

MINUTES

Monday, March 08, 2021
3:00 P.M.

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

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

Members Absent: none

Others Present: George Butler, Tiny Developers; and Lindsey Traeger, Recording Secretary (online, City of Traverse City, Grand Traverse County, MI)

The Land Bank is operating remotely and electronically by Zoom under PA 254 of 2020 due to the COVID-19 pandemic.

Rachel Nelson, Chair, called the meeting to order at 3:05 P.M. Roll was taken by the Chair.

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

For public comment, George Butler from Tiny Developers was there to speak about the progress with the Bear Lake property on Maple Street. He started off by saying how much he appreciates the Land Bank. The house needs lots of work. They are moving forward now with leveling floors and widening the staircase. Mechanical will be coming to work on furnace and some plumbing. There are still no utilities to the building. Windows were ordered, and it was noted that the home will be wheelchair accessible.

The Chair confirmed that each member had received a copy and had an opportunity to review the minutes from the regular meeting of the Land Bank Authority held on January 11, 2021.

There was a motion by Ms. Griffis, supported by Ms. Jaquish, to approve the Manistee County Land Bank Authority regular meeting minutes of Monday, January 11, 2021, as presented. Motion carried by unanimous vote.

Ms. Nelson went over the Revenue and Expenditure Report and pointed out a few items on it. (Appendix A)

There were no updates on the Bear Lake (US-31) Property.

The East Lake Habitat house is done, and Ms. Nelson has forwarded a video of that. Some of the Land Bank members were also able to tour the home. Habitat is interested in potential future collaborations.

There is an interested party for the landlocked 10 acre parcel. The potential buyer is aware of the landlocked situation and has even visited the property. He intends to use it for camping and hunting. Ms. Nelson worked with the attorney on the purchase agreement, which includes the landlocked situation, and the sale should be finalized within the month. The price was \$3,155.00, and the buyer found it through the County's website, which has a section for the Land Bank Authority and includes our available properties.

On April 1, 2021, the foreclosures from 2018 and prior year delinquent property taxes will be final. Those that had an interest in the property will have until July 1st to file the Notice of Intention to Claim Interest in Foreclosure Sale Proceeds. For properties that don't have a claim, the County could use their first right of refusal and only pay the minimum bid. For properties with a claim, using the first right of refusal would mean paying fair market value.

There were no comments from the Authority Chair.

Mr. Buren stated that he is still looking into possibilities with the Manistee County fairgrounds property.

There being no further business to come before the Authority, the meeting was adjourned at 3:40 P.M.

Respectfully Submitted,

Pauline Jaquish, Land Bank Authority Secretary/Treasurer

APPENDIX A

Fund 238 - LAND BANK AUTHORITY FUND

Account	Description	2020-21 Amended Budget	YEAR-TO-DATE THRU 02/28/21	Available Balance	Used
Revenues					
Department 000: GENERAL					
404.000	TAX CAPTURE - LAND BANK				
01/13/2021	CR		417.91 Receipt #: 65986		
404.000	TAX CAPTURE - LAND BANK	0.00	417.91	(417.91)	100.00
647.000	SALE OF LAND	1,000.00	0.00	1,000.00	0.00
668.000	LAND CONTRACT				
10/02/2020	GJ JE #5809		253.20 JE# 5809		
11/02/2020	GJ JE #5870		253.20 JE# 5870		
12/01/2020	GJ JE #5902		253.20 JE# 5902		
01/01/2021	GJ JE #6022		253.20 JE# 6022		
01/07/2021	GJ JE #6023		2,900.00 JE# 6023		
02/10/2021	GJ JE #6088		253.20 JE# 6088		
668.000	LAND CONTRACT	3,038.00	4,166.00	(1,128.00)	137.13
Total - Dept 000		4,038.00	4,583.91	(545.91)	113.52
Total Revenues		4,038.00	4,583.91	(545.91)	113.52
Expenditures					
Department 000: GENERAL					
727.000	OFFICE SUPPLIES	413.00	0.00	413.00	0.00
806.000	ATTORNEY FEES				
11/19/2020	AP LUCAS MIDDLETON/TINY DEVELOPERS DEED ECT		150.00 Inv #: '35' Vendor '4175'		
12/18/2020	AP LUCAS MIDDLETON/TINY DEVELOPERS DEED ETC		450.00 Inv #: '38' Vendor '4175'		
02/10/2021	AP LUCAS MIDDLETON/BOTTRELL ENCROACHMENT		100.00 Inv #: '56' Vendor '4175'		
806.000	ATTORNEY FEES	0.00	700.00	(700.00)	100.00
812.000	DUES AND FEES	125.00	0.00	125.00	0.00
860.000	TRAVEL	1,500.00	0.00	1,500.00	0.00
901.000	ADVERTISING	1,000.00	0.00	1,000.00	0.00
995.000	MISC. EXPENSE				
12/03/2020	AP MANISTEE CO. REGISTER OF DEEDS/RECORD EASEMENT IN GROSS		30.00 Inv #: '12/1/2020' Vendor '4205'		
12/03/2020	AP MANISTEE CO. REGISTER OF DEEDS/RECORD DEED (TO TINY DEV		30.00 Inv #: '12/1/2020' Vendor '4205'		
01/14/2021	AP BEAR LAKE TOWNSHIP TREASURER/WINTER 2020 TAXES		159.90 Inv #: '32-221-732-06' Vendor '1420'		
02/11/2021	AP CITY OF MANISTEE/2020 WINTER TAX		16.45 Inv #: '51-664-703-05' Vendor '1800'		
995.000	MISC. EXPENSE	1,000.00	236.35	763.65	23.64
Total - Dept 000		4,038.00	936.35	3,101.65	23.19
Total Expenditures		4,038.00	936.35	3,101.65	23.19
NET OF REVENUES AND EXPENDITURES		0.00	3,647.56	(3,647.56)	