

At the regular meeting of the Shiawassee County Land Bank Authority held on Monday, March 4, 2024 at 9:00 a.m. in the Commissioner Chambers, Surbeck Building, Corunna, Michigan:

The meeting was called to order by Chairperson, Julie Sorenson at 9:00 a.m.

Pledge of Allegiance was recited.

Roll call found Julie Sorenson, Cameron Horvath, Greg Brodeur, Jerry Meyer, and Mark Fraser present.

Others present: CEO of Shiawassee Economic Development (SEDP), Justin Horvath County Coordinator, Dr. Brian Boggs and Executive Assistant, Morgan Knox.

Response from the public: No response.

It was moved by Cameron Horvath, seconded by Meyer to approve the minutes of the February 5, 2024 Landbank Meeting. Motion carried.

It was moved by Meyer, seconded by Fraser to approve the agenda. Motion carried.

Discussion was held on the SCLBA and Morgan Construction agreement.

It was moved by Meyer, seconded by Fraser to approve Resolution #24-03-01 for the construction agreement between SCLBA and Morgan Construction. Roll call vote: 5 yeas; 0 nays. Motion carried.

**SHIAWASSEE COUNTY LAND BANK AUTHORITY  
RESOLUTION NUMBER 24-03-01  
RESOLUTION REGARDING WOODLAND TRAILS CONSTRUCTION AND OPTION  
AGREEMENTS  
AT ITS REGULAR MEETING, MARCH 4, 2024, CORUNNA, MICHIGAN**

**WHEREAS**, the Shiawassee County Land Bank Authority (“SCLBA”) is working with the Woodland Trails Condominium Association of Owosso (“HOA”) and J.W. Morgan Construction, LLC (“Morgan Construction”) to redevelop fourteen (14) currently vacant lots (the “Lots”) in the Woodland Trails Condominium development which were conveyed to the SCLBA by the State Land Bank Authority after a prior tax foreclosure;

**WHEREAS**, the SCLBA previously awarded the bid to construct and sell new condominiums on the Lots to J.W. Morgan Construction subject to negotiation and approval of certain agreements between the parties;

**WHEREAS**, the SCLBA and Morgan Construction have negotiated a Construction Agreement establishing the terms of the sale of the Lots to Morgan Construction as well as the timeline for building and marketing the new condominiums; and

**WHEREAS**, the SCLBA and Morgan Construction have negotiated a Purchase Option Agreement whereby Morgan Construction is granted the option to purchase the Lots.

**NOW, THEREFORE, BE IT RESOLVED**, that the sale of the Lots to Morgan Construction is approved pursuant to the terms of the Construction Agreement and Purchase Option Agreement

(the "Agreements") as presented to the SCLBA Board.

**BE IT FURTHER RESOLVED**, that the Agreements are approved, and the President is authorized to execute the Agreements on behalf of the SCLBA.

**BE IT FURTHER RESOLVED**, that the President is also authorized to execute any additional documents (including, but not limited to, closing statements, deeds, etc.) necessary to implement the Agreements.

**Roll Call Vote:**

Ayes: \_\_\_\_\_

Nays: \_\_\_\_\_

Resolution declared adopted.

*Julie Sorenson*

Julie Sorenson, President  
Shiawassee County Land Bank  
Authority

Dated: 4/1/2024

I, the undersigned, Secretary of the Shiawassee County Land Bank Authority, do hereby certify that the foregoing is a true and complete copy of Resolution 24-03-01 of the Shiawassee County Land Bank Authority adopted at its regular meeting on March 4, 2024.

*Gregory Brodeur*  
Gregory Brodeur, Secretary

Shiawassee County Land Bank Authority

It was moved by Fraser, seconded by Cameron Horvath to approve Resolution #24-03-02 for the Woodland Trails Development Agreement. Roll call vote: 5 yeas; 0 nays. Motion carried.

**SHIAWASSEE COUNTY LAND BANK AUTHORITY  
RESOLUTION NUMBER 24-03-02**

**RESOLUTION REGARDING WOODLAND TRAILS DEVELOPMENT AGREEMENT  
AT ITS REGULAR MEETING, MARCH 4, 2024, CORUNNA, MICHIGAN**

**WHEREAS**, the Shiawassee County Land Bank Authority ("SCLBA") is working with the Woodland Trails Condominium Association of Owosso ("HOA") and J.W. Morgan Construction, LLC ("Morgan Construction") to redevelop fourteen (14) currently vacant lots (the "Lots") in the Woodland Trails Condominium development which were conveyed to the SCLBA by the State Land Bank Authority after a prior tax foreclosure;

**WHEREAS**, in order for the redevelopment of the Lots to proceed, the sanitary sewer infrastructure of the Condominium must be dedicated into the City of Owosso's system;

**WHEREAS**, in order for the sanitary sewer infrastructure to be dedicated into the City of Owosso's system certain repairs and updates must be made; and

**WHEREAS**, the SCLBA, the HOA, Shiawassee County and the City of Owosso have negotiated a Development Agreement under which the City of Owosso will arrange and pay for the required repairs and updates to the sanitary sewer system and shall be reimbursed through

Brownfield Redevelopment tax capture.

