



# CITY OF GRAND RAPIDS AGENDA ACTION REQUEST

**DATE:** June 12, 2013

**TO:** Gregory A. Sundstrom, City Manager

**COMMITTEE:** Committee of the Whole  
**LIAISON:** Greg Sundstrom, City Manager

**FROM:** Kara L. Wood, Economic Development Director

**SUBJECT:** **Resolution Authorizing Acquisition of Kent County 2013 Tax Foreclosed Properties for Conveyance to the Kent County Land Bank Authority**

The attached resolution authorizes the acquisition of one hundred and sixty-three (163) Kent County tax foreclosed properties and any Grand Rapids properties that have received extensions from the Kent County Treasurer's Office that may end up being foreclosed, declares their acquisition to be for public purposes and authorizes their conveyance to the Kent County Land Bank Authority (KCLBA). Under the current State of Michigan tax law, tax foreclosed properties must first be offered to local jurisdictions prior to the County offering the properties to the general public through an annual auction process. The local jurisdiction's acquisitions must serve a public purpose. City Commission Policy 900-44 guides the acquisition and disposition of tax foreclosed properties for the public purposes of facilitating public works and public recreation projects, restoring blighted properties and neighborhoods and providing affordable housing.

Included in the resolution is a listing of the properties for acquisition and transfer of and the associated acquisition costs.

The total amount due to Kent County for all of the properties is one million one hundred and eighty-one thousand, two hundred and seven dollars and seventy-seven cents (\$1,181,207.77) plus recording fees estimated to be one thousand seven hundred and eighty-five dollars (\$1,785.00). The acquisition costs and recording fees for the properties being acquired will be paid by the KCLBA.

The KCLBA Board of Directors will consider the approval of a Development Agreement that will guide the transaction at their meeting on June 26, 2013, the terms of which require the KCLBA to complete redevelopment, repurpose and or resale on the above referenced properties for the public purpose of restoring blighted properties and

neighborhoods within eighteen (18) months of the City's conveyance. The City agrees to use its best efforts to acquire the property for re-conveyance to the KCLBA. The City does not guarantee the quality of title issued by Kent County. The KCLBA will deposit the acquisition costs and recording fees with the City no later than July 19, 2013 and that amount will be forwarded to the Kent County Treasurer at the time of acquisition. The City will not purchase the properties if these conditions are not met.

Staff recommends approval of the resolution to acquire and convey the parcels as outlined above.

KLW

Attachment

cc: Eric R. DeLong

YOUR COMMITTEE OF THE WHOLE recommends adoption of the following resolution authorizing acquisition by the City of Grand Rapids of one hundred and sixty-three (163) Kent County 2013 tax foreclosed properties and subsequently transferring the properties to the Kent County Land Bank Authority.

**CORRECT IN FORM**

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**DEPARTMENT OF LAW**

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COMMITTEE OF THE WHOLE

Com. \_\_\_\_\_, supported by Com. \_\_\_\_\_ moved the adoption of the following resolution:

RESOLVED:

1. That the Grand Rapids City Commission has determined the acquisition by the City of Grand Rapids of one hundred and sixty-three (163) Kent County 2013 tax foreclosed properties constitutes a public purpose under City Commission Policy 900-44 in connection with its obligation to provide for the health, safety and welfare of the community; and

2. That the tax foreclosed properties, as listed below, shall be conveyed to the Kent County Land Bank Authority to fulfill the specific public purpose of restoring blighted properties and neighborhoods and providing housing on tax reverted abandoned properties; and

3. That the Kent County Land Bank Authority Board of Directors will approve and execute an agreement requiring them to conform to applicable rules, regulations and guidelines for the rehabilitation of tax foreclosed properties; and

4. That the Economic Development Office is authorized to acquire from the Kent County Treasurer one hundred and sixty-three (163) properties identified as:

FORECLOSURE LIST FOR KENT COUNTY  
 For 2013 Foreclosures of 2010 and prior taxes  
 CITY OF GRAND RAPIDS  
 Interest Computed As Of Foreclosure Date

