

Board Meeting Minutes
GENESEE COUNTY LAND BANK AUTHORITY
BOARD OF DIRECTORS

January 24, 2008
11:00 a.m. at Land Bank Center

Board Members:

Present: Dan Kildee, Carolyn Sims, Raynetta Speed, and Woodrow Stanley

Speaker: Patricia Lockwood

Absent: Linda Barber

Quorum present? Yes

Staff Present: Jeff Burdick, Jon Care, Christina Kelly, Courtney Knox, Paul McShane, and Phil Stair

I. WELCOME

Meeting was called to order at 11:10 a.m. by Chairperson, Dan Kildee.

II. APPROVAL OF MINUTES

Stanley made a motion to approve the October 25, 2007 meeting minutes as written.

Sims seconded and all were in favor. Motion carries.

III. PUBLIC COMMENT

Tony Martin with U.S. Department of HUD reported on a partnership with HUD and the Attorney General to host various Foreclosure Workshops being held in Saginaw, Detroit, and Grand Rapids. The seminars will include education sessions regarding foreclosure, mortgage fraud, government programs, and information about lending programs, loan options and the ability to speak with your lender about payment programs. Kildee discussed the foreclosure rates in Genesee County and the possibilities of having a program like this right here in Genesee County for area residents.

Jeff Burdick presented a Thank You card on behalf of the Grand Traverse Neighborhood Association for all the work The Land Bank has done.

IV. FINANCIAL REPORT

Paul McShane presented the 1st quarter activities for The Land Bank. The 1st quarter is when The Land Bank receives half of the support from the Land Reutilization Fund from the County. The Audit is currently proceeding. Yeo & Yeo should have an audit report for the next board meeting. Sims made a motion to accept the 1st quarter financial report. Speed seconded and all were in favor. Motion carries.

V. OLD BUSINESS

A. Update on Durant

Kildee reported that The Land Bank is currently raising funds for the project. Demolition and abatement drawings are in the works. Demolition is set to start in March and construction by June.

B. Update on Berridge Hotel

Kildee reported that construction is underway. The abatement has been completed and demolition should be completed by the end of the week.

C. Update on Stone Street

Kildee reported that construction will begin next week. The delay is due to engineering with the water and sewer access.

D. Update on Brownfield Plan

The County Treasurer is currently looking at Brownfield sales to make sure the tax revenue is being spread appropriately. The Land Bank is also renegotiating the demolition contract with The City as part of a comprehensive renegotiation between The City & the Land Bank.

E. Update by Board of Advisors

The Board of Advisors will discuss out of state property interest applicants at their next meeting. The board also discussed different options to show their appreciation for the current serving Board of Advisor members.

F. Update on Genesee Business Center

The Land Bank has received a grant through the Mott Foundation to cover last years operating costs. The Land Bank recently signed a 13 month lease with an option to buy with Dr. Shah, a neurosurgeon. Dr. Shah is looking at developing the building into an institute of neurosurgery.

VI. NEW BUSINESS

A. Election of Officers

President-Dan Kildee

Treasurer-Woodrow Stanley

Vice President-Raynetta Speed

Secretary-Patricia Lockwood

Stanley made a motion to keep all positions the same. Sims seconded and all were in favor. Motion carries.

B. Sales Report

1. Sales

Phil Stair presented the sales report. Jon Care mentioned with the current market changes The Land Bank is moving more towards land contract

sales. Jon also discussed the Land Contract process and the way The Land Bank recognizes land contract revenue. In the future The Land Bank will provide a report showing land contract activity. Stanley made a motion to accept the sales report. Lockwood seconded and all were in favor. Motion carries.

2. Multi-Lot Purchase

a. Mr. Reynold Swilley submitted applications to acquire four properties located near his building. The purpose of his purchase is to keep the parcels clear of trash and properly maintain them. Parcels 40-01-477-015, 40-01-477-031, 40-01-478-018, and 40-01-478-019 are the properties Mr. Swilley would like to purchase. Sims made a motion to sell the properties to Mr. Swilley. Stanley seconded and all were in favor. Motion carries.

b. Mr. James C. Beaty Jr. has submitted applications to acquire six properties for the purpose of parking for the development of a Masonic Lodge. Some of the parcels are part of a multiple purchase that was approved at the last board meeting. That purchaser decided not to acquire all of the approved properties. The parcels Mr. Beaty is interested in include 47-31-184-011, 47-31-184-012, 47-31-184-014, 47-31-184-028, 47-31-184-015 and 47-31-184-032. Speed made a motion to sell the properties to Mr. Beaty. Stanley seconded and all were in favor. Motion carries.

c. Mr. Clarence Martin has submitted applications to acquire four lots on E. Mott Ave. from the Land Bank. Mr. Martin states that he would like to have a garden on the lots and perhaps build a new home there someday. Mr. Martin currently resides at 301 W. Pasadena Ave. all his taxes are currently paid. The area that he has chosen is not in any current development area and does not qualify as an adjacent side lot to any home owner. The parcels include 46-25-436-025, 46-25-436-026, 46-25-436-028, and 46-25-436-031. Speed made a motion to sell the properties to Mr. Martin. Stanley seconded and all were in favor. Motion carries.

d. Mr. Malcom Banks has requested to purchase 4 or more properties from the Land Bank. Phil & Mr. Banks went out and inspected several houses and came to term on the four properties. Mr. Banks has acquired one property via Land Contract but has chosen to pursue other properties from those that we came to terms on. The properties are 2007 foreclosures which we have not yet had a chance to inspect and come to terms on. Phil is requesting that we table any action until such

time as we come to terms that can be presented to the board.
Speed made motion to wait for his determination of properties.
Stanley seconded and all were in favor. Motion carries.

