

Board Meeting Minutes  
GENESEE COUNTY LAND BANK AUTHORITY  
BOARD OF DIRECTORS  
February 19, 2020  
1:00 p.m. at Genesee County Administration Building

Board Members:

*Present:* Deborah Cherry, Brenda Clack, Santino Guerro, Ellen Ellenburg, Bryant Nolden, Mark Young & Pat Lockwood

*Absent:*

*Quorum present? Yes*

*Staff Present: Dawn Everett, Paul McShane, Yolanda Collins, & Christina Kelly*

I. WELCOME

- Meeting was called to order at 1:07 p.m. by Deb Cherry.

II. APPROVAL OF MINUTES

- Bryant Nolden made a motion to approve the December 11th, 2019 meeting minutes and Mark Young seconded. No Discussion. All were in favor. Motion carried.

III. PUBLIC COMMENT

- Larry Greene Mt. Morris Township Supervisor: wants to work with the Land Bank on educating new buyer's the importance of paying Special; assessments to the local unit.
  
- Michael White 11255 Block Rd Birch Run, MI  
Mr. White stated that he has applied for the open position of Executive Director at the Genesee County Land Bank and he was available for any questions at that time. Mr. White was told that they had not started interviewing as of yet and if he was selected he would receive a phone call.
  
- Scott Simpson 405 Bartlett Place Flint, MI  
Mr. Simpson wants to know why the property off Kearsley by his home is not available for sale, and he wants help from the Land Bank. Mr. Simpson was told that sales would look into it and follow up with him.

IV. REPORTS

**A. Financial Report for December 2019 & January 2020 – Action Required**

Paul McShane presented the December 2019 & January 2020 financial report to the Board. Mr. McShane stated that the revenue is low as well as expenses. Bryant Nolden made a motion to approve the December 2019 financial report

and Santino Guerro seconded. No Discussion Followed All were in favor. Motion carried

Mark Young made a motion to approve the January 2020 financial report and Bryant Nolden seconded. No Discussion Followed All were in favor. Motion carried

#### **B. Sales Report for December 2019 & January 2020 – Action Required**

Dawn Everett presented the Sales report to the Board for the months of December 2019 & January 2020. Mrs. Everett stated that sales for December were 10 vacant lots and 15 structures and January had 38 vacant lots and 16 structures. Bryant Nolden made a motion to approve the December 2019 & January 2020 sales report and Santino Guerro seconded. Discussion Followed. All were in favor. Motion carried.

#### **C. Demo Contracts – Information Only**

#### V. Old Business

#### VI. New Business

##### **A. Purchase After Tax Foreclosure-Action Required**

Dawn Everett presented: Donald Reid is requesting to purchase 1908 Eckley (41-16-476-034) as a cash sale after having a 2008 Foreclosure. Bryant Nolden made a motion to approval the sale and Mark Young seconded. No Discussion Followed. All were in favor. Motion carried.

##### **B. Purchase After Tax Foreclosure-Action Required**

Dawn Everett presented: Tammy Norman is requesting to purchase 3332 Spring Valley (14-34-501-010) as a cash sale after having a 2012 Foreclosure. Bryant Nolden made a motion to approval the sale and Ellen Ellenburg seconded. No Discussion Followed. All were in favor. Motion carried.

##### **C. Purchase After Tax Foreclosure-Action Required**

Dawn Everett presented: Sandra Pugh is requesting to purchase 6112 Harwood Drive (14-13-555-008) as a cash sale after having a 2012 Foreclosure. Bryant Nolden made a motion to approval the sale and Brenda Clack seconded. No Discussion Followed. All were in favor. Motion carried.

##### **D. Purchase on Land Bank Demo List-Action Required**

Dawn Everett presented: Robert Sims is requesting to purchase 422 First Ave (40-12-481-016) as a cash sale after The Historic District Commission has denied it being demolished with Hardest Hit Funds. Bryant Nolden made a motion to approval the sale and Mark Young seconded. Discussion Followed. All were in favor. Motion carried.

VII. Executive Director Report

Paul McShane presented the Executive Director Report. Discussion Followed. Bryant Nolden made a motion to approve the ED Report and Mark Young seconded. All were in favor. Motion carried

VIII. ADJOURN - Meeting was adjourned at 1:50pm  
by Deb Cherry

Respectfully Submitted by Yolanda Collins

Board Meeting Minutes  
GENESEE COUNTY LAND BANK AUTHORITY  
BOARD OF DIRECTORS

April 22nd, 2020

1:00 p.m. via Zoom Genesee County Administration Building

Board Members:

*Present:* Deborah Cherry, Santino Guerro, Ellen Ellenburg, Bryant Nolden, Mark Young & Pat Lockwood

*Absent:* Brenda Clack

*Quorum present?* Yes

*Staff Present:* Dawn Everett, Paul McShane, Yolanda Collins, Melissa Hertlein & Christina Kelly.

*Genesee County IT Manager:* Sherry Yagiela

#### I. WELCOME

- Meeting was called to order at 1:02 p.m. by Deb Cherry.

#### II. APPROVAL OF MINUTES

- Bryant Nolden made a motion to approve the February 19th, 2020 meeting minutes and Mark Young seconded. No Discussion. All were in favor. Motion carried.

#### III. PUBLIC COMMENT

- None

#### IV. COMMUNICATION

- Attorney Chris Christian on Deed Restriction Modification at The Genesee County Land Bank Authority. The restriction is in regards to the marijuana possession clause. The Land Banks Attorney Peter Goodstein will follow up with Paul McShane in regards the retroactive of the policy. Discussion Followed.

