

Board Meeting Minutes  
GENESEE COUNTY LAND BANK AUTHORITY  
BOARD OF DIRECTORS  
Sept 8th, 2021

**Genesee County Administration Building**

Board Members:

*Present:* Deborah Cherry, Ellen Ellenburg, Bryant Nolden, Shaun Shumaker, Charles Winfrey & Pat Lockwood

*Absent:* Santino Guerro

*Quorum present?* Yes

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

#### I. WELCOME

- Meeting was called to order at 1:04p.m. by Deb Cherry.

#### II. APPROVAL OF MINUTES

- Bryant Nolden made a motion to approve the July 14<sup>th</sup>, 2021 meeting minutes and Ellen seconded. No Discussion. All were in favor. Motion carried.

#### III. PUBLIC COMMENT

Mark Baldwin 501 E. Gillespie Flint, MI

Wants to collaborate with The Land Bank to rebuild the community. Thanks the Land Bank work crews for helping when called.

#### IV. COMMUNICATION

#### V. REPORTS

##### A. Financial Report-August 2021- **Action Required**

Susan Stravato presented: Mrs. Stravato presented the August 2021 Financial Report and stated that the total revenue and total expenses are overly reported because we are awaiting grant money from The Homeowners Grant. Bryant Nolden made a Motion to approve the August 2021 Financial Report and Ellen Ellenburg seconded. Discussion Followed. All were in favor. Motion carried.

##### B. Huntington Securities Resolution Corp-**Action Required**

Susan Stravato presented: Mrs. Stravato presented to the Board a Resolution allowing Huntington Securities Corporation as an investor for The Genesee County Land Bank. Bryant Nolden made a motion to approve the Resolution and Charles Winfrey seconded. Discussion Followed. All were in favor. Motion carried.

##### C. Sales Report-July & August 2021-**Action Required**

Alexandria Riley presented: Ms. Riley stated that July sales were around \$287721 & August 2021 sales were around \$86825. July sold 63 parcels and August sold 38 parcels. Bryant Nolden made a motion to approve June 2021 Sales Reports and Ellen Ellenburg seconded. All were in favor. Motion Carried. No Discussion Followed. All were in favor. Motion carried.

V. Old Business

VI. New Business

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

Alexandria Riley presented: Daryll Carthan has requested to purchase 2417 Sloan (40-11-407-004) Mr. Carthan has purchased 3 or more parcels in the last 12months and this requires board approval. Bryant Nolden made a motion to approve the sale and Charles Winfrey seconded. No Discussion. All were in Favor. Motion Carried.

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

Alexandria Riley presented: Jimmie Hart has requested to purchase the following vacant lots (46-35-432-039, -040, -041, -042). The purchase of more than 3 parcels within 12 months requires Board approval. Bryant Nolden made a motion to approve the sale and Charles Winfrey seconded. No Discussion followed All were in Favor. Motion Carried

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

Alexandria Riley presented: The Banks Corporation has requested to purchase the following parcels (47-31-183-021, -022, -025, -026, -027, -030) and this requires board approval. Bryant Nolden made a motion to approve the sale and Shaun Shumaker seconded. No Discussion. All were in Favor. Motion Carried.

**D. Purchase with Multiple Parties-Action Required**

Alexandria Riley presented: Keisha Allen and Chico Webb are requesting to purchase 401 W. Witherbee St. Flint, MI (40-01-352-007), and this 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

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

Alexandria Riley presented: Clare Sherman and Terez Glenn has requested to purchase 2923 Winona St Flint, MI (40-02-110-019) and this requires board approval. Bryant Nolden made a motion to approve the sale and Charles Winfrey seconded. No Discussion. All were Keshi Favor. Motion Carried.

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

Alexandria Riley presented: Daryll Carthan Jr has requested to purchase the property at 320 W. Dewey St. Flint, MI (40-01-102-026). Mr. Daryll Jr has purchased 3 or more parcels in the past 12 months, and this 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

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

Alexandria Riley presented: Floyd Mills has requested to purchase 2747 Raskob St Flint, MI (40-11-184-009). Mr. Floyd had a 2015 Tax Foreclosure, and this requires board approval. Bryant Nolden made a motion to approval the sale and Ellen Ellenburg seconded. No Discussion. All were in favor. Motion Carried.

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

Alexandria Riley presented: Manny McPherson has requested to purchase 4821 Branch Rd (47-33-104-034) Mr. Manny had a 2015 Tax Foreclosure, and this requires board approval. Bryant Nolden made a motion to approval the sale and Ellen Ellenburg seconded. No Discussion. All were in favor. Motion Carried.

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

Alexandria Riley presented: Wanda McQueen has requested to purchase (14-13-555-030) Ms. McQueen had a 2012 Tax Foreclosure, and this requires board approval. Bryant Nolden made a motion to approval the sale and Ellen Ellenburg seconded. No Discussion. All were in favor. Motion Carried.

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

Alexandria Riley presented: Tyeasha Dillard has requested to purchase 6801 Sally Ct. Flint, MI (46-26-205-031). Ms. Dillard had a 2014 Tax Foreclosure, and this requires board approval. Bryant Nolden made a motion to approval the sale and Ellen Ellenburg seconded. No Discussion. All were in favor. Motion Carried.

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

Alexandria Riley presented: Carvis & Mable Jenkins has requested to purchase (40-12-231-027, -028, -029) Mr. & Mrs. Jenkins had a 2010 & 2011 Tax Foreclosure, and this requires board approval. Bryant Nolden made a motion to approval the sale and Shaun Shumaker seconded. No Discussion. All were in favor. Motion Carried.

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

Alexandria Riley presented: Royal Priesthood Ministries has requested to purchase (41-05-430-004, -003, -002) Royal Priesthood had a 2013 and 2014 Tax Foreclosure, and this requires board approval. Bryant Nolden made a motion to approval the sale and Charles Winfrey seconded. No Discussion. All were in favor. Motion Carried.

**M. Policy Change Multiple Party Purchase-Action Required**

Alexandria Riley presented: The Genesee County Land Bank staff is requesting that the board amend the policy of requiring approval for multiple party purchases. Bryant Nolden made a motion to approval the policy change and Shaun Shumaker seconded. Discussion Followed. All were in favor. Motion Carried.

**N. Policy Change Sales Transaction Fees-Action Required**

Alexandria Riley presented: The Genesee County Land Bank Staff has requested that Sales fees increase to \$75 for cash sales and land contract fees increase to \$125. Ellen Ellenburg made a motion to approval the policy change and Pat Lockwood seconded. Discussion Followed. All were in favor. Motion Carried.

**O. Policy Change Showings of Poor/Demo Properties-Action Required**

Alexandria Riley presented: The Genesee County Land Bank Staff has requested to amend the requirements of a licensed contractor at the showings. Charles Winfrey made a motion to approval the policy change and Shaun Shumaker seconded. Discussion Followed. All were in favor. Motion Carried.

**P. Option and Parcel Removal-Action Required**

Faith Finholm presented: Norstar has requested a new universal 12-month Option Agreement to remove 7 parcels and add 8 parcels. Bryant Nolden made a motion to approval the sale and Shaun Shumaker seconded. Discussion Followed. All were in favor. Motion Carried.

**VII Executive Directors Report-Action Required**

Michael Freeman presented the Executive Directors Report. Pat Lockwood made a Motion to approve the ED Report and Shaun Shumaker seconded. Discussion Followed. All were in favor Motion approved.

**VIII ADJOURN - Meeting was adjourned at 2:12pmpm  
by Deb Cherry**

Respectfully Submitted by Yolanda Collins