

MINUTES

Monday, April 12, 2021
3:00 P.M.

Manistee County Courthouse & Government Center
Board of Commissioners' Meeting Room

Members Present: Rachel Nelson, Chair; Gary Buren, Vice Chair; Pauline Jaquish, Secretary/
Treasurer; Julie Griffis (online, Marian Township, Osceola County, MI); Tamara
Buswinka

Members Absent: none

Others Present: Lindsey Traeger, Recording Secretary; George Butler, Tiny Developers

Rachel Nelson, Chair, called the meeting to order at 3:01 P.M. Roll was taken by the Recording Secretary.

There was a motion by Ms. Buswinka, supported by Mr. Buren, to approve the meeting agenda as presented. Motion carried by unanimous vote.

No public comment.

The Chair confirmed that each member had received a copy and had an opportunity to review the minutes from the regular meeting of the Land Bank Authority held on March 8, 2021.

There was a motion by Ms. Jaquish, supported by Mr. Buren, to approve the Manistee County Land Bank Authority regular meeting minutes of Monday, March 8, 2021, as presented. Motion carried by unanimous vote.

George Butler from Tiny Developers provided an update on the Bear Lake Maple Street property. He stated they are having fun and it's an interesting home to work on. The garage had to be taken down but a new one will be built. The stairway has been widened and a couple showers are being roughed in. A lot of progress is being made and things are going well. The home will be heated with a hot water heater. The deadline for completion is December 31, 2021, and Mr. Butler believes they will meet the deadline. When the home is done, the Land Bank and Tiny Developers would like to have an open house to show the public the amazing work completed.

Mr. Buren received a business plan regarding the US 31 property in Bear Lake from an interested party. He is hoping to meet with them in person and get more information.

The Revenue & Expenditure Report (Appendix A) was provided by Ms. Nelson.

Ms. Nelson provided the list of parcels that the Land Bank previously and currently owns (Appendix B).

The 2021 foreclosures are now final. July 1st is the deadline for filing the Notice of Intention to Claim Interest in Foreclosure Sales Proceeds. If no claim is filed, the first right of refusal could be used for the minimum bid. If a claim is filed, fair market value would need to be paid to use the first right of refusal. There could be opportunities to collaborate again with Habitat for Humanity and/or Tiny Developers. The foreclosure list will be reviewed again in July after the deadline.

There was discussion regarding use of the US-31 property in Bear Lake. This property has been used in the past by Bear Lake Days and Sparkle in the Park. After discussion,

There was a motion by Ms. Buswinka, supported by Mr. Buren, to allow Bear Lake Days and Sparkle in the Park to use the Manistee County Land Bank Authority property at the corner of US 31 and Lynn Street in Bear Lake for the purposes of their events in 2021, as long as the Land Bank still owns the property at the time of their events. Bear Lake Days must submit proof of insurance.

A roll call was taken:

Yeas: 5 (Nelson, Buren, Jaquish, Griffis, Buswinka)

Nays: 0

Absent: 0

Motion carried.

Ms. Buswinka wanted to add that she has much respect for what Ms. Nelson does and for Land Banks everywhere. She is glad we are established and doing great things.

There being no further business to come before the Authority, the meeting was adjourned at 3:59 P.M.

