

Board Meeting Minutes
GENESEE COUNTY LAND BANK AUTHORITY
BOARD OF DIRECTORS
November 20th, 2024

Genesee County Administration Building

Board Members:

Present: Deborah Cherry, Dale Weighill, Pat Lockwood, Charles Winfrey

Absent: Ellen Ellenburg James Avery

Quorum present? Yes

Staff Present: Michael Freeman, Susan Stravato, Nicholas Kedovary, Alexandria Riley & Yolanda Collins

I. WELCOME

- Meeting was called to order at 1:04 p.m. by Deborah Cherry

II. APPROVAL OF MINUTES

- Charles Winfrey made a motion to approve the September 17th, 2024, meeting minutes Pat Lockwood seconded. No Discussion. All were in favor. Motion carried.

III. PUBLIC

Valerie Jackson 406 W McClellan St Flint, MI

Ms. Jackson came before the board because 401 W Jamieson Flint has a tree that has fallen limbs that are in the back yard of 406 W McClellan, and it has caused an obstruction of her back door usage. Nick Kedovary spoke to Ms. Jackson to get this resolved.

Carolya Cardwell 720 Mason St Flint, MI

Gatehouse project that the Land Bank oversees is next door to Ms. Cardwell and she is coming before the board to speak on her issues that she has with the constitution and how it affects her home. Michael Freeman will be following up with Ms. Caldwell.

IV. COMMUNICATION

- A.** Property Maintenance
- B.** Sales

V. REPORTS.

A. Financial Report October 2024-Action Required

Susan Stravato presented: Pat Lockwood made a motion to approve the October 2024 Financial Report and Dale Weighill seconded. No Discussion Followed. All were in favor. Motion carried.

B. Sales Report September/October 2024-Action Required

Alexandria Riley presented: Pat Lockwood made a motion to approve September/October 2024 Sales Report and Dale Weighill seconded. No Discussion Followed. All were in favor. Motion carried.

V. Old Business

VI. New Business

A. Purchase with Previous Foreclosure -Action Required

Alexandria Riley presented: Arrad Brown requested to purchase 1709 Dupont St (40-02-483-020) This purchase requires board approval. Charles Winfrey made a motion to approve the purchase and Pat Lockwood seconded. No Discussion followed. All were in Favor. Motion carried.

B. Purchase with Previous Foreclosure -Action Required

Alexandria Riley presented: Bennie Williams requested to purchase VL's 818 E. Moore St & 817 Damon St (47-30-327-007, 47-31-327-021). This purchase requires board approval. Charles Winfrey made a motion to approve the purchase and Pat Lockwood seconded. No Discussion followed. All were in Favor. Motion carried.

C. Purchase with Previous Foreclosure -Action Required

Alexandria Riley presented: Bruce Williams requested to purchase 1718 Lapeer Rd (41-17-306-022) This purchase requires board approval. Charles Winfrey made a motion to approve the purchase and Pat Lockwood seconded. No Discussion followed. All were in Favor. Motion carried.

D. Purchase with Previous Foreclosure -Action Required

Alexandria Riley presented: Craig Davis requested to purchase 140 E. Moore St (46-36-403-015) This purchase requires board approval. Charles Winfrey made a motion to approve the purchase and Pat Lockwood seconded. No Discussion followed. All were in Favor. Motion carried.

E. Purchase with Previous Foreclosure -Action Required

Alexandria Riley presented: Shirley Anderson requested to purchase VL E Carpenter Rd (46-25-102-039) This purchase requires board approval. Charles Winfrey made a motion to approve the purchase and Pat Lockwood seconded. No Discussion followed. All were in Favor. Motion carried.

F. Purchase with Previous Foreclosure -Action Required

Alexandria Riley presented: Victor Sheffey requested to purchase 2313 Brownell Blvd (40-02-327-035) This purchase requires board approval. Charles Winfrey made a motion to approve the purchase and Pat Lockwood seconded. No Discussion followed. All were in Favor. Motion carried.

G. Purchase Below Minimum Bidding Threshold-Action Required

Alexandria Riley presented: Charles Kennedy Jr requested to purchase 313 Edwin Ave (46-36-404-029) for the purchase price of \$2500.00 cash. This purchase requires board approval. Charles Winfrey made a motion to approve the purchase and Pat Lockwood seconded. No Discussion followed. All were in Favor. Motion carried

H. Multiple Parcel Purchase- Action Required

Alexandria Riley presented: Norman Ballard has requested to purchase VL Cologne St (11-18-501-046) Dunkirk Ave 11-18-501-052, 053, 054). This purchase requires board approval. Dale Weighill made a motion to approve the purchase and Charles Winfrey seconded. No Discussion followed. All were in Favor. Motion carried

I. Multiple Parcel Purchase- Action Required

Alexandria Riley presented: Gregory Burton has requested to purchase VL Longfellow Ave (46-36-153-051) VL' Eldridge Ave (46-36-153-048, 049, 050). This purchase requires board approval. Dale Weighill made a motion to approve the purchase and Charles Winfrey seconded. No Discussion followed. All were in Favor. Motion carried

J. Multiple Parcel Purchase- Action Required

Alexandria Riley presented: Emilian Mironovici has requested to purchase 1309 Knickerbocker Ave (14-24-576-221) & VL Knickerbocker Ave. (14-24-576-292 This purchase requires board approval. Dale Weighill made a motion to approve the purchase and Charles Winfrey seconded. No Discussion followed. All were in Favor. Motion carried