3. Side Lot Land Fee

Phil was requested to request the Board of Directors to authorize the increase of the base price of a qualified side lot be raised from \$1.00 to \$25.00 for new applications. This would bring the total cost of acquisition to \$64.00 with fees. Sims made a motion to increase the base price of a qualified side lot from \$1.00 to \$25.00 starting April 1, 2008. Stanley seconded all were in favor. Motion carries.

C. Current Year Board Meeting Schedule

The Board meeting schedule will be moved from Thursday to Tuesdays for the current year. A hand out with the dates will be provided at the next board meeting.

VII. ADJOURN

Meeting was adjourned at 12:05 p.m.

Respectfully submitted by Courtney Knox.

Board Meeting Minutes
GENESEE COUNTY LAND BANK AUTHORITY
BOARD OF DIRECTORS

April 17, 2008

11:00 a.m. at Genesee County Administration Building

Board Members:

Present: Dan Kildee, Carolyn Sims, Paul Long, Raynetta Speed, and Woodrow Stanley

Absent: Ted Henry, Patricia Lockwood

Quorum present? Yes

Staff Present: Jeff Burdick, Jon Care, Courtney Knox, Paul McShane, and Phil Stair

I. WELCOME

Meeting was called to order at 11:10 a.m. by Chairperson, Dan Kildee.

II. APPROVAL OF MINUTES

Stanley made a motion to approve the January 24, 2008 meeting minutes as written. Long seconded and all were in favor. Motion carries.

III. PUBLIC COMMENT

Kate Fields, Executive Director of Greater Eastside Community Association, regarding a forfeiture notice regarding the property at 2802 Franklin Ave. asking the Genesee County Land Bank Authority to forgive the Land Contract between Genesee County Land Bank Authority and Greater Eastside or to come to an agreement in lieu of cash. Kildee recommends some type of non-monetary consideration and is open to discussion. Stanley recommends a mutually beneficial result between both parties that does not open a floodgate. Kildee discussed the number of land contracts the Land Bank does have and would like to maintain the integrity of these contracts and the process. Care would like to follow the recommendations of Stanley, Speed and Kildee and meet with Kate Fields to discuss an agreement between the two parties and report back to the Board at a following meeting.

Erin Caudell, Ruth Mott Foundation-Applewood, regarding the critical barriers to demonstration gardens and greening projects on vacant lots through the City of Flint and Genesee County. One of the critical barriers to the development of these projects is the infill being used after the demolition. Erin does understand that the Land Bank does contract with the City of Flint but consistently the infill used is of poor quality and contains concrete and glass. Sims thanked Erin and invited her to the City of Flint counsel meeting to make the same presentation. Burdick added that the side lot program and the adopt-a-lot program is encouraging gardening on these

vacant lots and it is discouraging because of the poor quality of infill used on some of these lots.

Adell Johnson of 6617 Belltree is here today as a concerned citizen and board member of Greater Eastside Community Foundation to show his support of Kate Fields and Greater Eastside. Greater Eastside is trying to combine every side of the City of Flint to work together. He is asking the board to work with Ms. Fields so that Greater Eastside will not go under for political reasons.

Jonathon Thompson, of 2005 Bagley St., regarding the property on West Tobias Rd. parcel ID 18-24-100-066. Jonathon stated that a neighbor is claiming that the site is not usable. Jonathon has documentation from Vienna Township stating that the property is buildable with proper permits. Jonathon is questioning what is going on with the property and does the neighbor have legitimate concerns. Kildee commented that the Land Bank has property with multiple interests. Kildee commented that we do want to pursue Jonathon's offer. Stair stated that this property was acquired a few years ago and the Land Bank had two parcels combined to for approximately 8 acres. The neighbor tried to tell the Land Bank it was of no value and made offers that were below the value of the property. Stair stated that Jonathon is a legitimate buyer and he would like to put the property into productive use. Care stated that he would contact the neighbor and let him know there is a legitimate offer. Care would like to let the neighbor make a counter offer now that we have a legitimate offer. Kildee stated that purchase price is not the sole consideration that all else being equal The Land Bank needs to sell these properties at something approximating their value. Kildee also stated that the first offer doesn't necessarily get you any special consideration, if the offer does not add value to the property and we have another offer that is in line with the value.