#### V. REPORTS

**A. Financial Report**  
Not at this time

**B. Audit 09/30/2019-Action Required**

Paul McShane provided the 09 30/2019 Audit Findings on behalf of UHY, LLP. Bryant Nolden made a motion to approve The 09/30/2019 Audit and Mark Young seconded. All in Favor. Discussion Followed

**C. Sales Report**  
Not at this time

**D. Demo Contracts**  
Not at this time

V. Old Business

**A. Executive Director Search**  
Discussion on how to move forward with the second interview with the four candidates selected for the Executive Directors position.

VI. New Business

**A. Norstar Option Agreement-Action Required**  
Dawn Everett presented to the board that Norstar is requesting to add as well as remove some parcels in the third Option agreement to be divided between Clark Commons II Limited Dividend Housing Association, LLC and Clark Commons III Limited Dividend Housing Association, LLC. Mark Young made a motion to approve the Option Agreement and Bryant Nolden seconded. All in Favor. Discussion Followed

VII. Executive Director Report  
Paul McShane presented the Executive Director Report. Discussion Followed. Ellen Ellenburg made a motion to approve the ED Report and Bryant Nolden seconded. All were in favor. Motion carried

VIII. ADJOURN - Meeting was adjourned at 1:45pm  
by Deb Cherry

Respectfully Submitted by Yolanda Collins

Board Meeting Minutes  
GENESEE COUNTY LAND BANK AUTHORITY  
BOARD OF DIRECTORS  
May13th, 2020

1:00 p.m. via Zoom Genesee County Administration Building

Board Members:

*Present:* Deborah Cherry, Santino Guerro, Ellen Ellenburg, Bryant Nolden, Mark Young & Pat Lockwood

*Absent:* Brenda Clack

*Quorum present?* Yes

*Staff Present:* Dawn Everett, Paul McShane, Yolanda Collins, & Christina Kelly.

*Genesee County IT Manager:* Sherry Yagiela

#### I. WELCOME

- Meeting was called to order at 1:09 p.m. by Deb Cherry.

#### II. APPROVAL OF MINUTES

- Bryant Nolden made a motion to approve the April 10th, 2020 meeting minutes and Pat Lockwood seconded. No Discussion. All were in favor. Motion carried.

#### III. PUBLIC COMMENT

- Mike Kimble expressed to the board that he has purchased a few properties from the Land Bank and how he plans to revive neighborhoods in Genesee County.

#### IV. COMMUNICATION

#### V. REPORTS

##### **A. Financial Report-March & April 2020- Action Required**

- Paul McShane presented: Mr. McShane stated that overall the Land Bank is good and that a few employees were laid off temporarily. Mr. McShane also stated that the Business Center Bond payment was also made to the Genesee County Treasurer's Department. Bryant Nolden made a Motion to approve the March and April 2020 Financial Report and Pat Lockwood seconded. No Discussion. All were in favor. Motion carried.

##### **B. Audit 09/30/2019-Action Required**

Scott Hoskins provided the 09/30/2019 Audit Findings on behalf of UHY, LLP. Bryant Nolden made a motion to approve the 09/30/2019 Audit and Ellen Ellenburg seconded. All were Not in Favor. Motion carried Discussion Followed

**C. Sales Report-February- April 2020-Action Required**

Dawn Everett presented: Mrs. Everett stated that February sales were 20 Structures and 15 Vacant Lots, March sales were 15 Structures and 7 Vacant Lots and April sales were 2 Structures and 4 Vacant Lots. The office has closed and showings have ceased due to the Covid Pandemic. Bryant Nolden made a motion to approve February, March and April 2020 Sales Reports and Mark Young seconded. All were in favor. Motion Carried Discussion Followed.

**D. Demo Contracts**

Not at this time

V. Old Business

VI. New Business

**A. Purchase After Tax Foreclosure-Action Required**

Dawn Everett presented: Michael Hairston was renting 2309 Begole St in Flint at the time of foreclosure in 2019. Mr. Hairston had a 2008 foreclosure at a different resident, so GCLBA has offered a Cash sale in the amount of \$7,000. Prior tax foreclosures require Board approval. Bryant Nolden made a motion to approve the sale and Mark Young seconded. All were in Favor. Motion Carried.

**B. Purchase After Tax Foreclosure-Action Required**

Dawn Everett presented: Cory Wade was renting 2712 Gamma Ln. in Flint at the time of foreclosure in 2019. Mr. Wade has had multiple foreclosures from 2005-to 2013 on multiple properties. The GCLBA has offered a cash sale in the amount of \$4000. Prior tax foreclosures require Board approval. Mark Young made a motion to approve the sale and Bryant Nolden seconded. All were in Favor. Motion Carried.

**C. Purchase After Tax Foreclosure-Action Required**

Dawn Presented: James Eaton has requested to purchase a vacant lot (12-04-552-088). Mr. Eaton had a 2010 foreclosure at a prior residence, so the GCLBA has offered a cash sale of \$1,100. Prior tax foreclosures require Board approval. Mark Young made a motion to approve the sale and Pat Lockwood seconded. All were in Favor. Motion Carried.

**D. Commercial Vacant Lot Transfer-Action Required**

Dawn Everett Presented: Scott Simpson of 405 Bartlett has requested to purchase an adjacent lot (40-14-426-003). This property is zoned commercial as his property is zoned residential. Commercial zoned properties are typically not sold without redevelopment plans. Ellen Ellenburg made a motion not to accept the offer and Pat Lockwood seconded. All were in Favor. Discussion Followed. Motion Carried.

