

MINUTES

Monday, August 17, 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

Members Absent: Tamara Buswinka, Vice Chair; Julie Griffis

Others Present: Lindsey Traeger, Recording Secretary

Rachel Nelson, Chair, called the meeting to order at 3:02 P.M. Roll was taken by the Recording Secretary.

There was a motion by Mr. Buren, supported by Ms. Jaquish, 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 July 13, 2020.

There was a motion by Ms. Jaquish, supported by Mr. Buren, to approve the Manistee County Land Bank Authority regular meeting minutes of July 13, 2020. Motion carried by unanimous vote.

The Chair provided updated financial information for the fiscal year, which is from the 1st of October until the end of July (APPENDIX A).

The Bear Lake property on U.S. 31 has been mowed. Ms. Jaquish assisted with this task and reached out to Steven Allen to cut the lawn. The Maple Street property has not been taken care of yet.

Mr. Buren will inspect the house on Maple Street to assess if it can be fixed up or needs to be demolished. He knows of an individual in need of shelter. Mr. Buren and Ms. Jaquish will look at it later today.

Regarding the Bear Lake property on U.S. 31, we are still at a standstill. The sewer project in Bear Lake is also at a standstill, and it was noted that USDA does not have funds any longer. Ms. Jaquish mentioned the Eagles have funds.

Ms. Nelson reminded the Authority that the Wellston property sold for \$18,000.00. The State had indicated that the funds would need to be turned over to them due to how the County acquired the

property back in 2004. Ms. Nelson provided them with additional information, and the State eventually decided that we do not owe them any funds.

Ms. Nelson discussed the property with the half garage in the city with the attorney. He recommended we make a decision between two approaches we can take on this matter. The first option would be asking him to either purchase the property or tear down the garage. It was noted that we previously sent him a letter based on our side lot policy, which was half of the SEV (\$1,030), and he did not respond to that. The second option would be asking him to purchase the property or we would grant an easement in gross. This type of easement would be with him and not the property. After discussion, the Authority decided to move forward with the second option.

There was a motion by Mr. Buren, supported by Ms. Jaquish, to offer parcel 51-51-572-706-08 to Tim Bottrell and Tyler Bottrell (the neighbors with the encroaching garage) for \$500, and if they do not accept, to grant an easement in gross.

A roll call vote was taken:

Yeas: 3 (Nelson, Jaquish, Buren)

Nays: 0

Absent: 2 (Buswinka, Griffis)

Motion carried.

Ms. Nelson informed the Authority that a court decision has been made in the Rafaeli case. Due to the decision, it is likely that there will be changes made to the General Property Tax Act, and this could impact Land Banks. Ms. Nelson will keep the Land Bank informed as we move forward.

The County has a new website! The Land Bank has a presence now with general information and available properties.

There being no further business to come before the Authority, the meeting was adjourned at 3:42 P.M.

