

Board Meeting Minutes
GENESEE COUNTY LAND BANK AUTHORITY
BOARD OF DIRECTORS
September 11th, 2019
1:00 p.m. at Genesee County Administration Building

Board Members:

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

Absent: Santino Guerro

Quorum present? Yes

Staff Present: Dawn Everett, Paul McShane, Michele Wildman, Yolanda Collins, Christina Kelly & Raynetta Speed

I. WELCOME

- Meeting was called to order at 1:01 p.m. by Deb Cherry.

II. APPROVAL OF MINUTES

- Mark Young made a motion to approve the August 14th, 2019 meeting minutes and Bryant Nolden seconded. No Discussion. All were in favor. Motion carried.

III. PUBLIC COMMENT

-Roy Jackson whom came before the board July 17th, 2019 about 1309 N. Saginaw Street in the City of Flint has come before the board again because he feels as though the sale has not moved fast enough. Commissioner Nolden spoke on the behalf of Mr. Jackson and stated that he has shown him all the proper documents and proof of funds. Mr. Jackson has also been having issues with the City of Flint Building Department because the property was not in his name. Sales Manager Dawn Everett spoke and stated that the budget to update the building and the proof of funds have not been received in the sales office yet. Commissioner Nolden made a motion to sale the property to Mr. Jackson and Deb Cherry interjected that motions cannot be made during public comment because it requires no action.

-Corwin Matthews of 4711 Lynbrook Ln in the City Of Flint owns a property at 724 South Grand Traverse and has applied to purchase a commercial property at 716 South Grand Traverse. Mr. Matthews offered \$2000 and the Land Bank wanted \$15000. Mr. Matthews came before the Board because he felt the condition of the property did not justify the \$15000 sales price. He wanted the Board to approve his \$2000 offer. He was instructed that the sales department will follow up with him on this matter.

-Chris Del Monroe of the Citizen's Advisory Council came before the Board to say that the Land Bank needs to sale more properties to generate more income. There is a property on Dort Hwy and Stewart Ave in the City of Flint has been placed on hold for the City Of Flint. He was told that we follow the Cities Master Plan.

End Of Public Comment

Bryant Nolden made a Motion to sell the property at 1309 N. Saginaw to Mr. Roy Jackson that spoke in public comment and Mark Young seconded. Discussion Followed: Sales Manager Dawn Everett stated that as of today Mr. Jackson does not qualify for purchase because of a recent foreclosure. All were favor, Motion carried.

IV. REPORTS

A. Financial Report for August 2019 – Action Required

Paul McShane presented the August 2019 financial report to the Board. Mr. McShane stated the revenue has exceeded the budget and there were no major changes to report. Bryant Nolden made a motion to approve the financial report and Mark Young seconded. No Discussion Followed All were in favor. Motion carried

B. 2019-2020 Financial Budget

Paul McShane presented the 2019-2020 Budget for the Land Bank. Mr. McShane stated that the HHF program was coming to an end and that because of the Affordable Care Act some staffing adjustments will occur. The sub-committee met and these changes needed to happen. Bryant Nolden made a motion to approve the 2019-2020 financial budget and Mark Young seconded. No Discussion Followed. All were in favor. Motion carried

C. Sales Report for August 2019 – Action Required

Dawn Everett presented the Sales report to the Board for the month of August 2019. Mrs. Everett stated that sales for August were over \$123,000.00 including the sale of 40 vacant lots and 12 structures. Bryant Nolden made a motion to approve the sales report and Mark Young seconded. No Discussion Followed. All were in favor. Motion carried.

D. Demo Contracts – Information Only

V. Old Business

Christina Kelly gave an update on the progress of SC Environmental since the suspension. Mrs. Kelly also came before the Board about contract 18-021. SC Environmental was able to bid on contract 18-021 before the suspension and after the suspension Land Bank put it out for rebid and the offers received would make the completion of this contract infeasible. Christina is asking the Board for approval to allow SC Environmental to complete the contract at the rate of their original bid. Mark Young made a motion to allow SC Environmental to complete the contract and Bryant Nolden seconded. Discussion Followed. All were in favor. Motion carried.

VI. New Business

A. Purchase– Action Required

Dawn Everett presented: Zero Mass Water has requested to purchase 2701 Camden Ave. in the City of Flint. Zero Mass Water plans to use the 7 acre parcel to install hydro panels at the price of \$50000. Land Bank will enter into an option agreement once the amount \$5000 has been received giving Zero Mass Water the opportunity to have an environmental inspection completed. If the inspection does not pass the Land Bank will return the funds back to Zero Mass Water. Bryant Nolden made a motion to approve the sale giving Zero Mass Water four months to complete the environmental inspection as well as removing from the recommendation “bottling of the facility contract” and Mark Young seconded. Discussion Followed. All were in favor. Motion carried.

B. Employee Family Purchase -Action Required

Dawn Everett presented: Williard Brown was renting the property at 765 E. Baltimore Blvd. in the City of Flint at the time of foreclosure. Mr. Brown is the father of the Land Bank's receptionist and this comes before the board for approval because of the code of ethics policy. The selling price is \$2500. Bryant Nolden made a motion to approve the sale and Mark Young seconded. Discussion Followed. All were in favor. Motion carried.

C. Purchase Tax After Foreclosure -Action Required

Dawn Everett Presented: Kelley Thomas has requested to purchase VL 46-26-477-026 in the City Of Flint in the amount of \$25 plus closing cost. Ms. Thomas has had a tax foreclosure in 2010 and according to Land Bank policy this sale requires Board approval. Mark Young made a motion to approve the sale and Bryant Nolden seconded. No Discussion Followed. All were in favor. Motion carried.

D. Purchase After Tax Foreclosure-Action Required

Dawn Everett Presented: Robert J. Harris III has requested to purchase VL 46-25-102-012 in the amount of \$475 plus closing cost. Mr. Harris has had a tax foreclosure in 2013 and according to Land Bank policy this sale requires Board approval. Mark Young made a motion to approve the sale and Bryant Nolden seconded. No Discussion Followed All were in favor. Motion carried.

E. Purchase After Tax Foreclosure-Action Required

Dawn Everett Presented: Calvin Collins has requested to purchase 2316 Joliet St. in the City of Flint in the amount of \$4500 plus closing cost. Mr. Collins has had a tax foreclosure in 2013 and according to Land Bank policy this sale requires Board approval. Bryant Nolden made a motion to approve the sale and Mark Young seconded. No Discussion Followed All were in favor. Motion carried.

F. Purchase After Tax Foreclosure-Action Required

Dawn Everett Presented: Charles Johnson has requested to purchase 1402 Davison Rd. in the City of Flint in the amount of \$8191 plus closing cost. Mr. Johnson has had a tax foreclosure in 2013 and according to Land Bank policy this sale requires Board approval. Bryant Nolden made a motion to approve the sale

and Ellen Ellenburg seconded. No Discussion Followed All were in favor. Motion carried

G. Purchase After Tax Foreclosure-Action Required

Dawn Everett Presented: Terrence Tomlin has requested to purchase VL 46-26-126-26 in the City of Flint in the amount of \$25 plus closing cost. Mr. Tomlin has had a tax foreclosure in 2009 and according to Land Bank policy this sale requires Board approval. Bryant Nolden made a motion to approve the sale and Pat Lockwood seconded. No Discussion Followed All were in favor. Motion carried

VII. Executive Director Report

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

**VIII. ADJOURN - Meeting was adjourned at 1:51pm
by Deb Cherry**

Respectfully Submitted by Yolanda Collins