**E. Multiple Parcel Purchase-Action Required**

Dawn Everett Presented: Cooper Commercial presented to the GCLBA the sale of 1402 S Saginaw (encompassing of multiple parcels) with two offers both in the amount of \$50,000. One was for a Gas Station/Convenient Store, and the other was for a Greater Flint Mental Health Facilities. Bryant Nolden made a motion to accept the offer from Great Flint Mental Health Facilities and Ellen Ellenburg seconded. All were in favor. Discussion Followed Motion Carried

**F. Multiple Parcel Purchase-Action Required**

Dawn Everett presented: Matt Kimball has requested to purchase 1626 Pettibone in the City of Flint in the amount of \$4145 cash. Mr. Kimble has made three prior purchases within the past 12 months and this requires Board approval. Bryant Nolden made a motion to approve the sale and Ellen Ellenburg seconded. All were in favor.

**G. Option Agreement-Action Required**

Dawn Everett presented: Norstar Development whom is already under three option agreements wants to add 1425 N Saginaw St in the City Of Flint to the current agreement. Bryant Nolden made a motion to add the above mentioned property to their current agreement and Ellen Ellenburg seconded. All were in favor. Motion Carried.

**H. Purchase After Tax Foreclosure-Action Required**

Dawn Everett presented: Willie Powell of 1307 W McClellan St in the City of Flint has requested to purchase an adjacent lot (40-02-205-025). Mr. Powell has had four prior foreclosures in 2009 and 2010. Prior tax foreclosures require Board approval. Bryant Nolden made a motion to accept the sale of the property and Pat Lockwood seconded. All were in favor. Motion Carried.

**VII. Executive Director Report**

Paul McShane presented the Executive Director Report. Discussion Followed. Mark Young made a motion to approve the Executive Director's Report and Bryant Nolden seconded. All were in favor. Motion carried.

**VIII. Executive Director's Interviews-Action Required**

- A. Erycka Hunter
- B. Jamecka Patrick-Singleton
- C. Jeffery Campbell
- D. Michael Freeman

The interview process ended and the Board voted: Erycka-0, Jamecka-0, Jeffery-2, Michael-4.

**IX. ADJOURN - Meeting was adjourned at 4:42pm  
by Deb Cherry**

Respectfully Submitted by Yolanda Collins



Board Meeting Minutes  
GENESEE COUNTY LAND BANK AUTHORITY  
BOARD OF DIRECTORS  
June 10th, 2020

**1:00 p.m. via Zoom Genesee County Administration Building**

Board Members:

*Present:* Deborah Cherry,, Ellen Ellenburg, Bryant Nolden, Mark Young & Pat Lockwood

*Absent:* Brenda Clack, Santino Guerro

*Quorum present?* Yes

*Staff Present:* Dawn Everett, Paul McShane, Yolanda Collins & Faith Finholm

*Genesee County IT Manager:* Sherry Yagiela

#### I. WELCOME

- Meeting was called to order at 1:08 p.m. by Deb Cherry.

#### II. APPROVAL OF MINUTES

- Bryant Nolden made a motion to approve the May 13th, 2020 meeting minutes and Mark Young seconded. No Discussion. All were in favor. Motion carried.

#### III. PUBLIC COMMENT

- Sarah and Shawn Zyburtt Whittlesey Street Flint, MI  
The Land Bank property at 1321 Barney Ave in the City Of Flint has become a safety concern in the neighborhood. The home has been occupied with a squatter that has been nuisance to the neighborhood. Executive Director Michael Freeman stated that the Land Bank was aware of the issue at the property because the Flint Police was doing an ongoing investigation. Once the investigation was over the property maintenance manager would have the property boarded and its content put out for pick up.

#### IV. COMMUNICATION

#### V. REPORTS

##### **A. Financial Report-May 2020- Action Required**

- Paul McShane presented: Mr. McShane stated that overall the Land Bank is good financial right now we are receiving income from other sources. Bryant Nolden made a Motion to approve the May 2020 Financial Report and Mark Young seconded. Discussion Followed. All were in favor. Motion carried.

##### **B. Sales Report-May 2020-Action Required**

Dawn Everett presented: Mrs. Everett stated that May sales were around \$21000 with 3 Structures and 3 Vacant Lots. The sales office is open by appointment only with closings in the conference room and following the current Land Bank policy. Showings have been begun but they must have an appointment to attend. Bryant Nolden made a motion to approve May 2020 Sales Reports and Mark Young seconded. All were in favor. Motion Carried Discussion Followed.

**C. Demo Contracts**  
Not at this time

## V. Old Business

**A. Communication (Deed Restriction Modification) – Action Required**

Bryant Nolden made a motion to approve the following policy be removed from all future sales: Policy 258 of 2003 reads any facility used to produce, manufacture, sell or distribute marijuana. The Land Bank does not have to come before the board for approval on any deed dated prior to June 10<sup>th</sup>, 2020 for modifications and Mark Young seconded the motion. All were in Favor. Motion Carried

**B. Demolition Contractor Recommendation – Action Required**

Christina Kelly presented to the board a memo from SC Environmental requesting to be reinstated as a Demolition Contractor with The Genesee County Land Bank. Mrs. Kelly stated that SC Environmental has completed any and all prior concerns and issues that were brought before the board. Mark Young made a motion to approve the reinstatement of SC Environmental and Bryant Nolden seconded. No Discussion. All were in Favor. Motion Carried.

