

Livingston County Land Bank Corporation
Board of Directors Special Meeting
May 12, 2021
Meeting Minutes

Members: ANGELA ELLIS, Deputy County Administrator & Land Bank Executive Director; WILLIAM FULLER, Real Property Tax Services; SHANNON HILLIER, Livingston County Attorney; DANIEL L. PANGRAZIO, Livingston County Board of Supervisors; WILLIAM BACON, Economic Development; IAN COYLE, Livingston County Administrator.

Absent: AMY DAVIES, Livingston County Treasurer

Staff: JOSEPH GUNTHER, Community Development Specialist; JOCELYN BISHOP, Senior Typist

**Agenda
Item**

Call to Order and Welcome

Chairman Pangrazio called the meeting to order at 2:26 p.m. and welcomed the group.

**Agenda
Item**

Properties

- a) **34 Linden Street – Livonia**
 - i) **Bid Discussion**

Mr. Gunther reported that 34 Linden Street, single-family residence in the Village of Livonia was up for auction. The property is a bank foreclosure owned by Freddie Mac. Mr. Gunther reported that he visited the property in April and found it to be in decent condition, though an engineer had not been through the property. Mr. Gunther inquired about the Board’s position of submitting a bid. Mr. Pangrazio reported concerns due to the fact that the Land Bank’s engineer had not been through the property. He also reported concerns with the speed required to acquire the property should a bid go through. Mr. Coyle said he was aware of the property and it had been one he was watching for potential Land Bank acquisition for a long time. He also said that the Livonia Town Supervisor is also aware of the property and had given a favorable assessment regarding Land Bank acquisition.

Ms. Hillier reported concerns with the speed required to acquire the property. She also expressed concern over having not yet seen the template purchase agreement. She stated that often auction acquisition agreements will have very tight “out” clauses on a contract. Mr. Coyle stated that he would like Ms. Hillier to review the purchase agreement and examine any out clause before a bid submission is made.

Mr. Gunther reported that the opening minimum bid was \$25,000. Ms. Ellis said she thought the Land Bank should submit a bid of \$25,000 and set a maximum bid amount at \$35,000.

A motion to authorize the submission of a bid of \$25,000 with a maximum bid of \$35,000, contingent upon the County Attorney’s favorable review of the purchase agreement was made by Mr. Fuller and seconded by Mr. Coyle.

The motion carried.

Agenda Item	Other Business
Agenda Item	Adjournment
<p>Chairman Pangrazio asked if there was a motion to adjourn.</p> <p><i>A motion to adjourn was made by Mr. Bacon and seconded by Mr. Fuller.</i></p> <p>The motion carried.</p> <p>Chairman Pangrazio adjourned the meeting at 2:45 p.m.</p>	

Respectfully submitted, William Bacon, Secretary

Recorded by, Jocelyn Bishop, Senior Typist.