



# Manistee County Land Bank Authority

Manistee County Courthouse • 415 Third Street • Manistee, Michigan 49660

CHAIRPERSON  
Rachel Nelson  
VICE-CHAIRPERSON  
Tamara Buswinka  
SECRETARY/TREASURER  
Pauline Jaquish  
Julie Griffis  
Gary Buren

## MINUTES

Monday, March 09, 2020  
3:00 P.M.

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

**Members Present:** Rachel Nelson, Chair; Pauline Jaquish, Secretary/Treasurer; Gary Buren; Tamara Buswinka, Vice Chair; Julie Griffis

**Members Absent:** None

**Others Present:** Lindsey Traeger, Recording Secretary

Rachel Nelson, Chair, called the meeting to order at 3:03 P.M. Roll was taken by the Recording Secretary.

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

No public comment.

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 February 11, 2020.

**There was a motion by Ms. Buswinka, supported by Mr. Buren, to approve the Manistee County Land Bank Authority regular meeting minutes of Tuesday, February 11, 2020. Motion carried by unanimous vote.**

There is nothing specific to report on the Bear Lake Property.

The quiet title action is completed for the Land Bank properties. Ms. Nelson and Attorney Middleton went to the hearing in Circuit Court and all titles are clear and all set for whomever is interested. Since there is now quiet title for the Wellston property, that sale can move forward.

The Authority reviewed the side lot policy (APPENDIX A).

**There was a motion by Ms. Buswinka, supported by Ms. Griffis, to approve the Side Lot Disposition Program.**

**A role call vote was taken:**

**Yeas: 5 (Nelson, Jaquish, Buren, Buswinka, Griffis)**

**Nays: 0**

**Absent: 0**

**Motion carried.**

The Land Bank reviewed the list of parcels (APPENDIX B). Ms. Nelson recommended trying to sell lots 1, 2, 4, and 7. Lot 3 is already in the process of being sold, 5 & 6 are the Bear Lake property, and 8 is the land contract. The Authority directed Ms. Nelson to proceed with offering the lots to neighbors, with lot 1 at a price of \$180, lot 2 at \$130, lot 4 at \$3,155, and lot 7 at \$1,030.

Ms. Nelson met with Chief Kozal regarding 2 Duffy Street and grant opportunities or other ideas for demolition since this is a blighted structure. The property owner is deceased, and it will be foreclosed on this year. Ms. Nelson shared the Michigan Rural Community Demolition Grant opportunity with Chief Kozal and the City will be applying.

The Land Bank will be applying for the Michigan Rural Community Demolition Grant for 12234 Maple Street in Bear Lake. This property will be foreclosed on this year, and the Land Bank anticipates requesting that the County use their first right of refusal on the parcel and deed it to the Land Bank.

There being no further business to come before the Authority, the meeting was adjourned at 4:04 P.M.

Respectfully Submitted,

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Pauline Jaquish, Land Bank Authority Secretary/Treasurer

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**Manistee County Land Bank Authority**

**Side Lot Disposition Program**

Adopted by the Board of Directors as of March 9, 2020

Individual parcels of property may be acquired by the Treasurer, the County, or the Land Bank Authority, and transferred to individuals in accordance with the following policies. The transfer of any given parcel of property in the Side Lot Disposition Program is subject to override by higher priorities as established by the Land Bank Authority.

### **Side Lot Disposition Policies**

#### **1. Qualified Properties**

Parcels of property eligible for inclusion in the Side Lot Disposition Program shall meet the following minimum criteria:

- a. The property shall be physically contiguous with a shared lot line of at least 50% of the side lot.
- b. The property shall be vacant unimproved property.
- c. No more than one side lot may be transferred per contiguous lot.
- d. Side lot transfers shall be limited to a maximum of 1 acre or not more than 1 subdivided parcel. Adjacent parcels over 1 acre shall be at the discretion of the Manistee County Land Bank Chair. Requests for additional lots will be at the discretion of the Manistee County Land Bank Chair.

#### **2. Transferees**

- a. The transferee must not own any real property, including both the contiguous lot and all other property in Manistee County, that is subject to any unremediated citation of violation of the state and local codes and ordinances.
- b. The transferee must not own any real property, including both the contiguous lot and all other property in Manistee County, that is tax delinquent.
- c. The transferee must not have been the prior owner of the real property.

#### **3. Pricing**

- a. Qualified side lots shall be priced at \$50 plus any applicable fees or 50% of the land value (current SEV as determined by the assessor), whichever is more. Parcels of property may be transferred for nominal consideration upon approval by the Land Bank Authority.

#### **4. Additional Requirements**

- a. In the event that multiple adjacent property owners desire to acquire the same side lot, the Land Bank Authority will seek to determine the best use of the property and/or the adjacent property owner with the most interest in the side lot. The lot may be transferred to the highest bidder for the property if all interested parties appear to have an equal interest.
- b. For competing interests, in the event that a contiguous property needs land for a driveway or other local code compliance issues, this subsection will rule.

# LAND BANK PARCELS

**PARCEL NO.**      **LOCAL UNIT**      **DESCRIPTION**

#1    51-04-244-701-01    Cleon Township    85' X 40' parcel in Pomona (old foundation)



#2    51-10-112-375-25    Norman Township    6' X 90' slice in Wellston



#3 51-10-106-400-30 Norman Township 9 acres on Michigan Ave (taken by County in 2004)



#4 51-14-115-004-20 Stronach Township Landlocked 10 acres



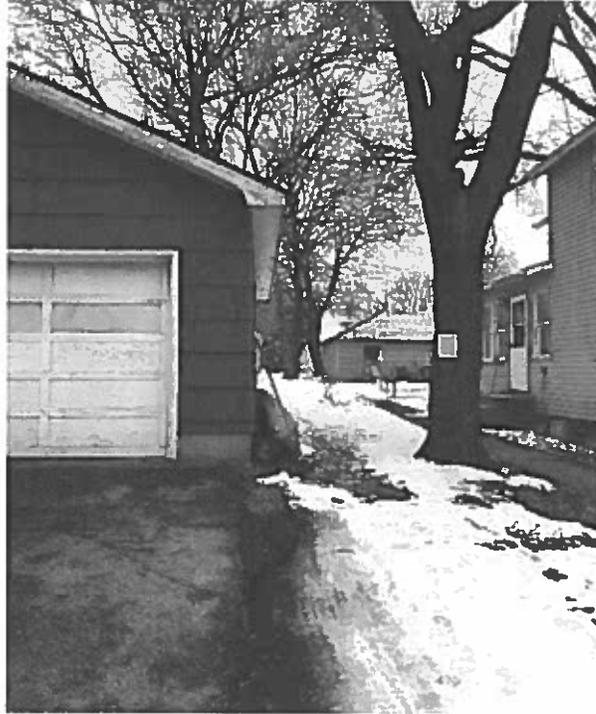
#5 51-32-221-705-05 Village of Bear Lake Vacant Lot (Village Variety Store demolished)



#6 51-32-221-705-07 Village of Bear Lake Vacant Lot (Building demolished)



#7 51-51-572-706-08 City of Manistee 1/2 of garage on Sibben/4th St



#8 51-08-013-175-01 Maple Grove Township Land Contract