## VI. New Business

**A. Multiple Parcel Purchase – Action Required**

Dawn Everett presented: A&S Properties Associates, LLC has requested to purchase 1419 N. Dort Hwy in the City of Flint. This property consist of 3 vacant lots (41-08-239-008 41-08-239-001 41-08-239-002 41-08-239-009) for a future development of a Walgreen's Pharmacy Store. Bryant Nolden made a motion to approve the sale and Mark Young seconded. All were in Favor. Motion Carried.

**B. Multiple Parcel Purchase – Action Required**

Dawn Everett presented: Matt Kimball has requested to purchase 1506 Waldman in the City of Flint. Mr. Kimball has purchased three properties in the last 12 months which requires board approval. Bryant Nolden made a motion to approve the sale and Mark Young seconded. All were in Favor. Motion Carried.

**C. EPA Multipurpose Grant**

Faith Finholm presented: 2019 The Land Bank was granted a Grant from the EPA for the clean-up of 817 N Stevenson in the City of Flint. Ms. Finholm presented a 30 day notice for public comment. No Action Required

VIII ADJOURN - Meeting was adjourned at 1:57pm  
by Deb Cherry

Respectfully Submitted by Yolanda Collins

Board Meeting Minutes  
GENESEE COUNTY LAND BANK AUTHORITY  
BOARD OF DIRECTORS  
July 9th, 2020

**1:00 p.m. via Zoom Genesee County Administration Building**

Board Members:

*Present:* Deborah Cherry,, Ellen Ellenburg, Bryant Nolden, Mark Young, Santino Guerro & Pat Lockwood

*Absent:* Brenda Clack

*Quorum present?* Yes

*Staff Present:* Jennifer Riggs, Paul McShane & Yolanda Collins

*Genesee County IT Manager:* Sherry Yagiela

#### I. WELCOME

- Meeting was called to order at 1:02 p.m. by Deb Cherry.

#### II. APPROVAL OF MINUTES

- Pat Lockwood made a motion to approve the June 10th, 2020 meeting minutes and Ellen Ellenburg seconded. No Discussion. All were in favor. Motion carried.

#### III. PUBLIC COMMENT

None

#### IV. COMMUNICATION

#### V. REPORTS

##### **A. Financial Report-June 2020- Action Required**

Paul McShane presented: Mr. McShane stated revenue is down due to Sales but we are at a breakeven point, Bryant Nolden made a Motion to approve the June 2020 Financial Report and Pat Lockwood seconded. Discussion Followed. All were in favor. Motion carried.

##### **B. Sales Report-June 2020-Action Required**

Jennifer Riggs presented: Mrs. Riggs stated that June sales were around \$60000 with 9 Structures and 17 Vacant Lots. Bryant Nolden made a motion to approve May 2020 Sales Reports and Mark Young seconded. All were in favor. Motion Carried Discussion Followed.

##### **C. Demo Contracts**

V. Old Business  
VI. New Business

**A. Norstar Option Agreement Addition-Action Required**

Jennifer Riggs presented: Norstar has entered into three Option Agreements with the Land Bank to purchase parcels to complete developments in the Choice Neighborhoods Grant areas. Norstar has request to purchase three addition parcels (40-12-230-001,40-12-230-002,40-12-230-028). Bryant Nolden made a motion to approve the sale and Mark Young seconded. All were in Favor. Motion Carried.

**B. Multiple Party Purchase -Action Required**

Jennifer Riggs presented: Davonte Major and Cierra Banks have requested to purchase 736 W. McClellan in the City Of Flint. This sale requires Board approval. Bryant Nolden made a motion to approve the sale and Mark Young seconded. All were in Favor. Motion Carried.

**C. Purchase with Previous Foreclosure -Action Required**

Jennifer Riggs presented: Leodis Bell has requested to purchase a vacant lot (46-35-354-018) adjacent to his property at 3921 Kellar Ave in the City Of Flint. Mr. Bell had a 2010 Foreclosure which requires Board approval. Bryant Nolden made a motion to approve the sale and Pat Lockwood seconded. All were in Favor. Motion Carried.

**D. Purchase with Previous Foreclosure -Action Required**

Jennifer Riggs presented: Shawn Gibson has requested to purchase a vacant lot (41-16-454-022) behind his property at 3524 Pingree Ave in the City Of Flint. Mr. Gibson had an 2008 and 2013 Foreclosure which requires Board approval. Bryant Nolden made a motion to approve the sale and Mark Young seconded. All were in Favor. Motion Carried

**E. Purchase with Previous Foreclosure- Action Required**

Jennifer Riggs presented: Owen Jackson has requested to purchase a vacant lot (40-02-278-024) adjacent to his property at 802 W. Jackson in the City Of Flint. Bryant Nolden made a motion to approve the sale and Mark Young seconded. All were in Favor. Motion Carried

**F. Purchase with Previous Foreclosure -Action Required**

Jennifer Riggs presented: Susan Willis has requested to purchase a vacant lot (46-25-203-026) adjacent to his property at 249 E. Alma in the City Of Flint. Bryant Nolden made a motion to approve the sale and Ellen Ellenburg seconded. All were in Favor. Motion Carried

VIII ADJOURN - Meeting was adjourned at 1:40pm  
by Deb Cherry

Respectfully Submitted by Yolanda Collins

Board Meeting Minutes  
GENESEE COUNTY LAND BANK AUTHORITY  
BOARD OF DIRECTORS  
August 12th, 2020

**3:00 p.m. via Zoom Genesee County Administration Building**

Board Members:

*Present:* Deborah Cherry,, Ellen Ellenburg, Bryant Nolden, Mark Young, & Pat Lockwood

*Absent:* Brenda Clack Santino Guerro

*Quorum present?* Yes

*Staff Present:* Alexandria Riley, Paul McShane & Yolanda Collins

*Genesee County IT Manager:* Sherry Yagiela

#### I. WELCOME

- Meeting was called to order at 3:02 p.m. by Deb Cherry.

