

Calhoun County Land Bank Authority Minutes
July 20, 2011

1. The Calhoun County Land Bank Authority Board Convened at 1:30 pm at 11081 Michigan Avenue, Battle Creek, Michigan.
2. Roll Call: Present: Ann Rosenbaum, Peggy Sindt, Lynn Ward Gray, Teresa Durham, Nola Batch, Rob Behnke, Terris Todd
Others: Executive Director Jon B. Bartlett, Nina Smith, Krista Trout-Edwards
3. Pledge of Allegiance dismissed, a flag was not present.
4. There were no citizen comments-petitions, or presentations.
5. There was an Additions to the Agenda
8F. A Resolution asking the Calhoun County Land Bank Authority Board to give the Executive Director authorization to sign all necessary documents for the disposition of homes rehabilitated under the NSP2 grant so long as both MSHDA and the City of Battle Creek have approved all necessary documents.
Motion by: Rob Behnke
Supported by: Terris Todd
Motion passed.
6. All Members of the Calhoun County Land Bank Authority Board approved Meeting Minutes of May 25, 2011.
7. There was no Unfinished Business.

8. New Business

A. There was an update on NSP2 Grant

1. Graph showed Calhoun County is leading statewide, September is next deadline to have spent 50 percent.

2. Demolition Update

a. Breaking and Entering has been a problem white truck has been seen.

b. storms have been a setback about 3 weeks

3. Build a Dream NSP Home Tour

a. Great Turnout

b. 7 of 10 have purchase agreements and another 10 to 15 properties are being rehabilitated.

B. Resolution to approve Calhoun County Land Bank Authority's Audit for year ending December 31, 2010.

Motion by: Lynn Ward Gray

Supported by: Teresa Durham

Motion Passed.

C. Resolution to authorize the Executive Director or Property Manager to purchase vacant properties from the Calhoun County Treasurer for minimum bid amount and sell to the adjacent property owners for an amount exceeding the minimum bid amount prior to the no minimum bid auction.

Motion by: Teresa Durham

Supported by: Terris Todd

Motion Passed.

D. Resolution to authorizing the Executive Director or the property manager to sell vacant property at a negotiated price for property acquired at no cost to the Calhoun County Land Bank Authority after the no minimum bid auction as apart of the Calhoun County Land Bank Authority's side lot program.

Motion by: Ann Rosenbaum

Supported by: Peggy Sindt

Motion passed.

E. Resolution authorizing the Executive Director to Purchase 7 Lots located in Pristanchia No. 2 from the Calhoun County Treasurer as an investment for the minimum bid amount and to market these properties through a realtor or negotiate a private sale, and authorize the Executive Director to sell these properties without Calhoun County Land Bank Authority Board approval.

Motion by: Peggy Sindt

Supported by: Teresa Durham

Motion Passed.

9. Discussion on Occupied Homes that were foreclosed in 2011 where the occupant has inquired on purchasing the property.
 - a. 54-190-062-00, 369 N 32nd Street, Springfield
 - b. 54-280-031-00, 213 N 14th Street, Springfield
 - c. 6810-06-021-0, 53 Euclid Avenue, Battle Creek
 - d. 6810-07-021-0, 119 Grenville, Battle Creek

Motion By: Teresa Durham

Supported by: Peggy Sindt

Motion passed.

10. Discussion of selling two 2011 tax foreclosed properties that contain structures prior to the minimum bid Auction.
 - a. 6990-14-013-0, 137 S 22nd, Battle Creek
Motion by: Ann Rosenbaum
Supported by: Terris Todd
Motion passed.
 - b. 9940-32-019-0, 76 s 24th Street, Battle Creek
Motion by: Ann Rosenbaum
Supported by: Teresa Durham
Motion passed.

11. Payment of Bills
Motion By: Lynn Ward Gray
Supported by: Rob Behnke
Motion passed.

12. There was no public comment.

13. Board Members Personal Privilege.
 - A. Lynn stated her step-daughter is interested in one of the houses from the NSP Home Tour.
 - B. Teresa loved the Home Tour, asked about Helmer Rd, Gas Station.
 - C. Peggy Sindt stated a offer on Harvard Garage has come in.
A motion was made to sell this property.
Motion by: Peggy Sindt
Supported by: Rob Behnke
Motion passed.

D. The Executive Director Jon B. Bartlett talked about Title Insurance. Local title companies are requiring signatures, which is state wide, problem for some of our foreclosed properties. First American goes through a California company which we have in the past have used, but can be costly.

E. Rob Behnke asked about proof of mailing and not certified mailing.

14. Announcement, next meeting will be in September.

15. The Calhoun County Land Bank Meeting was adjourned at 2:28pm.

Motion by: Teresa Durham

Supported by: Terris Todd