Respectfully Submitted,

Pauline Jaquish, Land Bank Authority Secretary/Treasurer

REVENUE AND EXPENDITURE REPORT FOR MANISTEE COUNTY
 Balances as of 07/31/2020

Fund 238 - LAND BANK AUTHORITY FUND

Account	Description	2019-20 Amended Budget	YEAR-TO-DATE THRU 07/31/20	Available Balance	Used
Revenues					
Department 000: GENERAL					
647.000	SALE OF LAND				
03/24/2020	CR SALE OF LAND - 510424470101		180.00 Receipt #: 61548		
05/15/2020	CR SALE OF LAND		18,000.00 Receipt #: 62695		
647.000	SALE OF LAND	0.00	18,180.00	(18,180.00)	100.00
668.000	LAND CONTRACT				
10/01/2019	GJ JE # 5124		253.20 JE# 5124		
11/01/2019	GJ JE# 5167		253.20 JE# 5167		
12/02/2019	GJ JE# 5241		253.20 JE# 5241		
01/02/2020	GJ JE# 5327		253.20 JE# 5327		
02/11/2020	GJ JE# 5452		253.20 JE# 5452		
03/12/2020	GJ JE# 5451		253.20 JE# 5451		
04/02/2020	GJ JE #5490		253.20 JE# 5490		
05/01/2020	GJ JE #5542		253.20 JE# 5542		
06/01/2020	GJ JE# 5588		253.20 JE# 5588		
07/01/2020	GJ JE# 5666		253.20 JE# 5666		
668.000	LAND CONTRACT	0.00	2,532.00	(2,532.00)	100.00
Total - Dept 000		0.00	20,712.00	(20,712.00)	100.00
Total Revenues		0.00	20,712.00	(20,712.00)	0.00
Expenditures					
Department 000: GENERAL					
806.000	ATTORNEY FEES				
04/17/2020	AP LUCAS V. MIDDLETON/ATTY FEES - AMEND JUDGEMENT/QUIET TI		2,117.60 Inv #: '3/2020' Vendor '4175'		
806.000	ATTORNEY FEES	0.00	2,117.60	(2,117.60)	100.00
812.000	DUES AND FEES				
04/17/2020	AP MICHIGAN ASSOCIATION OF LAND BANKS/2020 MEMBERSHIP DUES		125.00 Inv #: '2020' Vendor '4595'		
812.000	DUES AND FEES	0.00	125.00	(125.00)	100.00
860.000	TRAVEL				
10/10/2019	AP LINDSEY TRAEGER/TRAVEL REIMBURSEMENT		28.07 Inv #: '10032019' Vendor '6400'		
10/24/2019	AP LINDSEY TRAEGER/TRAVEL REIMBURSEMENT LAND BANK SUMMIT/C		82.54 Inv #: '10/16/19' Vendor '6400'		
10/24/2019	AP RACHEL NELSON/TRAVEL REIMBURSEMENT		73.66 Inv #: '10/23/19' Vendor '5022'		
11/22/2019	AP RACHEL NELSON/TRAVEL REIMBURSEMENT		13.34 Inv #: '11.21.19' Vendor '5022'		
11/22/2019	AP LINDSEY TRAEGER/TRAVEL REIMBURSEMENT		24.13 Inv #: '11.22.19' Vendor '6400'		
860.000	TRAVEL	0.00	221.74	(221.74)	100.00
901.000	ADVERTISING				
03/11/2020	AP PIONEER GROUP/NEWSPAPER NOTICES, EMPLOYMENT OPPORTUNIT		324.00 Inv #: '41100439 2/29/2020' Vendor '3550'		
901.000	ADVERTISING	0.00	324.00	(324.00)	100.00
995.000	MISC. EXPENSE				
01/17/2020	CD Check: GENWS 53640		175.00 Check #: '53640 GENWS' Vendor '4148'.		
01/23/2020	CD RECORDING FEE - QUIET TITLE		240.00 Check #: '53641 GENWS' Vendor '4205'.		
03/12/2020	AP MANISTEE CO. REGISTER OF DEEDS/RECORDING FEE - QUIET TI		240.00 Inv #: '3/12/2020' Vendor '4205'		

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Account	Description	2019-20 Amended Budget	YEAR-TO-DATE THRU 07/31/20	Available Balance	Used
Expenditures					
Department 000: GENERAL					
04/17/2020	AP MANISTEE CO. REGISTER OF DEEDS/RECORD SALE TO HILBORN 5		30.00	Inv #: '4/14/2020' Vendor '4205'	
06/17/2020	AP STEVE SHIVELY/LAWN MOWING - (BL-LYNN ST)		60.00	Inv #: '787713' Vendor '5460'	
995.000	MISC. EXPENSE	0.00	745.00	(745.00)	100.00
Total - Dept 000		0.00	3,533.34	(3,533.34)	100.00
Total Expenditures		0.00	3,533.34	(3,533.34)	0.00
NET OF REVENUES AND EXPENDITURES		0.00	17,178.66	(17,178.66)	