#### II. APPROVAL OF MINUTES

- Bryant Nolden made a motion to approve the July 9th, 2020 meeting minutes and Pat Lockwood seconded. No Discussion. All were in favor. Motion carried.

#### III. PUBLIC COMMENT

Scott Simpson 405 Bartlett PI Flint 48503 Mr. Simpson came before the board back 2019 about a vacant lot (4014426003). The property is labeled commercial and Mr. Simpson application to purchase was denied for that reason. Mr. Simpson is coming before the board again to see if the denial could be overturned and he given the opportunity to purchase tjr lot. Mr. Simpson was told to contact the sales manager to further discuss the matter.

#### IV. COMMUNICATION

#### V. REPORTS

##### **A. Financial Report-July 2020- Action Required**

Paul McShane presented: Mr. McShane stated that revenue for the month of July was good and that will make year-end within budget. Bryant Nolden made a Motion to approve the July 2020 Financial Report and Mark Young seconded. Discussion Followed. All were in favor. Motion carried.

**B. Budget Report 2020-2021-Action Required**

Paul McShane presented. Mr. McShane stated that the Budget committee met and reviewed the budget presented by the Chief Financial Officer. The office is scaling back on a few things but has a good budget for the next fiscal year.

Bryant Nolden made a Motion to approve the 2020-2021 fiscal year budgets and Mark Young seconded. Discussion Followed. All were in favor. Motion carried

**C Sales Report-July 2020-Action Required**

Alexandria Riley presented: Ms. Riley stated that July sales were around \$325000 with 16 Structures and 19 Vacant Lots. Bryant Nolden made a motion to approve May 2020 Sales Reports and Mark Young seconded. All were in favor. Motion Carried Discussion Followed.

**C. Demo Contracts**

V. Old Business

VI. New Business

**A. Purchase with Prior Foreclosure -Action Required**

Alexandria Riley presented: Mrs. Thelma Banks has requested to purchase a vacant lot (40-01-253-017) next to her residence at 222 E. Dartmouth St. Flint 48504. Mrs. Banks has had two prior foreclosures in 2011 and that requires Board approval. Bryant Nolden made a motion to approve the sale and Ellen Ellenburg seconded. All were in Favor. Motion Carried.

**B. Option Agreement Ocean Breeze -Action Required**

Alexandria Riley presented: Ocean Breeze Wellness Center is asking the board to approve an option agreement on the following vacant lots (14-34-577-264, 46-35-306-006, 46-35-306-013) totaling in the amount of \$14670.38. Bryant Nolden made a motion to approve the option agreement and Mark Young seconded. All were in Favor. Motion Carried.

**C. Option Extension and Parcel Removal Assignment Norstar-Action Required**

Alexandria Riley presented: Norstar is asking the board to approval a 12 month extension on their current Option Agreement that includes 58 parcels less nine removals. Bryant Nolden made a motion to approve the Option Extension and Parcel Removal Assignment and Mark Young seconded. All were in Favor. Motion Carried.

VII Executive Directors Report

Michael Freeman presented the Executive Directors Report. Bryant Nolden made a Motion to approve the ED Report and Mark Young seconded it. Discussion Followed. All were in favor Motion approved

VIII ADJOURN - Meeting was adjourned at 3:58pm  
by Deb Cherry

Respectfully Submitted by Yolanda Collins

Board Meeting Minutes  
GENESEE COUNTY LAND BANK AUTHORITY  
BOARD OF DIRECTORS  
September 9th, 2020

**1:00 p.m. via Zoom Genesee County Administration Building**

Board Members:

*Present:* Deborah Cherry,, Ellen Ellenburg, Bryant Nolden, Mark Young, & Pat Lockwood

*Absent:* Brenda Clack Santino Guerro

*Quorum present?* Yes

*Staff Present:* Alexandria Riley, Paul McShane, Michael Freeman, Faith Finholm & Yolanda Collins

*Genesee County IT Manager:* Starr Lucas

#### I. WELCOME

- Meeting was called to order at 1:21 p.m. by Deb Cherry.

#### II. APPROVAL OF MINUTES

- Bryant Nolden made a motion to approve the August 12th, 2020 meeting minutes and Mark Young seconded. No Discussion. All were in favor. Motion carried.

#### III. PUBLIC COMMENT

Scott Simpson 405 Bartlett Pl Flint 48503 Mr. Simpson came before the board back 2019 about a vacant lot (4014426003) as well the August 2020 meeting. Mr. Simpson stated that he still has not been contacted. Madam Chair apologized and asked the Sales manager Alexandria to follow up with Mr. Simpson.

Stacey Winston 1165 Eldorado Dr. Flint, MI 48504 Mr. Winston came before the board and stated that the property was a 2019 foreclosure that his mom had a reverse mortgage on and believes that she was scammed by that company. Mr. Winston was notified that he was on the agenda for this matter.

