

Calhoun County Land Bank Authority
Minutes
December 7th, 2006

The organizational session of the Calhoun County Land Bank Authority convened at 4:07 pm December 7th, 2006 in Bedford Charter Township, Battle Creek, Michigan 49017.

Roll Call: Present Becky Squires, Peggy Sindt, Ann Rosenbaum-Petredean, Carl Word, Cherise Brandell, Terris Todd (4:25pm), Excused Ann Armstrong.

Additions or Deletions to the Agenda:

There were no additions or deletions to the agenda. Motion by:
Becky Squires Supported by: Carl Word
Members accepted the agenda as presented.

New Business:

1. Election of Officers:
Chair Board: Ann Rosenbaum-Petredean
Vice Chair: Cherise Brandell
Treasurer: Peggy Sindt
Secretary: Becky Squires

2. Consider a motion to adopt Articles of Incorporation
Motion by: Peggy Sindt
Supported: Carl Word
Members passed motion unanimously

3. Consider a motion to adopt Bylaws
Motion by: Peggy Sindt
Supported: Becky Squires
Members passed motion unanimously

4. Consider a motion to adopt Investment Policy
Motion by: Cherise Brandell
Supported: Peggy Sindt
Members passed motion unanimously
5. Consider a motion to adopt Code of Ethics
Motion by: Carl Word
Supported: Peggy Sindt
Members passed motion unanimously
6. Consider a motion to appoint Jon Bartlett as Executive Director
Motion by: Becky Squires
Supported: Cherise Brandell
Members passed motion unanimously
7. That the Calhoun County Land Bank Authority accept a loan and use the proceeds to purchase property under their "first right of refusal." This loan should be paid back as soon as the larger marketable properties are sold.
Motion by: Becky Squires
Supported: Cherise Brandell
Members passed motion unanimously
8. That the Calhoun County Land Bank Authority enter into a two-three year engagement contract with Stewart, Beauvais, & Whipple for auditing services as required under the bylaws and the intergovernmental agreement with the Michigan Land Bank Fast Track Authority.
Motion by: Peggy Sindt
Supported: Carl Word
Members passed motion unanimously

9. Consider a motion to hire temporary Rosemary Davis Realtors to market Land Bank Authority properties.
Motion by: Cherise Brandell
Supported: Peggy Sindt
Members passed motion unanimously

10. Motion for the Calhoun County Land Bank Authority to accept title in a parcel located in the City of Battle Creek (0136-00-052-1) from the Calhoun County Treasurer for payment of the minimum bid amount and to direct the Executive Director to negotiate a sale of this property with the current owner of 440 Hubbard St for an amount of in excess of \$100.00
Motion by: Becky Squires
Supported: Peggy Sindt
Members passed motion unanimously

11. Motion for the Calhoun County Land Bank Authority to accept title of parcel located in the City of Battle Creek (0127-00-016-1) from the Calhoun County Treasurer for payment of the minimum bid amount and to direct the Executive Director of the Land Bank Authority to negotiate a sale of this property with the current owner of 199 Barney Blvd. (currently Johnny Aseltine), for an amount of in excess of \$100.00. The remaining portion (private road) will be held by the Calhoun County Land Bank Authority until disposed of.
Motion by: Cherise Brandell
Supported: Terris Todd
Members passed motion unanimously

12. Motion for the Calhoun County Land Bank Authority to accept title in a parcel located in the Township of Emmett (10-180-023-00) from the Calhoun County Treasurer for payment of the minimum bid and to direct the Executive Director of the Land Bank Authority to negotiate sale of this property for an amount in excess of the minimum bid.

Motion by: Becky Squires

Supported: Cherise Brandell

Members passed motion unanimously

13. Motion for the Calhoun County Land Bank Authority to accept title in a parcel located in the Township of Emmett (10-770-116-00) from the Calhoun County Treasurer for payment of the minimum bid amount and to direct the Executive Director of the Land Bank Authority to negotiate sale of this property to Hardial Singh(or current owner of adjacent parcel) for an amount in excess of the minimum bid plus recording costs.

Motion by: Peggy Sindt

Supported: Becky Squires

Members passed motion unanimously

14. Motion for the Calhoun County Land Bank Authority to accept title in a parcel located in the Village of Athens (41-060-008-00) from the Calhoun County Treasurer for payment of the minimum bid amount and to direct the Executive Director of the Land Bank Authority to negotiate a sale for this property.

Motion by: Peggy Sindt

Supported: Cherise Brandell

Members passed motion unanimously

15. Motion for the Calhoun County Land Bank Authority to accept title in a parcel located in the City of Albion (51-000-449-01) from the Calhoun County Treasurer for payment of the minimum bid amount and to sell the property to Albion College for the minimum bid amount plus recording costs.
Motion by: Peggy Sindt
Supported: Becky Squires
Members passed motion unanimously
16. Motion for the Calhoun County Land Bank Authority to accept title in a parcel located in the City of Albion (51-004-841-00) from the Calhoun County Treasurer for payment of the minimum bid amount and to utilize the property as it deems appropriate.
Motion by: Peggy Sindt
Supported: Terris Todd
Members passed motion unanimously
17. Motion for the Calhoun County Land Bank Authority to accept title in a parcel located in the City of Albion(51-010-501-00) from the Calhoun County Treasurer for payment of the minimum bid amount and to sell the property to Alicia Botello for the minimum bid amounts plus recording costs.
Motion by: Carl Word
Supported: Terris Todd
Members passed motion unanimously
18. Motion for the Calhoun County Land Bank Authority to accept title in a parcel located in the City of Marshall (53-000-266-00) from the Calhoun County Treasurer for payment of the minimum bid amount and to market the property through a real estate broker.
Motion by: Peggy Sindt
Supported: Becky Squires
Members passed motion unanimously

19. Motion for the Calhoun County Land Bank Authority to accept title in a parcel located in the City of Battle Creek (3280-00-060-1) from the Calhoun County Treasurer for payment of the minimum bid amount and to sell property to Mr. Edward Bolten for the minimum bid amount plus the recording costs.
Motion by: Becky Squires
Supported: Cherise Brandell
Members passed motion unanimously

20. Motion for the Calhoun County Land Bank Authority to accept title in a parcel located in the City of Battle Creek (5270-00-058-0) from the Calhoun County Treasurer for payment of the minimum bid amount and to demolish the structure on the property and once demolished, sell to the adjacent property owners Mr. & Mrs. Davis the vacant lot for at least \$5,000.00 and in the order for the execution of the deed, the Davis's bring all taxes current.
Motion by: Cherise Brandell
Supported: Becky Squires
Members passed motion unanimously

21. Motion for the Calhoun County Land Bank Authority to accept title in a parcel located in the City of Battle Creek (3280-00-037-0) from the Calhoun County Treasurer for payment of the minimum bid amount and sell property to the adjacent property owner for the minimum bid amount. If it cannot be sold for the minimum bid amount the Executive Director has the authority to negotiate a sales agreement.
Motion by: Peggy Sindt
Supported: Terris Todd
Members passed motion unanimously