K. Multiple Parcel Purchase- Action Required

Alexandria Riley presented: Earl Flynn has requested to purchase VL's Green Ave. (40-01-329-036, 037, 039). This purchase requires board approval. Dale Weighill made a motion to approve the purchase and Charles Winfrey seconded. No Discussion followed. All were in Favor. Motion carried

L. Multiple Parcel Purchase- Action Required

Alexandria Riley presented: LiLi Zhu has requested to purchase 1166 Terry Ave. (11-18-551-241) & VL Terry Ave (11-18-551-240, 239). This purchase requires board approval. Dale Weighill made a motion to approve the purchase and Charles Winfrey seconded. No Discussion followed. All were in Favor. Motion carried

M. Multiple Parcel Purchase- Action Required

Alexandria Riley presented: Robert Massie & Charyl Cook has requested to purchase VL's Lawndale (40-02-258-013, 015, 016) & VL's Dayton Ave. (40-02-258-023, 021, 022) This purchase requires board approval. Dale Weighill made a motion to approve the purchase and Charles Winfrey seconded. No Discussion followed. All were in Favor. Motion carried

N. Multiple Parcel Purchase- Action Required

Alexandria Riley presented: Red Adam LLC has requested to purchase VL's Wolcott St (40-11-428-012, 013) & VL's Stevenson St. (40-11-428-030, 031, 032). This purchase requires board approval. Dale Weighill made a motion to approve the purchase and Charles Winfrey seconded. No Discussion followed. All were in Favor. Motion carried

O. Multiple Parcel Purchase- Action Required

Alexandria Riley presented: Sharvanta Smith has requested to purchase VL's Mason St (46-36-382-002, 003, 004, 005). This purchase requires board approval. Dale Weighill made a motion to approve the purchase and Charles Winfrey seconded. No Discussion followed. All were in Favor. Motion carried

P. Multiple Parcel Purchase- Action Required

Alexandria Riley presented: The Last Resort, LLC has requested to purchase VL's Milbourne Ave (40-02-281-015, 016, 014, 013) & VL Proctor (40-02-281-007) This purchase requires board approval. Dale Weighill made a motion to approve the purchase and Charles Winfrey seconded. No Discussion followed. All were in Favor. Motion carried

Q. Multiple Parcel Purchase- Action Required

Alexandria Riley presented: International Academy Of Flint has requested to purchase VL Dawson (41-19-255-015) VL's W. Oakley (41-19-255-048, 046, 016, 051). This purchase requires board approval. Dale Weighill made a motion to approve the purchase and Charles Winfrey seconded. No Discussion followed. All were in Favor. Motion carried

R. Option Agreement Extension -Action Required

Alexandria Riley presented: Buccaneer Properties, LLC has requested a second 12-month extension on the 18-month Option Agreement that was approved at the March 2022 Board Meeting. 6105 N Saginaw St (14-13-400-005). The option extension requires board approval. Charles Winfrey made a motion to approve the extension and Dale Weighill seconded. Discussion followed. All were in Favor. Motion carried

T. Resolution to Suspend Board Approval with Properties with more than \$300 Invested-Action Required

Alexandria Riley presented: The board has been required to approve the sale of a property that has been identified with the demolition program. These properties that have had \$300 or more invested have been reviewed identified as causing delays in the efficient execution of property transactions. This resolution requires board approval. Charles Winfrey made a motion to approve the extension and Dale Weighill seconded. Discussion followed. All were in Favor. Motion carried

U. Resolution- Request for Approval of Policy Change – Demolition Sales Requirements -Action Required

Christina Kelly presented: A Summary of Proposed Policy Changes that allows purchasers to acquire property for demolition under a reverter deed agreement. This resolution requires board approval. Charles Winfrey made a motion to approve the extension and Pat Lockwood seconded. Discussion followed. All were in Favor. Motion carried

V. Resolution - Request for Policy Approval - Nondiscrimination in Programs Receiving Federal Assistance from the US Environmental Protection Agency - Action Required

Christina Kelly presented: Compliance includes adopting and implementing policies and procedures to ensure nondiscrimination, including grievance procedures and designation of a Nondiscrimination Compliance Coordinator (NCC). This resolution requires board approval. Charles Winfrey made a motion to approve the extension and Pat Lockwood seconded. Discussion followed. All were in Favor. Motion carried

W. Letter of support for the GCLBA's application for Genesee County's Impact Funding-Action Required

Christina Kelly presented: The Board of Directors unanimously approved a resolution for Deb Cherry to provide a letter of support on behalf of the Board of Directors in support of the GCLBA's application for Genesee County's Impact Funding. The GCLBA hopes to use the funding requested to support the renovation of GCLBA owned houses. Dale Weighill made a motion to approve the Letter of Support and Pat Lockwood seconded. Discussion followed. All were in Favor. Motion carried

VII Executive Directors Report-Action Required

Michael Freeman presented: Charles Winfrey made a motion the Executive Directors Report and Pat Lockwood seconded. No Discussion Followed All were in favor. Motion carried.

VIII ADJOURN - Meeting was adjourned at 2:02 p.m. by Deb Cherry

Respectfully Submitted by Yolanda Collins