#### IV. COMMUNICATION

#### V. REPORTS

##### **A. Financial Report-August 2020- Action Required**

Paul McShane presented: Mr. McShane stated that revenue for the past 2 months has been on a rise and The Land Bank will end the year with a balanced budget. Bryant Nolden made a Motion to approve the August 2020 Financial



Report and Mark Young seconded. Discussion Followed. All were in favor.  
Motion carried

#### **B Sales Report-August 2020-Action Required**

Alexandria Riley presented: Ms. Riley stated that July sales were around \$274000 with 18 Structures and 27 Vacant Lots. Bryant Nolden made a motion to approve August 2020 Sales Reports and Ellen Ellenburg seconded. All were in favor. Motion Carried Discussion Followed.

#### **B. Demo Contracts**

V. Old Business

VI. New Business

#### **A. Purchase with Prior Foreclosure -Action Required**

Alexandria Riley presented: Mr. Vincent Rasco and brother Mr. Edward Rasco has requested to purchase a property at 2515 Bagley St Flint 48504 (40-11-331-016). Mr. Vincent Rasco had a prior foreclosure in 2013 and that requires Board approval. Bryant Nolden made a motion to approve the sale and Ellen Ellenburg seconded. No Discussion. All were in Favor. Motion Carried.

#### **B. Purchase with Prior Foreclosure -Action Required**

Alexandria Riley presented: Mr. Jeremy Shaw has requested to purchase the property at 2051 Westover Dr Flint 48532 (07-22-501-032). Mr. Shaw has had prior foreclosures in 2004 of vacant lots and that requires Board approval. Bryant Nolden made a motion to approve the sale and Ellen Ellenburg seconded. Discussion followed All were in Favor. Motion Carried.

#### **C. Purchase with Prior Foreclosure -Action Required**

Alexandria Riley presented: Mr. Ray Charles Taylor requested to purchase a vacant lot (40-01-452-005) Mr. Taylor had a foreclosure in 2013 and this requires Board approval. Bryant Nolden made a motion to approve the Sale and Mark Young seconded. No Discussion. All were in Favor. Motion Carried.

#### **D. Purchase with Prior Foreclosure-Action Required**

Alexandria Riley presented: Mr. Stacey Winston has requested to purchase 1165 Eldorado Dr. Flint 48504 (40-10-203-008). Mr. Winston was residing in the property at the time but was not the owner. Mr. Winston had a 2015 foreclosure and this requires Board approval. Bryant Nolden made a motion to approve the sale and Ellen Ellenburg seconded. Discussion followed All were in Favor. Motion Carried.

#### **E. Purchase with Prior Foreclosure-Action Required**

Alexandria Riley presented: Mrs. Mary Lois Callaway has requested to purchase a vacant lot (40-01-284-008) Mrs. Callaway had a 2010 foreclosure and this requires Board approval. Bryant Nolden made a motion to approve the sale and Ellen Ellenburg seconded. Discussion followed All were in Favor. Motion Carried.

#### **F. Multiple Party Purchase-Action Required**

Alexandria Riley presented: SK Investments LLC has requested to purchase a vacant lot (41-29-102-019). Board approval is needed for an entity to purchase a

property from the Land Bank. Bryant Nolden made a motion to approve the sale and Ellen Ellenburg seconded. No Discussion foll All were in Favor. Motion Carried

**G. Prior Owner Purchase-Action Required**

Alexandria Riley presented: Ms. Lashonda Lindsey has requested to purchase the property at 5101 Horton Ave Flint 48507 (47-31-201-025). Ms. Lindsey had payment arrangements and The State Of Michigan did not send payments on her behalf to avoid the 2019 foreclosure with the County Treasurer. Board approval is needed to complete the sale. Bryant Nolden made a motion to approve the sale and Mark Young seconded. No Discussion. All were in Favor. Motion Carried

VII Executive Directors Report

Michael Freeman presented the Executive Directors Report. Bryant Nolden made a Motion to approve the ED Report and Mark Young seconded it. Discussion Followed. All were in favor Motion approved

VIII ADJOURN - Meeting was adjourned at 1:58pm  
by Deb Cherry

Respectfully Submitted by Yolanda Collins

Board Meeting Minutes  
GENESEE COUNTY LAND BANK AUTHORITY  
BOARD OF DIRECTORS  
October 21st, 2020

**1:00 p.m. via Zoom Genesee County Administration Building**

Board Members:

*Present:* Deborah Cherry, Ellen Ellenburg, Bryant Nolden, Mark Young, & Pat Lockwood

*Absent:* Brenda Clack Santino Guerro

*Quorum present?* Yes

*Staff Present:* Alexandria Riley, Paul McShane, Michael Freeman, Duane Bickford  
Susan Stravato, Mashawna Jackson & Yolanda Collins

*Genesee County IT Manager:* Starr Lucas

#### I. WELCOME

- Meeting was called to order at 1:02 p.m. by Deb Cherry.

#### II. APPROVAL OF MINUTES

- Bryant Nolden made a motion to approve the September 9th, 2020 meeting minutes and Pat Lockwood seconded. No Discussion. All were in favor. Motion carried.