Tony Martin with U.S. Department of HUD reported that April is Fair Housing Month and the Greater Flint Area is celebrating with a conference at Sarvis Conference Center on April 26th, 2008 from 8:30 a.m. to 2:00 p.m. Tony also stated that the \$1.00 housing is temporarily suspended. They are looking to make this work and are currently reviewing and tweaking the program. All HUD property sales are temporarily suspended. There is over 400 HUD foreclosures in Genesee County.

IV. FINANCIAL REPORT

Paul McShane presented the September 30, 2007 Audit Report submitted by Yeo & Yeo. Stanley made a motion to accept the September 30, 2007 audit report. Speed seconded and all were in favor. Motion carries.

V. OLD BUSINESS

A. Update on Durant

Kildee reported that The Land Bank is at the point of closing on fund development. Bids for interior demolation are out. Kildee had some meetings with the private development entity and some of our local building trade folks. We need to continue

to have some discussion regarding local and minority contractors to ensure that we are connecting them with as many people to receive bids as possible. The project is moving forward.

B. Update on Berridge Hotel

Kildee reported that construction is underway. Most of the demolition is completed. The electrical is under construction now and the rough carpentry has started.

C. Update on Stone Street

Kildee reported that during construction the contractors did come across some Native American remains, an anthropologist has been selected to over see the project so that if further remains are discovered they can be properly disposed of. The Su Tribe of the Chippewa Indians of Saginaw are involved in the oversee of the project. The project was delayed six weeks because of lay offs at the City of Flint.

D. Update on Genesee Business Center

The Land Bank has entered into an agreement with Dr. Shaw of IINN (International Institute of Neuroscience and Neurosurgery). We have signed a thirteen month lease and have entered into negotiations of a lease-purchase agreement. GM had been providing security services for the center. The Land Bank is now responsible for paying for the security services. The Land Bank did select the lowest bidder, LaGuardia. The Land Bank has completed the appraisals of the Genesee Business Center including the former Delphi World Headquarters. The Genesee Business Center has expanded the space Rowe is using and signed a lease with a new tenant Printer Depot.

E. Update on Broker/Manager RFP

Care discussed a request for proposal for the Land Bank to bid for a Real Estate broker/brokers to help specific Land Bank Properties. The Land Bank would like to market through FAAR and participate in the Multiple Listing Services. The Land Bank wants to deal with a listing agent that is familiar with the market that the Land Bank handles. The notice will be sent out through FAAR and all of their participating brokers and agents. Care is working to parallel with Genesee County purchasing department. Speed made a motion to direct Jon to proceed on the Broker/Manager RFP. Long seconded and all were in favor. Motion carries.

F. Update by Board of Advisors

The Land Bank Board of Advisors does have a couple of vacancies. Discussion was held regarding appointment for Genesee Township, Mt. Morris Township, Burton, and Flint Township. Kildee recommended that the vacancies be put on the next Board of Advisors agenda and have them make any recommendations.

VI. NEW BUSINESS

A. Sales Report

1. Sales

Phil Stair presented the sales report. The report now shows Land Contract sales and the date the contract is started. Stair also reported that Fenton/Hill is moving forward. Speed made a motion to accept the sales reports. Sims seconded and all were in favor. Motion carries.

2. Multi-Lot Purchase

a. Habitat for Humanity requested the purchase of properties including 41-18-352-014 VL W. Sixth, 41-18-352-003 VL W. Sixth, and to enter into an option for properties 41-18-306-018 VL (512) W. Sixth, 41-18-306-017 VL (514) W. Sixth, and 41-18-306-020. Sims made motion to sell each of the lots on West Sixth and to enter into an option for the other three properties. Long seconded and all were in favor. Motion carries.

b. The Land Bank has an offer for three lots for our standard price of \$200.00 each. These lots include 40-01-278-001, 002 and 003. There are no other development plans for the area. Speed made a motion to sell the vacant lots at a cost of \$200.00 each. Sims seconded and all were in favor. Motion carries.

B. Vacant Property Mowing Script

A vacant property mowing script was written strictly regarding the mowing of the Land Bank vacant lots. Stanley made a motion to accept the vacant property mowing script. Sims seconded and all were in favor. Motion carries.

Burdick also reported on grant requests for Land Bank programs. These grants included Ruth Mott Foundation, Keep Genesee County Beautiful, Community Foundation of Greater Flint, Saginaw Bay Watershed Initiative Network, and two EPA site assessment grants. Speed made a motion for Land Bank Staff to have the absolute ability to apply and accept grant money for Land Bank programs. Long seconded and all were in favor. Motion carries.

C. Requests to purchase Land Bank property from out of state parties

Issues have been raised regarding out of state parties interested in purchasing Land Bank properties. The Board of Advisors is looking at the possibility for changing The Land Bank policy regarding out of state purchases. Stanley made a motion for Care to talk with The Land Bank attorney regarding out of state parties. Speed seconded and all were in favor. Motion carries.

VII. ADJOURN

Meeting was adjourned at 12:40 p.m.

Respectfully submitted by Courtney Knox.

