However, most of the agencies have a waiting list. Those with medical/handicap issues could possibly be moved up on the lists.

Expenditure Request of 1/13/11 is supposed to be deposited in our bank account today.

NEW BUSINESS:

Renter requests for assistance: have 4 as of today. One of them does not have a rental agreement or solid verification of rental terms. Jurgens suggested this issue be discussed in executive session 1/20/11 Expenditure Request in the amount of \$320,000 is to cover 14-15 additional properties.

Property Removal List Approval: Again because of the personal nature of the requests, it may be best to discuss in executive session. The Trust was reminded that property owners are to submit a list of items they would like to remove if the move.

O-R-M 28: The contractor overlooked the cost of replacing a culvert on newly acquired property, thus a \$300 value oversight.

MMSC (Hamilton/Delmont) to authorize the increase of \$300 for replacing the culvert the contractor had forgotten.

PUBLIC COMMENTS:

John Houser (Rural Water District), if enough people want to stay in Treece, will they need to reorganize as a community? Jurgens: Pam Pruitt has visited with the Kansas League of Municipalities as to what needs to be done. I don't know if she has received any information from KLM.

Judy Blunk. She and her husband have found a parcel of land at Messer and High School. They have a circular drive now. She asked if the Trust would pay for a circular drive? Discussion surrounded the type of rock to be utilized. It was concluded lime rock, placed on clay base would be best and that contaminated gravel must not be used. Blunks are to bring two bids for installing a circular drive. Mrs. Blunk also mentioned that Neil Hale Real Estate is bringing a \$10,000 purchase contract to them, with a 30 day acceptance clause. Jurgens stated that once the Blunks submitted a complete project cost, and it was accepted by the Trust, cost reimbursement could take about a week.

Trendle Barr expressed that she felt a mistake had been made by the appraisers. They had added \$500 for two patios, and then they turned around and subtracted the two patios. Jurgens explained that one of the

patios was an enclosed porch and was included in the review appraisal. He further expressed that one of them did have a 10x10 patio, and one has a two car detached garage, and that upon the review (McColm), the value went up by \$4,800. Jurgens said he would get together with McColm. He indicated all three firms were utilizing a \$10-20/sf industry standard. Mr. Barr indicated they had spent \$50,000 in 2007 remodeling. The 2007 bank appraisal was \$37/sf, and was having difficulty understanding the difference. Barr's indicated they will be submitting a list of items they would like to remove, on contingency of them accepting the offer as submitted.

MMSC (Bicknell/Hamilton) to go into executive session from 11:45 to 1:00 pm for the purpose of discussing property acquisition.

1:00 MMSC (Hamilton/Bicknell) to go out of executive session.

MMSC (Dahmen/Hamilton) to move the meeting time of the next TRAT meeting (2/2/11) from 11:00 to 9:00.

Closing Topic:

MMSC (Hamilton/Bicknell) to facilitate the closing process, and to help seller acquire replacement property in a timely fashion, the Trust will pay 100% of the pay-out amount to property owners selling to the Trust, less \$3,000 withheld until property has been inspected for clean-up. Further, the Trust will enter into a short term (60 days) rental agreement with the sellers to facilitate coordinating closings and moving.

MMSC (Bicknell/Hamilton) to allow the following property owners who have submitted a list of movable items to the Trust, to remove said items on the list, upon vacating the real estate being purchased by the Trust:

ORW17;ORM29;ORW12;ORM31;ORW16;ORW14;ORW13;ORW04;ORW05;ORM28;ORM19;ORM16;ORM23.

Open Meetings/Open Records Discussion: It was determined that after offers on properties had been accepted by the sellers and approved by the Trust, and the properties had been closed on through the closing process, the transaction becomes one of public record. It was concluded that a list of said properties would be attached to the minutes as a permanent record.

MMSC (Hamilton/Bicknell) to adjourn.

Jim Dahmen, Secretary 1/20/11