#### III. PUBLIC COMMENT

None

#### IV. COMMUNICATION

#### V. REPORTS

##### **A. Financial Report-September 2020- Action Required**

Paul McShane presented: Mr. McShane stated that the Land Bank just ended the 09/30 Fiscal Year. The cash flow is good and revenue has exceeded expenditures. Bryant Nolden made a Motion to approve the September 2020 Financial Report and Pat Lockwood seconded. No Discussion All were in favor. Motion carried

##### **B Sales Report-September 2020-Action Required**

Alexandria Riley presented: Ms. Riley stated that July sales were around \$404000 with 39 Structures and 27 Vacant Lots. Ms. Riley stated that sales team has changed the feature homes process by removing the appointments and requiring a self-assessment form to be filled out and a mask to enter the property. Bryant

Nolden made a motion to approve September 2020 Sales Reports and Ellen Ellenburg seconded. All were in favor. Motion Carried Discussion Followed.

**B. Demo Contracts**

V. Old Business

VI. New Business

**A. Purchase with Prior Foreclosure -Action Required**

Alexandria Riley presented: Mr. William Whitaker has requested to purchase a property at 6246 Titan Dr. Mt. Morris 48458 (14-14-580-027) which is a 2019 foreclosure. Mr. William Whitaker had a prior foreclosure in 2015 and that requires Board approval. Bryant Nolden made a motion to approve the sale and Mark Young seconded. No Discussion. All were in Favor. Motion Carried.

**B. Multiple Party Purchase -Action Required**

Alexandria Riley presented: Mr. Jared Walker & Ms. Jasmine Moore has requested to purchase the property at 1090 Clovis Ave Genesee Twp (11-18-552-003). Mr. Jared Walker & Ms. Jasmine Moore request requires Board approval. Bryant Nolden made a motion to approve the sale and Ellen Ellenburg seconded. Discussion followed All were in Favor. Motion Carried.

**C. Investment Policy -Action Required**

Paul McShane presented: The Finance Department reviewed the current Investment Policy and updated policy to comply with the current version of Michigan Public Act 20. Bryant Nolden made a motion to approve the Sale and Ellen Ellenburg seconded. Discussion Followed. All were in Favor. Motion Carried.

VII Executive Directors Report

Michael Freeman presented the Executive Directors Report. Bryant Nolden made a Motion to approve the ED Report and Ellen Ellenburg seconded it. Discussion Followed. All were in favor Motion approved

VIII ADJOURN - Meeting was adjourned at 1:30pm  
by Deb Cherry

Respectfully Submitted by Yolanda Collins

**Genesee County Land Bank Authority**  
**Board of Directors Meeting**  
**Via Zoom**  
**November 18<sup>th</sup>, 2020**  
**1:00p.m.**  
**Minutes**

Board Members:

*Present:* Deborah Cherry (@home Burton, MI), Ellen Ellenburg (@home Burton MI), Bryant Nolden (In car North side of Flint), Mark Young (Genesee County Board of Commissioner Office), & Pat Lockwood (@home Fenton MI)

*Absent:* Brenda Clack Santino Guerro

*Quorum present? Yes*

*Staff Present:* Alexandria Riley, Michael Freeman, Christina Kelly, Susan Stravato, Mashawna Jackson

*Genesee County IT Manager: Starr Lucas*

- I. Welcome  
Meeting called to order at 1:12 pm by Deb Cherry
  
- II. Approval of Minutes
  - A. October 21<sup>st</sup>, 2020 Meeting Minutes - **Action Required**  
Bryant Nolden made a motion to approve the October 21, 2020 meeting minutes and Pat Lockwood seconded. No Discussion. All were in favor. Motion carried.
  
- III. Public Comment  
Juanita Wells would like to request the demolition of the property located at 1006 Lorado Ave. The property is next door to her mother's home @1002 Lorado Ave. Mom has lived there since 1956. The home at 1006 Lorado Ave is a health and safety hazard. Animals are living in the home, her mother is afraid to come out of her house. Also in attendance with Juanita was her sister Ruby Ross who has concerns as well for the property @1006 Lorado Ave. Deb Cherry requested Juanita leave contact information for follow up. Juanita mentioned the funding that Landbank just received to demolish properties. Christina Kelly mentioned only about 30 properties would be able to be demolished with the funding that was received. Christina to follow up with Juanita after meeting.  
Public comment closed @1:31pm.
  
- IV. Reports
  - A. Financial Report: October 2020 - **Action Required**  
Susan Stravato presented – finalizing year end, couple things left to closeout. There will be some larger ticket items in January 2021 for property

maintenance. Pat Lockwood made motion to approve. Bryant Nolden supports. No discussion all were in favor. Motion carried.

Roll Call: Deb, Ellen, Bryant, Mark, Pat.

**B. Sales Report: October 2020 - Action Required**

Alexandria Riley Presented . Ms. Riley stated total sales were around \$325,087 for 43 properties. Large sale \$160,000 for property that was rehabbed on Corunna Rd. Sales were about doubled from October 2019. Bryant Nolden made motion to approve. Ellen Ellenburg supports. No discussion all were in favor. Motion carried.

Roll Call: Deb, Ellen, Bryant, Mark, Pat

V. Old Business

Resolution Delegating Authority from Michael Freeman. Alexandria Riley title updated to Director of Sales and Development. Duane Bickford Director of Maintenance given the authority to sign lease agreements. Motion to approve Bryant Nolden. Pat Lockwood support. Motion Carried

Roll Call: Deb, Ellen, Bryant, Mark, Pat

VI. New Business

**A. Purchase with Prior Foreclosure (40-11-327-006) -Action Required**

Marcie Wilson 2657 Sloan St featured home \$12,000 cash sale. Had two previous foreclosures. Bryant Nolden motion to approve. Ellen Ellenburg supports. Motion carries

Roll Call: Deb, Ellen, Bryant, Mark, Pat

**B. Purchase with Prior Foreclosure (40-01-227-015) -Action Required**

Thelma Silk purchase vacant lot at 618 E Spencer St total \$80. Bryant Nolden motion to approve. Ellen Ellenburg supports. Motion carries.