Board Meeting Minutes
GENESEE COUNTY LAND BANK AUTHORITY
BOARD OF DIRECTORS

May 20, 2008

11:00 a.m. at Genesee County Administration Building

Board Members:

Present: Dan Kildee, Carolyn Sims, Patricia Lockwood, Paul Long, Raynetta Speed, Ted Henry, and Woodrow Stanley

Absent:

Quorum present? Yes

Staff Present: Jon Care, Courtney Knox, Paul McShane, and Phil Stair

I. WELCOME

Meeting was called to order at 11:10 a.m. by Chairperson, Dan Kildee.

II. APPROVAL OF MINUTES

Long made a motion to approve the April 17, 2008 meeting minutes as written. Lockwood seconded and all were in favor. Motion carries.

III. PUBLIC COMMENT

Adel Johnson, who resides at 6617 Belltree, regarding the property at 2318 Concord. Mr. Johnson is concerned with the dumping that is taking place on the property. The debris included a Land Bank sign, therefore Mr. Johnson is under the assumption that the dumping was done by the Land Bank. The Land Bank does not own the property at 2318 Concord. Kildee asked Burdick to consult with Clean & Green Groups to discuss where they are taking debris. Kildee stated that just because there is a Land Bank sign we cannot assume that the dumping is coming from the Land Bank.

Brian Dobrezenski, regarding property interest on Shiawassee Shores. Kildee stated that the Land Bank Board of Directors will not have discussions regarding the sale of property.

IV. FINANCIAL REPORT

Paul McShane presented the financial report through April 2008. Speed made a motion to accept the financial report. Long seconded and all were in favor. Motion carries.

V. OLD BUSINESS

A. Update on Durant

Kildee reported that The Durant continues to have good progress. The C.S. Mott Foundation has weighed in with a grant to help support the redevelopment of the Durant. The Land Bank is very close on the financing and the developer agreement is proceeding and is in place. There will be some construction fencing underway soon and some selective demolition that will be done. This should not be an indication that the project is a green light yet. The demolition that is being done now is something that would be required whether or not the project goes forward with redevelopment or bring the building down.

B. Update on Berridge Hotel

Kildee reported that construction is underway. The Berridge is on schedule for completion in September.

C. Update on Stone Street

Kildee reported that during construction the contractors did come across some Native American remains. Kildee met with the Tribal Counsel. This project is on hold. It is the Land Bank's position to work with the Tribe on a resolution that protects their interest and the Land Banks as well.

D. Update on Genesee Business Center

The Land Bank has entered into an option agreement with Dr. Shaw, NNII, to acquire a portion of the Genesee Business Center. Omar, the Business Manager for Dr. Shaw, explained what NNII is doing, they will do a formal presentation at a future date.

E. Update on Broker/Manager RFP

Care met with the Director of the Flint Area Association of Realtors. Care anticipates that the RFP will be out in June.

VI. NEW BUSINESS

A. Sales Report

1. Sales

Phil Stair presented the sales report. Lockwood made a motion to accept the sales reports. Henry seconded and all were in favor. Motion carries.

a.) 46-36-277-030 N. Saginaw St. Alabama Fish & Chicken is interested in purchasing the property. There is a possibility that the future site was a gas station. The Land Bank will look into Phase 1 for the site.

B. Memorandum of Understanding for Demolition Administrative Services between Flint Township and Genesee County Land Bank Authority.

Henry made a motion was made to accept the memorandum of understanding. Long seconded and all were in favor. Motion Carries.

VII. ADJOURN

Meeting was adjourned at 12:00 p.m.

Respectfully submitted by Courtney Knox.

Board Meeting Minutes
GENESEE COUNTY LAND BANK AUTHORITY
BOARD OF DIRECTORS

June 17, 2008

11:00 a.m. at Genesee County Administration Building

Board Members:

Present: Dan Kildee, Patricia Lockwood, Paul Long, Raynetta Speed, Ted Henry, and Woodrow Stanley

Absent:

Quorum present? Yes

Staff Present: Jon Care, Courtney Knox, Paul McShane, and Phil Stair

I. WELCOME

Meeting was called to order at 11:20 a.m. by Chairperson, Dan Kildee.

II. APPROVAL OF MINUTES

Long made a motion to approve the May 20, 2008 meeting minutes as written. Lockwood seconded and all were in favor. Motion carries.

III. PUBLIC COMMENT

No members of the public were present.

IV. FINANCIAL REPORT

Paul McShane presented the financial report through June 16, 2008. Lockwood made a motion to accept the financial report. Long seconded and all were in favor. Motion carries.

V. OLD BUSINESS

A. Update on Durant

Kildee reported that The Durant funding is in place.

B. Update on Berridge Hotel

Kildee reported that construction continues. The project is at a point where the federal historic tax credit that we are receiving is now eligible to be expended, this is for historic preservation. The tax credit does come over a five year period. Through an open bid process, The Land Bank will borrow the tax credit money up front from Bank of America to complete construction and then pay back as the compliance period is completed over the five year period. The Board needs to approve a resolution authorizing the previously approved \$1,200,000 borrowing. Lockwood

made a motion authorizing the Land Bank to enter into the bond resolution with Bank of America. Stanley seconded and all were in favor. Motion carries.

