1. **Meeting Called to Order:** A meeting of the Osceola County Land Bank Authority (Authority) took place at the County Courthouse on Wednesday, September 30, 2015 at 3:00 p.m. The following Board of members were present:

   a. Lori Leudeman; County Treasurer, Chairperson
   b. Jeannie Brown
   c. Dan Massy, Secretary
   d. Jack Nehmer

Also, three members of the Lake Miramichi Property Owners Association along with an attorney they are working with were present.

The following materials were provided to each Board member either prior to, or at the meeting (unless stated otherwise all materials are kept on file in the Record Book maintained by the Secretary):

   a. Meeting agenda
   b. February 18, 2015 Meeting Minutes
   c. Financial Report
   d. First Sale Results
   e. Michigan Land Bank Fast Track Authority Properties
   f. Discussion Summary with Other Land Banks
   g. Objectives & Timeline

2. **Approval of the Agenda:** Dan asked that item 6c, Review of Lake Miramichi Objectives, be moved to the front of Unfinished Business. Dan also asked that “Marion Hotel” be added under Other Business.

   *(15-07) Motion by Jack Nehmer, supported by Jeanne Brown, to approve the agenda with the changes noted. Motion carried unanimously.*

3. **Public Comments:** None

4. **Approval of Minutes:** Minutes from the February 18, 2015 LBA meeting were reviewed.

   *(15-08) Motion by Jack Nehmer, supported by Jeanne Brown, to approve the minutes as written. Motion carried unanimously.*
5. **Financial Report:** Lori provided a written report showing expenditures and an account balance for the County Land Bank Fund. The report was placed on file. She also provided a written report on the results of the August 17th sale.

6. **Unfinished Business**

   a. **Review of Lake Miramichi Objectives:** The Board and individuals representing the Lake Miramichi Property Owners Association held a discussion on how to address the long standing issue of property that is reverting to the County through the tax foreclosure process. Both parties wish to reduce the number of vacant lots while the Property Owners Association would also like to protect its association fee base. The following decisions were made:

      (1) With the Property Association is in the process of updating its bylaws. With the exception of (2) below the Land Bank will not take action until the Property Owners Association completes its update.

      (2) The County may swap parcels with current property owners. Prior to doing so the County will notify with the Property Owners Association.

      (3) The Land Bank will forward a document to the Property Owners Association that explains the Land Bank Authority’s powers.

   **Action** Prepare/forward document to Miramichi Property Owners Association. - Dan

   (4) The Land Bank Authority and Property Owners Association agreed to continue working together to solve this issue of mutual interest.

   b. **Transfer of Lincoln Township Properties from the MLBFTA:** Dan updated the Board on his efforts to potentially transfer the two properties in Lincoln Township from the Michigan Land Bank Fast Track Authority (MLBFTA) to local owners. Adjacent owners to both properties were contacted by letter. One owner was interested and has contacted the MLBFTA.

   Dan provided a handout showing the six Osceola County properties in the MLBFTA inventory. Two are in Lincoln Township and have already been contacted. Two are Lake Miramichi Properties. A decision was made to contact the adjacent property owners at the other two remaining properties.

   **Action** Contact adjacent property owners making them aware of the opportunity to purchase the MLBFTA property at nominal cost. – Dan

   c. **Michigan Land Bank Association Membership:** Lori made sure each member was aware we are now members of the Michigan Land Bank Association and that we have access to their website.
7. **New Business**

a. **Discussion with Other Rural County Land Banks:** Dan shared information from discussions he had with several other rural land banks. The purpose of his discussions was to learn a little about their philosophy and find out how they were operating. He provided a handout that summarized much of the discussions.

   Based on these discussions Dan formed the opinion it is best to leave properties with the County unless there is a specific, identified purpose for moving the property from the County into the Land Bank.

b. **Objectives & Timeline:**

   Dan presented a draft Projected Annual Cycle handout. Now that the Land Bank Authority has had time to establish itself the purpose of the handout was to categorize by month some of the actions the Board may take. After reviewing the handout several changes were proposed. Dan will make these changes and bring the updated handout to the next meeting.

   **Action** Make the recommended changes to the Projected Annual Cycle handout. – Dan

c. **Information from County Treasurers Meeting:** Lori shared Land Bank information from the County Treasurers meeting that she attended last month.

d. **Other Business:**

   Marion Hotel – The Board discussed the possibility of doing something with the former hotel in Marion. Several years ago the property tax reverted to the County. Discussion topics included how to proceed, cost of demolition, funding, potential uses and who might be interested parties.

   **Action** Issue a Request for Proposals (RFP) in order to determine the cost of demolishing the Marion hotel. – Dan

   **Action** Contact individuals to determine if there is potential interest in the property once the hotel is demolished. – Jack

8. **Additional Public Comments:** None; the members of the public were no longer present.

9. **Adjournment:** The meeting adjourned at 5:03 p.m.

   **(15-09)** Motion by Jeanne Brown, supported by Jack Nehmer, to adjourn. Motion carried unanimously.

Dan Massy, Secretary/Treasurer

Osceola County Land Bank Authority

Date

Draft until approved by Osceola County Land Bank Authority Board of Directors.