Roll Call: Deb, Ellen, Bryant, Mark, Pat

**C. Multiple Parcel Purchase (41-17-401-013-003) -Action Required**

Food Bank 2351 & 2355 Lapeer Rd. Purchase and Demolish. \$6200 cash sale which equals the landbank investment on properties. Mark Young motion to approve. Pat Lockwood supports. Motion carried

Roll Call: Deb, Ellen, Bryant, Mark, Pat

**D. Update Resolution Delegating Authority -Action Required (see IV. Old Business)**

**E. Late Addition: Greater Flint Mental Health Facilities multiple parcel purchase Total sales \$11,000. Ellen Ellenburg motion to approve. Pat Lockwood supports. Deb Cherry excited about project.**

Roll Call: Deb, Ellen, Bryant, Mark, Pat

VII. Executive Director Report – **Action Required**

With the spike in Covid numbers, modifying work habits attempt to work from home. Susan is working diligently with Mike and Rich for staff to be able to work from home. File clerk will be in office. Most important thing is making sure staff safe and feel supported. Renee Harvey to contact Juanita Wells. Money leftover within maintenance allowed for some maintenance workers to be held over to assist with boarding and clean out of properties. Christina working on Mott Foundation Grant, working with community to identify best candidates for the demolition.

Discussion: Pat Lockwood happy that employees are being protected. What are intentions after three week lockdown. Not really sure but Landbank will be prepared to work remotely per Michael.

Bryant Nolden left meeting @1:58pm. Motion to approve Ellen Ellenburg, Pat Lockwood Supports. Motion Carries

VIII. Adjourn- Meeting adjourned @2:02 pm by Deb Cherry

Submitted By: Mashawna Jackson

Board Meeting Minutes  
GENESEE COUNTY LAND BANK AUTHORITY  
BOARD OF DIRECTORS  
December 9th, 2020

**1:00 p.m. via Zoom Genesee County Administration Building**

Board Members:

*Present:* Deborah Cherry(Resident Burton, MI),, Ellen Ellenburg (Genesee County Building Flint, MI), Bryant Nolden (Berston Fieldhouse Flint, MI), Mark Young (Genesee County Building Flint, MI), & Pat Lockwood (Resident Fenton, MI)

*Absent:* Brenda Clack Santino Guerro

*Quorum present?* Yes

*Staff Present:* Alexandria Riley, Susan Stravato, Michael Freeman, Faith Finholm & Yolanda Collins

*Genesee County IT Manager:* Starr Lucas

#### I. WELCOME

- Meeting was called to order at 1:03 p.m. by Deb Cherry.

#### II. APPROVAL OF MINUTES

- Bryant Nolden made a motion to approve the November 18<sup>th</sup>,2020 meeting minutes and Pat Lockwood seconded. No Discussion. All were in favor. Motion carried.

#### III. PUBLIC COMMENT

#### IV. COMMUNICATION

#### V. REPORTS

##### **A. Financial Report-November 2020- Action Required**

Susan Stravato presented: Mrs. Stravato stated that the Land Bank finances are is stable and The Land Bank has received a few Grants throughout. Bryant Nolden made a Motion to approve the November 2020 Financial Report and Pat Lockwood seconded. Discussion Followed. All were in favor. Motion carried

##### **B Sales Report-November 2020-Action Required**

Alexandria Riley presented: Ms. Riley stated that November sales were around \$151600.00 with 20 Structures and 5 Vacant Lots. Bryant Nolden made a motion to approve November 2020 Sales Reports and Mark Young seconded. All were in favor. Motion Carried Discussion Followed.

##### **B. Demo Contracts**



- V. Old Business
- VI. New Business

**A. Purchase with Prior Foreclosure -Action Required**

Alexandria Riley presented: Ms. Maria Wilson has requested to purchase a property at 2657 Sloan St Flint 48504 (40-11-327-006). Ms. Maria Wilson had a prior foreclosure in 2011 & 2015 and that requires Board approval. Mark Young made a motion to approve the sale and Bryant Nolden seconded. No Discussion. All were in Favor. Motion Carried.

**B. Purchase with Prior Foreclosure -Action Required**

Alexandria Riley presented: Ms. Velma Silk has requested to purchase the property at 618 E. Spencer St. Flint 48504 (40-01-227-015). Ms. Silk has had prior foreclosure in 2010 and that requires Board approval. Mark Young made a motion to approve the sale and Bryant Nolden seconded. Discussion followed All were in Favor. Motion Carried.

**C. Multiple Parcel Purchase-Action Required**

Alexandria Riley presented: Food Bank of Eastern Michigan requested to purchase 2351 & 2355 Lapeer Rd. Flint 48504 (41-17-401-013 &-003). These two commercial properties are currently on the Land Bank's demolition list. Sale price \$64,350.00 Mr. This sale requires Board approval. Mark Young made a motion to approve the Sale and Ellen Ellenburg seconded. No Discussion. All were in Favor. Motion Carried.

VII Executive Directors Report

Michael Freeman presented the Executive Directors Report. Bryant Nolden made a Motion to approve the ED Report and Mark Young seconded it. Discussion Followed. All were in favor Motion approved

VIII ADJOURN - Meeting was adjourned at 1:28pm  
by Deb Cherry

Respectfully Submitted by Yolanda Collins