C. Update on Stone Street

Kildee reported that this project is still on hold. This project is still in discussion with the Tribe.

D. Update on Genesee Business Center

The Land Bank will be applying for supplemental funding through C.S. Mott.

VI. NEW BUSINESS

A. Sales Report

1. Sales

Phil Stair presented the sales report. Speed made a motion to accept the sales reports. Long seconded and all were in favor. Motion carries.

a.) Calvin and Sandra Whirl are interested in purchasing the property at 46-25-412-015 301 E. Mott and 46-25-410-020 317 E. Mott. Speed made a motion to sell 46-25-412-015 and 46-25-410-020 to Calvin and Sandra Whirl. Long seconded and all were in favor. Motion carries.

B. City of Flint-Contract Expedited-Quiet Title Smith

Henry made a motion to accept the resolution approving agreement with the Land Bank to quiet title on City owned property in the Smith Village Homeownership Zone Area. Long seconded and all were in favor. Motion Carries.

VII. ADJOURN

Meeting was adjourned at 12:35 p.m.

Respectfully submitted by Courtney Knox.

Board Meeting Minutes
GENESEE COUNTY LAND BANK AUTHORITY
BOARD OF DIRECTORS

July 22, 2008

11:00 a.m. at Genesee County Administration Building

Board Members:

Present: Dan Kildee, Paul Long, Raynetta Speed, Ted Henry, and Woodrow Stanley

Absent: Carolyn Sims, Patricia Lockwood

Quorum present? Yes

Staff Present: Amy Hovey, Jon Care, Courtney Knox, Paul McShane, and Phil Stair

I. WELCOME

Meeting was called to order at 11:14 a.m. by Chairperson, Dan Kildee.

II. APPROVAL OF MINUTES

Speed made a motion to approve the June 17, 2008 meeting minutes as corrected. Stanley seconded and all were in favor. Motion carries.

III. PUBLIC COMMENT

Quincy Murphy, 322 E. Myrtle, President of the Block Club. There are many properties in this area that are owned by the Land Bank. Mr. Murphy would like to sit down with the Land Bank along with other organizations in Flint to discuss usage for properties in his area. Kildee directed Mr. Murphy to talk with Jeff Burdick regarding the Clean and Green program and other programs the Land Bank offers.

Leasia Williams, Director for ACORN. Ms. Williams is currently involved in the adopt-a-lot program and looks forward to working with the Land Bank in the future.

IV. FINANCIAL REPORT

Paul McShane presented the financial report through June 30, 2008. Henry made a motion to accept the financial report. Speed seconded and all were in favor. Motion carries.

V. OLD BUSINESS

A. Update on Durant

Hovey reported that abatement and demolition work is under way at the Durant. The Land Bank is very close to having all of the funding secured. Rehabilitation hopefully will start in September. There will be a press conference in September to kick off the project.

B. Update on Berridge Hotel

The Bond to bridge the historic tax credits that was previously approved for \$1,200,000 has been reduced to \$1,195,000 thus needing an updated resolution. Stanley made a motion to accept the amended resolution. Long seconded and all were in favor. Motion carries.

C. Update on Stone Street

Hovey reported that the project is still on hold. The tribe is moving forward in making some decisions on what that would like to see at the site.

VI. NEW BUSINESS

A. Sales Report

1. Sales

Phil Stair presented the sales report. Speed made a motion to accept the sales reports. Stanley seconded and all were in favor. Motion carries.

- a.) King Karate is interested in purchasing the property at 11-19-503-164 1046 E. Yale, 46-25-410-020 317 E. Mott. 11-19-503-105 VL E. Yale, 14-24-551-155 VL Genesee Ave., 14-24-551-157 VL (1239) Genesee Ave., 14-24-551-158 VL Genesee Ave., 14-24-551-159 VL Genesee Ave. Long made a motion to sell these properties to King Karate. Speed seconded and all were in favor. Motion carries.
- b.) Octaviano Molina is interested in purchasing the property at 41-05-301-025 BL (1425) New York once his taxes are paid in full. Henry made a motion to sell this property to Octaviano Molina. Long seconded and all were in favor. Motion carries.
- c.) Christopher Hinson wishes to purchase three lots on Ruth St. including 46-25-178-027 VL (214) W. Ruth, 46-25-178-031 VL W. Ruth, 46-25-180-013 VL W. Ruth. Mr. Hinson has already purchased 46-25-180-015 113 W. Ruth and 46-25-180-009 209 W. Ruth. Stanley made a motion to sell these three lots to Mr. Hinson. Henry seconded and all were in favor. Motion carries.

VII. ADJOURN

Meeting was adjourned at 12:45 p.m.

Respectfully submitted by Courtney Knox.