**NOW, THEREFORE, BE IT RESOLVED**, that the Development Agreement between the SCLBA, HOA and City of Owosso is approved, and the President is authorized to execute the Agreement on behalf of the SCLBA.

**Roll Call Vote:**

Ayes: \_\_\_\_\_  
Nays: \_\_\_\_\_

Resolution declared adopted.

*Julie Sorenson*  
Julie Sorenson, President  
Shiawassee County Land Bank  
Authority

Dated: 4/1/2024

I, the undersigned, Secretary of the Shiawassee County Land Bank Authority, do hereby certify that the foregoing is a true and complete copy of Resolution 24-03-02 of the Shiawassee County Land Bank Authority adopted at its regular meeting on March 4, 2024.

*Gregory Brodeur*  
Gregory Brodeur, Secretary  
Shiawassee County Land Bank Authority

It was moved by Meyer, seconded by Cameron Horvath to approve Resolution #24-03-03 for the purchase of land from the HOA. Roll call vote: 5 yeas; 0 nays. Motion carried.

**SHIAWASSEE COUNTY LAND BANK AUTHORITY  
RESOLUTION NUMBER 24-03-03  
RESOLUTION REGARDING WOODLAND TRAILS HOA AGREEMENT  
AT ITS REGULAR MEETING, MARCH 4, 2024, CORUNNA, MICHIGAN**

**WHEREAS**, the Shiawassee County Land Bank Authority (“SCLBA”) is working with the Woodland Trails Condominium Association of Owosso (“HOA”) and J.W. Morgan Construction, LLC (“Morgan Construction”) to redevelop fourteen (14) currently vacant lots (the “Lots”) in the Woodland Trails Condominium development which were conveyed to the SCLBA by the State Land Bank Authority after a prior tax foreclosure;

**WHEREAS**, the SCLBA previously awarded the bid to construct and sell new condominiums on the Lots to J.W. Morgan Construction subject to negotiation and approval of certain agreements between the parties;

**WHEREAS**, a question about the HOA’s remaining interest in the Lots arose, and the SCLBA desires to remove any doubt about the ownership of the Lots so that it can convey marketable title to Morgan Construction; and

**WHEREAS**, the HOA incurred costs in connection with this transaction for which it seeks reimbursement in exchange for cooperating with the SCLBA’s efforts to clear title.

**NOW, THEREFORE, BE IT RESOLVED**, that the purchase of any remaining interest of the HOA in the Lots is approved in an amount not to exceed Fourteen Thousand Dollars (\$14,000).

**BE IT FURTHER RESOLVED**, that counsel for the SCLBA is authorized and directed to prepare such agreements as necessary to effect this transaction.

**BE IT FURTHER RESOLVED**, that the President is also authorized to execute any additional documents (including, but not limited to, purchase agreements, closing statements, deeds, etc.) necessary to implement the purchase of any remaining interest of the HOA in the Lots.

**Roll Call Vote:**

Ayes: \_\_\_\_\_

Nays: \_\_\_\_\_

Resolution declared adopted.

*Julie Sorenson*  
Julie Sorenson, President  
Shiawassee County Land Bank  
Authority

Dated: 4/11/2024

I, the undersigned, Secretary of the Shiawassee County Land Bank Authority, do hereby certify that the foregoing is a true and complete copy of Resolution 24-03-03 of the Shiawassee County Land Bank Authority adopted at its regular meeting on March 4, 2024.

*Gregory Brodeur*  
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Gregory Brodeur, Secretary  
Shiawassee County Land Bank Authority

Shiawassee County Land Bank Authority

Brent Jones gave update on Blight Elimination/Environmental Consultant Selection.

It was moved by Fraser, seconded by Meyer to approve the purchase of the sign not to exceed \$1,200. Roll call vote: 5 yeas; 0 nays. Motion carried.

It was moved by Fraser, seconded by Cameron Horvath to approve the Owosso City Club Project, if Owosso township withdraws, subject to SCLB legal review and engagement of a blight agreement. Roll call vote: 5 yeas; 0 nays. Motion carried.

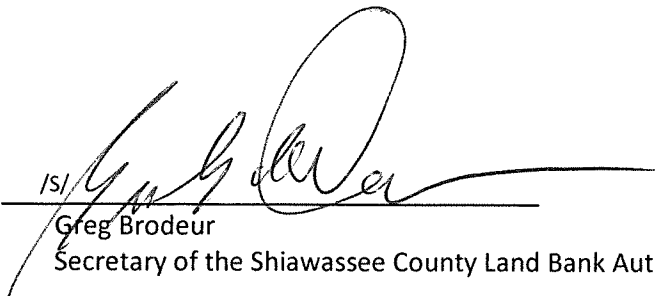
It was moved by Cameron Horvath, seconded by Fraser to approve AKT Peerless as the environmental consultant. Roll call vote: 5 yeas; 0 nays. Motion carried.

Next meeting date set for April 1, 2024 at 9:00 a.m.

Meeting adjourned at 9:52 a.m.

Respectfully submitted:

/s/

  
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Greg Brodeur  
Secretary of the Shiawassee County Land Bank Authority Board

/s/ [Morgan B. Knox]

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Morgan B. Knox, Executive Assistant Shiawassee County

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