

Minutes of the Special Meeting of The Village of Durand Board of Trustees

Monday, June 30th, 2025

CALL TO ORDER

The Village of Durand Board of Trustees met in Special Session on Monday, June 30th, 2025. The meeting was called to order by the Village President, Sheila Hoffman, at 6:04 P.M.

ROLL CALL:

Present: Trustee Clark, Trustee Dasko, Trustee Cox, Trustee Becker, Trustee Waller (arrived@ 6:06 P.M.)

Present via teleconference: Village Attorney: Darron Burke

Absent: Trustee Guth, Village Clerk: Jessica Travis

Employees: *Public Works Supervisor, Aaron Kahl*
Chief of Police, Michael Reiman

Village President: Sheila Hoffman

Village Treasurer: Denise Britnell

Public: Special Guest via teleconference: Courtney Prentice with Rally Appraisal

PLEDGE OF ALLEGIANCE

COMMITTEES AS A WHOLE DISCUSSION

FINANCE

Mayor Hoffman and Aaron Kahl reviewed the details of the Motor Fuel Resolution: Street Maintenance Project. Motion to approve Resolution 2025-10 MFT Street Maintenance, was made, carried, and approved as recorded in UNFINISHED BUSINESS below.

Special Guest, Courtney Prentice with Rally Appraisal discussed the appraisal of the Otter Creek lots. When asked about the Village selling adjacent lots to individual homeowners, he explained that pricing would be current market value and that the alternative is to keep everything clean and clearer by selling to the developers and the homeowners could buy the lots from the developers. Courtney explained the Rally Appraisal engagement letter. The engagement letter is written based on absorption, number of homes sold in 12-month period, no matter the number of developers. The market value of one lot is determined then the absorption and all the different things are applied to the number of lots for the subdivision appraisal. Courtney also clarified that he will need to know before he writes his report if the Village decides to sell any individual lots so he can state specific values for the lots being sold individually.

The committee discussed the sale of Otter Creek lots individually vs. in bulk which included discussion of the covenant & restrictions. The final decision is to move forward with the two developers dividing the 35 lots in half so we can negotiate a sale and a unanimous Yes of the 5 (five) present Trustees in favor of pulling aside the Thomas and Slocum lots for appraisals with a written statement regarding their unbuildable status. Motion to approve Resolution 2025-11 Rally Appraisal for Otter Creek Lots was made, carried, and approved as recorded in UNFINISHED BUSINESS below.

UNFINISHED BUSINESS

- A. Motion was made by Mrs. Clark and second by Mr. Cox to approve Resolution 2025-10 MFT Street Maintenance. ROLL CALL: Dasko, yes. Clark, yes. Waller, yes. Becker, yes. Cox, yes. MOTION CARRIED. APPROVED.
- B. Motion was made by Mrs. Clark and second by Mr. Dasko to approve Resolution 2025-11 Rally Appraisal for Otter Creek Lots. ROLL CALL: Clark, yes. Waller, yes. Becker, yes. Cox, yes. Dasko, yes. MOTION CARRIED. APPROVED.

MOTION TO ADJOURN THE June 30th, 2025 SPECIAL MEETING OF THE BOARD OF TRUSTEES

ROLL CALL: YEAS, 5; NAYS, 0; ABSENT, 1.

TIME ADJOURNED: 7:14 P.M.