Board Meeting Minutes
GENESEE COUNTY LAND BANK AUTHORITY
BOARD OF DIRECTORS
September 16, 2008

11:00 a.m. at Genesee County Administration Building

Board Members:

Present: Dan Kildee, Raynetta Speed, Ted Henry, Patricia Lockwood, and Woodrow Stanley

Absent: Carolyn Sims, Paul Long

Quorum present? Yes

Staff Present: Jon Care, Courtney Knox, Jeff Burdick, Paul McShane, and Phil Stair

I. WELCOME

Meeting was called to order at 11:10 a.m. by Chairperson, Dan Kildee.

II. APPROVAL OF MINUTES

Stanley made a motion to approve the July 22, 2008 meeting minutes. Lockwood seconded and all were in favor. Motion carries.

III. PUBLIC COMMENT

Tony Martin with U.S. Department of HUD stated that HUD is partnering with the State of Michigan and several other agencies including the Michigan Land Bank Fast Track Authority, for Team Up to Up lift your Community. The event will be held on Monday, September 29, 2008 at Antioch Missionary Baptist Church, 1083 E. Stewart, Flint, from 8:30 am until noon. This will focus on enhancing resources in your area and building strong communities.

IV. FINANCIAL REPORT

Paul McShane presented the budget for the 2008-2009 fiscal year. Speed made a motion to accept the 2008-2009 fiscal year budget. Lockwood seconded and all were in favor. Motion carries.

V. OLD BUSINESS

A. Update on Durant

Kildee reported that the Land Bank is continuing to make progress. A tentative date has been set for October 28, 2008 for a community kick off as long as everything is in place. The U.S. Department of Housing and Urban Development has approved a Special Project grant in the amount of \$147,000. Lockwood made a motion to accept the Special project grant in the amount of \$147,000. Speed seconded and all were in favor. Motion carries.

B. Update on Berridge Hotel

Construction is continuing at the Berridge Hotel.

C. Update on Genesee Business Center

IINN has exercised their option to purchase one third of the Genesee Business Center. The Land Bank is expecting to close at the end of the year.

VI. NEW BUSINESS

A. Sales Report

1. Sales

Phil Stair presented the sales report. Speed made a motion to accept the sales reports. Stanley seconded and all were in favor. Motion carries.

a.) King Karate was approved at the July 22, 2008 board meeting to purchase the property at 11-19-503-164 1046 E. Yale, 46-25-410-020 317 E. Mott. 11-19-503-105 VL E. Yale, 14-24-551-155 VL Genesee Ave., 14-24-551-157 VL (1239) Genesee Ave., 14-24-551-158 VL Genesee Ave., 14-24-551-159 VL Genesee Ave. The Kings are asking that the price be reduced to \$100 for the lots in Genesee Township and \$75 for the property in Mt. Morris Township. Speed made a motion to sell these properties to King Karate upon confirmation to Land Bank staff that Mt. Morris Township will allow gardening within a residential neighborhood. Stanley seconded and all were in favor. Motion carries.

b.) The property at 1141 LaPort Ave. parcel number 11-18-551-186 has been in dispute between the two adjacent property owners. The property, which was demolished by Genesee Township, is currently owned by the Land Bank. Both neighbors have expressed interest in the property, But, Genesee Township will not split the property. Stair sent a FOIA to Genesee Township regarding both neighboring property owners asking for any information in their files. Daniel Harmon of 1145 LaPort had several enforcement actions against his property. Since the Land Bank had to make a decision on the sale of the property based on the information they had, Stair recommended selling the property to the Hunt's of 1137 LaPort. Mr. Harmon was asked to address the board and stated that he did comply with all of the Township's actions against his property. Stanley made a motion to sell the property to the Hunt's of 1137 LaPort. Speed seconded and all were in favor. Motion carries.

2. Executive Director

The subcommittee of the Board of Directors recommended Doug Weiland for the Executive Director of the Genesee County Land Bank Authority. Stanley made a motion to accept this recommendation from the subcommittee, for the Land Bank attorney to enter into negotiations with Mr. Weiland and for Dan to execute the agreement and for Doug Weiland to commence as the Land Bank Executive Director on October 1, 2008. Speed seconded and all were in favor. Motion carries.

VII. ADJOURN

Meeting was adjourned at 12:07 p.m.

Respectfully submitted by Courtney Knox.

Board Meeting Minutes
GENESEE COUNTY LAND BANK AUTHORITY
BOARD OF DIRECTORS

October 21, 2008

11:00 a.m. at Genesee County Administration Building

Board Members:

Present: Dan Kildee, Raynetta Speed, Paul Long, Ted Henry, Patricia Lockwood, and Woodrow Stanley

Absent: Carolyn Sims

Quorum present? Yes

Staff Present: Jon Care, Courtney Knox, Jeff Burdick, Paul McShane, Phil Stair, and Doug Weiland

I. WELCOME

Meeting was called to order at 11:10 a.m. by Chairperson, Dan Kildee.

II. APPROVAL OF MINUTES

Stanley made a motion to approve the September 16, 2008 meeting minutes.

Lockwood seconded and all were in favor. Motion carries.

III. PUBLIC COMMENT

No Public comment.

IV. FINANCIAL REPORT

Paul McShane presented a tentative financial report dated September 30, 2008.