Respectfully Submitted,

Pauline Jaquish, Land Bank Authority Secretary/Treasurer

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APPENDIX A

Fund 238 - LAND BANK AUTHORITY FUND

| Account | Description | 2020-21 Amended Budget | YEAR-TO-DATE THRU 03/31/21 | Available Balance | Used |
|-------------------------|--|---------------------------|---|----------------------|---------------|
| Revenues | | | | | |
| Department 000: GENERAL | | | | | |
| 404.000 | TAX CAPTURE - LAND BANK | | | | |
| 01/13/2021 | CR | | 417.91 Receipt #: 65986 | | |
| 404.000 | TAX CAPTURE - LAND BANK | 0.00 | 417.91 | (417.91) | 100.00 |
| 647.000 | SALE OF LAND | | | | |
| 03/10/2021 | CR SALE OF LAND BANK PARCEL | | 3,155.00 Receipt #: 66990 | | |
| 647.000 | SALE OF LAND | 1,000.00 | 3,155.00 | (2,155.00) | 315.50 |
| 668.000 | LAND CONTRACT | | | | |
| 10/02/2020 | GJ JE #5809 | | 253.20 JE# 5809 | | |
| 11/02/2020 | GJ JE #5870 | | 253.20 JE# 5870 | | |
| 12/01/2020 | GJ JE #5902 | | 253.20 JE# 5902 | | |
| 01/01/2021 | GJ JE #6022 | | 253.20 JE# 6022 | | |
| 01/07/2021 | GJ JE #6023 | | 2,900.00 JE# 6023 | | |
| 02/10/2021 | GJ JE #6088 | | 253.20 JE# 6088 | | |
| 03/04/2021 | GJ JE #6122 | | 253.20 JE# 6122 | | |
| 668.000 | LAND CONTRACT | 3,038.00 | 4,419.20 | (1,381.20) | 145.46 |
| Total - Dept 000 | | 4,038.00 | 7,992.11 | (3,954.11) | 197.92 |
| Total Revenues | | 4,038.00 | 7,992.11 | (3,954.11) | 197.92 |
| Expenditures | | | | | |
| Department 000: GENERAL | | | | | |
| 727.000 | OFFICE SUPPLIES | 413.00 | 0.00 | 413.00 | 0.00 |
| 806.000 | ATTORNEY FEES | | | | |
| 11/19/2020 | AP LUCAS MIDDLETON/TINY DEVELOPERS DEED ECT | | 150.00 Inv #: '35' Vendor '4175' | | |
| 12/19/2020 | AP LUCAS MIDDLETON/TINY DEVELOPERS DEED ETC | | 450.00 Inv #: '38' Vendor '4175' | | |
| 02/10/2021 | AP LUCAS MIDDLETON/BOTTRELL ENCROACHMENT | | 100.00 Inv #: '56' Vendor '4175' | | |
| 806.000 | ATTORNEY FEES | 0.00 | 700.00 | (700.00) | 100.00 |
| 812.000 | DUES AND FEES | 125.00 | 0.00 | 125.00 | 0.00 |
| 860.000 | TRAVEL | 1,500.00 | 0.00 | 1,500.00 | 0.00 |
| 901.000 | ADVERTISING | 1,000.00 | 0.00 | 1,000.00 | 0.00 |
| 995.000 | MISC. EXPENSE | | | | |
| 12/03/2020 | AP MANISTEE CO. REGISTER OF DEEDS/RECORD EASEMENT IN GROSS | | 30.00 Inv #: '12/1/2020' Vendor '4205' | | |
| 12/03/2020 | AP MANISTEE CO. REGISTER OF DEEDS/RECORD DEED (TO TINY DEV | | 30.00 Inv #: '12/1/2020' Vendor '4205' | | |
| 01/14/2021 | AP BEAR LAKE TOWNSHIP TREASURER/WINTER 2020 TAXES | | 159.90 Inv #: '32-221-732-06' Vendor '1420' | | |
| 02/11/2021 | AP CITY OF MANISTEE/2020 WINTER TAX | | 16.45 Inv #: '51-664-703-05' Vendor '1800' | | |
| 03/11/2021 | AP MANISTEE CO. REGISTER OF DEEDS/RECORDING FEE - BAKER | | 30.00 Inv #: '3/8/2021' Vendor '4205' | | |
| 995.000 | MISC. EXPENSE | 1,000.00 | 266.35 | 733.65 | 26.64 |
| Total - Dept 000 | | 4,038.00 | 966.35 | 3,071.65 | 23.93 |