With it being the end of the fiscal year the numbers may be adjusted as the audit gets underway. Lockwood made a motion to accept the financial report dated September 30, 2008. Stanley seconded and all were in favor. Motion carries.

Paul McShane presented the financial auditor request for proposal (RFP). The staff's recommendation was to award Plante & Moran, PLLC the contract for audit services for the fiscal years 2007/2008, 2008/2009, 2009/2010. Stanley made a motion to award Plante & Moran, PLLC the contract for audit services. Long seconded and all were in favor. Motion carries.

Paul McShane requested the Boards approval to add Mr. Doug Weiland as an authorized signatory for the Genesee County Land Bank Authority's bank account and to remove Mr. Jon Care. Lockwood made a motion to add Doug Weiland as a signatory on the Land Bank's bank account and to remove Jon Care. Henry seconded and all were in favor. Motion carries.

V. OLD BUSINESS

A. Update on Durant

Kildee reported that the Durant is continuing to move forward. On October 28, 2008 a press conference will be held at the Durant announcing future plans and announce the kick off of construction. Kildee encouraged board members to attend.

B. Update on Berridge Hotel

Kildee reported that construction is 90% complete at the Berridge Hotel. Finishing work is close to being complete.

C. Update on Stone Street

Kildee reported that the discovery of ancestral remains has altered the project on Stone Street. The Land Bank is at a point where discussions with the Saginaw Tribe of the Chippewa Indians have resulted in a need for the Land Bank to move forward. The Land Bank is asking the board to authorize the transfer of the development properties to the Tribe with the recommendation that the Tribe works with the neighborhood association and develop the space as open green space that the Tribe will manage. Stanley made a motion to draft a document for action to convey the property to the Tribe with conditions stating in detail that the Tribe is responsible for ongoing maintenance. Long seconded and all were in favor. Motion carries.

D. Update by Citizens Board of Advisors

Jeff Burdick reported that the board of advisors discussed and made a motion to present to the board of directors that groups or individuals, who adopt lots and demonstrate that they are able to maintain lots for a certain number of years be given greater priority or consideration or input into the process of having blighted structures demolished around the lots that they are adopting or cleaning up. Kildee responded that there are several variables that determine how and when demolitions take place, maybe the Land Bank can explore this and it could become one of the several variables used to determine how and when demolitions take place.

VI. NEW BUSINESS

A. Sales Report

1. Sales

Phil Stair presented the sales report. Long made a motion to accept the sales reports. Lockwood seconded and all were in favor. Motion carries.

B. City of Flint- Kettering Properties

The City of Flint is requesting to acquire four properties for the realignment of Chevrolet and Fox streets. The street realignment is a proposal that has been put forward for some time to provide an alternate route from I-69 to the Kettering Campus. The realignment concerns the south end of Chevrolet Avenue around to the point of Fox Street to the point of Court Street and Miller Road split provide an alternate entrance into Kettering University. Jon Carpenter, City of Flint Transportation Director, explained the attached maps, and stated that this is the

final phase in connecting I-69 with Kettering University, previously known as the Chevrolet Avenue Corridor. Kildee commented that Staff would like authorization to proceed and authority to make a conveyance. Weiland commented that the staff would like authorization for the Executive Director to convey the property, there would be deed restrictions put on the property that the property be used only for public purpose and in this case for the road improvement. Whenever the City is ready to move forward with the engineering and needed the property The Land Bank would go ahead and convey it, with a deed restriction on it for that purpose. Henry would like to look in to this a little more. He would like to see the properties protected so that no one else would be able to purchase the properties, but would like to delay any action. Lockwood made a motion to authorize the Director to enter into the sale or option on the property with the City of Flint to finish the final phase to connect I-69 to the Kettering University Campus, with deed restrictions including the property be used for the sole purpose of the project, and the restriction of a third party sale. Long seconded and all were in favor. Motion carries.

C. Richfield Township Agreement

Richfield Township wishes to demolish the structure located at 6058 Irish Rd. (formally known as the Russellville Ballroom) in Richfield Township which is currently owned by the Genesee County Land Bank. The Township wishes to use funds from the Community Development Block Grant Program administered through the Genesee County Metropolitan Planning Commission to demolish this structure. The Authority wishes to enter into a Memorandum of Understanding with the Township to allow for the demolition. The Land Bank will not incur any costs towards the demolition beyond the initial environmental assessment. Long made a motion to allow the Land Bank to enter into an agreement to allow the Township to demolish the structure at 6058 N. Irish Rd with their Community Development Block Grant allocation. Speed seconded and all were in favor. Motion carries.

VII. Executive Director Report

Doug Weiland reported on several activities underway at the Genesee County Land Bank Authority. Including real estate bid evaluations, COGIC Alliance, Metro Housing Partnership, Land Bank Financial Reports, Land Bank Organizational Structure, Quiet Title Action on Smith Village, Property Manager Position, Vassar Road Property, Genesee Business Center, and the Genesee Regional Chamber of Commerce.

VII. ADJOURN

Meeting was adjourned at 12:25 p.m.

Respectfully submitted by Courtney Knox.

Board Meeting Minutes
GENESEE COUNTY LAND BANK AUTHORITY
BOARD OF DIRECTORS

November 18, 2008

11:00 a.m. at Genesee County Administration Building

Board Members:

Present: Dan Kildee, Paul Long, Ted Henry, and Woodrow Stanley

Absent: Carolyn Sims, Patricia Lockwood, and Raynetta Speed

Quorum present? Yes

Staff Present: Amy Hovey, Courtney Knox, Jeff Burdick, Paul McShane, Phil Stair, and Doug Weiland

I. WELCOME

Meeting was called to order at 11:05 a.m. by Chairperson, Dan Kildee.

II. APPROVAL OF MINUTES

Long made a motion to approve the October 21, 2008 meeting minutes. Henry seconded and all were in favor. Motion carries.

III. PUBLIC COMMENT

No Public comment.

IV. FINANCIAL REPORT

Paul McShane presented the financial reports dated October 31, 2008. Long made a motion to accept the financial report dated October 31, 2008. Stanley seconded and all were in favor. Motion carries.

V. OLD BUSINESS

A. Update on Durant

Amy Hovey reported that the Durant is moving along. The abatement is finished and the interior demolition has been completed.

B. Update on Berridge Hotel

Amy Hovey reported that the Certificate of Occupancy is expected the first week in December. Currently Court Street Village is working on getting leases signed.

C. Update on Stone Street

Amy Hovey reported that she is waiting to hear from the Tribe. The neighborhood association will also be communicating directly with the Tribe regarding the properties.

D. Update by Citizens Board of Advisors

William Alexander reported that Land Use will be on the agenda for the Citizens Board of Advisors meetings to discuss the Land Banks plan on disposing of property that is accumulating. Also, the Board of Advisors has been discussing several neighborhood groups that are involved in the side-lot and adopt-a-lot programs that have potential demolition properties on their blocks. They would like to see the properties be moved up on the demolition lists. The Board of Advisors also wanted to bring to the Boards attention that there are vacancies on the Citizens Board of Advisors. The Citizens Board of Advisors would also like to have a joint meeting.

VI. NEW BUSINESS

A. Sales Report

1. Sales

Philip Stair presented the sales report. Stanley made a motion to accept the sales reports. Henry seconded and all were in favor. Motion carries.

2. Multi-lot Sales

Habitat for Humanity is requesting an option on six additional parcels of vacant land within the Grand Traverse Neighborhood. The purpose is to construct new houses for their clients. The Grand Traverse Neighborhood Association is in support of the request. The following parcels are being requested: 41-18-352-007, 41-18-356-023, 41-18-356-008, 41-18-356-004, 41-18-356-010, 41-18-356-009. Long made a motion for the Land Bank staff to enter into an option agreement with Habitat for Humanity for the six requested parcels of land in the Grand Traverse Neighborhood and sell the properties to Habitat as well. Henry seconded and all were in favor. Motion carries.

B. Pebble Creek

The City of Burton would like to enter into a land banking agreement between Burton and the Genesee County Land Bank Authority. The agreement would be for the Land Bank to hold the Pebble Creek properties until they can develop the land and put the properties back into productive use. Henry made a motion for the Land Bank to enter into a land banking agreement with Burton. Stanley seconded and all were in favor. Motion carries.

C. Real Estate Broker Recommendations

Doug Weiland presented the Real Estate Broker evaluations and recommendations. The Land Bank staff requested board authorization for the Executive Director to negotiate agreements with ReMax Town & Country, Woodland Realty, and Royal Realty with common terms and conditions. Henry made a motion to authorize the Executive Director to negotiate agreements with the top three Real Estate Brokers, ReMax Town & Country, Woodland Realty,

and Royal Realty with common terms and commissions. Stanley seconded and all were in favor. Motion carries.

VII. Executive Director Report

Doug Weiland reported on several activities underway at the Genesee County Land Bank Authority. Including MPRI Grounds Maintenance Grant, Neighborhood Stabilization Program (NSP), Land Bank Financial Reports, Land Bank Organizational Structure, Property Manager Position, Vassar Road Property, Genesee Business Center, Genesee Regional Chamber of Commerce, Hartland Manor Demolition, and the Russellville Ballroom Demolition.

VIII. Other Business

Kildee explained that due to the discussion of the negotiation of the purchase of property at a public meeting having a detrimental effect on negotiations, Amy Hovey is requesting a closed session. Long made a motion to meet in closed session, regarding the discussion of a real-estate transaction at a public meeting having a detrimental effect on the negotiations per Public Act 267 of 1976, Michigan Open Meeting Act. Henry seconded and all were in favor. Motion carries.

Land Bank recessed at 11:49 a.m.

Closed session began at 11:50 a.m.

Closed session ended at 12:15 p.m.

Land Bank reconvened at 12:16 p.m.

VII. ADJOURN

Meeting was adjourned at 12:17 p.m.

Respectfully submitted by Courtney Knox.