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User: RANELSON
DB: Manistee

REVENUE AND EXPENDITURE REPORT FOR MANISTEE COUNTY
Balances as of 03/31/2021

A-2

Fund 238 - LAND BANK AUTHORITY FUND

| Account | Description | 2020-21 Amended Budget | YEAR-TO-DATE THRU 03/31/21 | Available Balance | Used |
|----------------------------------|-------------|---------------------------|-------------------------------|----------------------|-------|
| Expenditures | | | | | |
| Total Expenditures | | 4,038.00 | 966.35 | 3,071.65 | 23.93 |
| NET OF REVENUES AND EXPENDITURES | | 0.00 | 7,025.76 | (7,025.76) | |

APPENDIX B

| PARCEL NO. | LOCAL UNIT | DESCRIPTION | Quiet Title | Acquired | Sold | Sold To | Sale Price | First Right of Refusal | Foreclosed | On Website | 2021 SEV |
|------------------|----------------------|--|-------------|-----------|-----------|----------------------------|--------------|------------------------|------------|------------|-----------|
| 51-14-115-004-20 | Stronach Township | Landlocked 10 acres (near Stronach Road/Steinberg Road intersection) | 3/12/2020 | 10/8/2018 | 3/11/2021 | Rusty Baker | \$ 3,155.00 | | | | |
| 51-08-013-175-01 | Maple Grove Township | Land Contract | 3/12/2020 | 7/12/2019 | 7/12/2019 | Shannon & Christina Mannor | \$ 20,000.00 | Yes | 2019 | | |
| 51-04-244-701-01 | Cleon Township | 85' X 40' parcel in Pomona (old foundation) | 3/12/2020 | 10/8/2018 | 4/14/2020 | Jon Hilborn | \$ 180.00 | No | | 2014 | |
| 51-10-106-400-30 | Norman Township | 9 acres on Michigan Ave (taken by County in 2004) | 3/12/2020 | 10/8/2018 | 5/12/2020 | Jess & Rachel Olmsted | \$ 18,000.00 | Yes - State | | 2004 | |
| 51-37-250-016-00 | Village of East Lake | HABITAT | No | 7/19/2019 | 7/19/2019 | Habitat for Humanity | \$ - | Yes | | 2019 | |
| 51-37-250-017-00 | Village of East Lake | HABITAT | No | 7/19/2019 | 7/19/2019 | Habitat for Humanity | \$ - | Yes | | 2019 | |
| 51-32-221-732-06 | Village of Bear Lake | Venus Bradford house | No | 8/14/2020 | 12/1/2020 | Tiny Developers Inc | \$ - | Yes | | 2020 | |
| 51-10-112-375-25 | Norman Township | 6' X 90' slice in Wellston (M-55) | 3/12/2020 | 10/8/2018 | | | | No | 2014 | Yes | \$ 200 |
| 51-32-221-705-05 | Village of Bear Lake | Vacant Lot (Village Variety Store demolished) | 3/12/2020 | 10/8/2018 | | | | No | 2017 | Yes | \$ 10,900 |
| 51-32-221-705-07 | Village of Bear Lake | Vacant Lot (Building demolished) | 3/12/2020 | 10/8/2018 | | | | No | 2017 | Yes | \$ 4,200 |
| 51-51-572-706-08 | City of Manistee | 1/2 of garage on Sibben/4th St | 3/12/2020 | 10/8/2018 | | | | No | 2014 | Yes | \$ 2,000 |
| 51-10-035-375-04 | Norman Township | vacant 1 acre strip (30' wide) in Irons (12 Mile Road) | No | 7/16/2020 | | | | No | 2018 | Yes | \$ 700 |
| 51-06-481-709-02 | Filer Township | vacant 1/2 lot in Oak Hill (22nd Street) | No | 7/16/2020 | | | | No | 2019 | Yes | \$ 4,300 |
| 51-51-664-703-05 | City of Manistee | Small landlocked piece 8' X 24' | No | 8/14/2020 | | | | Yes | 2020 | Yes | \$ 700 |