| PARCEL                                    | TAX DUE   | INTEREST/FEES DUE | TOTAL DUE |
|---|-----------|-------------------|-----------|
| 41-13-09-476-025<br>2519 LONGMEADOW ST NW | 8,300.14  | 2,154.69          | 10,454.83 |
| 41-13-14-453-031<br>1110 ARIANNA ST NW    | 5,006.86  | 1,355.12          | 6,361.98  |
| 41-13-14-455-014<br>1124 CROSBY ST NW     | 3,450.94  | 1,392.91          | 4,843.85  |
| 41-13-23-279-006<br>910 TENTH ST NW       | 5,633.14  | 1,596.98          | 7,230.12  |
| 41-13-23-435-012<br>908 NAGOLD ST NW      | 10,267.41 | 1,611.07          | 11,878.48 |
| 41-13-23-452-022<br>1117 SECOND ST NW     | 4,058.09  | 1,242.22          | 5,300.31  |
| 41-13-23-478-014<br>805 SECOND ST NW      | 6,858.09  | 2,282.50          | 9,140.59  |
| 41-13-24-151-004<br>928 ALPINE AVE NW     | 12,742.15 | 5,426.83          | 18,168.98 |
| 41-13-24-152-015<br>947 DAVIS AVE NW      | 1,442.07  | 732.20            | 2,174.27  |
| 41-13-24-155-019<br>827 MCREYNOLDS AVE NW | 5,649.50  | 1,888.08          | 7,537.58  |
| 41-13-24-315-003<br>630 FOURTH ST NW      | 9,358.52  | 2,212.93          | 11,571.45 |
| 41-13-24-330-010<br>455 FOURTH ST NW      | 1,274.87  | 833.30            | 2,108.17  |
| 41-13-24-330-014<br>457 FOURTH ST NW      | 4,483.61  | 1,473.89          | 5,957.50  |
| 41-13-25-108-012<br>617 CHATHAM ST NW     | 668.25    | 681.83            | 1,350.08  |
| 41-13-25-109-001<br>256 STRAIGHT AVE NW   | 4,350.86  | 1,191.25          | 5,542.11  |
| 41-13-25-294-025<br>49 MONROE CENTER NW   | 1,235.56  | 799.25            | 2,034.81  |
| 41-13-25-306-028<br>115 GOLD AVE SW       | 21,165.29 | 2,687.20          | 23,852.49 |
| 41-13-26-131-009<br>312 VALLEY AVE NW     | 6,420.95  | 1,873.79          | 8,294.74  |
| 41-13-26-231-021<br>251 STRAIGHT AVE NW   | 4,616.56  | 2,001.31          | 6,617.87  |
| 41-13-26-251-013                          | 3,698.28  | 1,436.44          | 5,134.72  |

|                        |           |          |           |
|------------------------|-----------|----------|-----------|
| 1122 SIBLEY ST NW      |           |          |           |
| 41-13-26-277-012       | 10,594.52 | 4,848.30 | 15,442.82 |
| 149 STRAIGHT AVE NW    |           |          |           |
| 41-13-26-439-003       | 3,004.89  | 1,220.36 | 4,225.25  |
| 918 DAYTON ST SW       |           |          |           |
| 41-13-26-482-006       | 5,290.28  | 1,845.01 | 7,135.29  |
| 316 HOGADONE AVE SW    |           |          |           |
| 41-13-26-483-007       | 4,907.57  | 1,186.25 | 6,093.82  |
| 324 INDIANA AVE SW     |           |          |           |
| 41-13-26-483-023       | 5,717.47  | 1,799.59 | 7,517.06  |
| 231 STRAIGHT AVE SW    |           |          |           |
| 41-13-35-429-009       | 3,978.71  | 1,350.35 | 5,329.06  |
| 930 WOOLSEY DR SW      |           |          |           |
| 41-13-35-476-014       | 3,843.66  | 1,200.14 | 5,043.80  |
| 1015 KENSINGTON AVE SW |           |          |           |
| 41-13-36-180-001       | 4,058.67  | 1,183.12 | 5,241.79  |
| 638 OAKLAND AVE SW     |           |          |           |
| 41-13-36-183-001       | 5,157.60  | 1,028.25 | 6,185.85  |
| 436 LAUREL ST SW       |           |          |           |
| 41-13-36-326-015       | 8,061.66  | 2,475.79 | 10,537.45 |
| 867 OAKLAND AVE SW     |           |          |           |
| 41-13-36-334-009       | 2,363.98  | 860.90   | 3,224.88  |
| 934 CAULFIELD AVE SW   |           |          |           |
| 41-13-36-354-023       | 794.68    | 717.50   | 1,512.18  |
| 617 CURVE ST SW        |           |          |           |
| 41-13-36-380-009       | 5,151.34  | 1,560.65 | 6,711.99  |
| 1032 CAULFIELD AVE SW  |           |          |           |
| 41-13-36-479-008       | 587.65    | 615.22   | 1,202.87  |
| 116 PUTNAM ST SW       |           |          |           |
| 41-14-07-430-009       | 864.90    | 1,049.56 | 1,914.46  |
| 732 DORROLL ST NE      |           |          |           |
| 41-14-07-457-005       | 4,520.56  | 1,241.82 | 5,762.38  |
| 460 GRACELAND ST NE    |           |          |           |
| 41-14-08-179-008       | 7,419.20  | 2,373.34 | 9,792.54  |
| 1036 HOLLYWOOD ST NE   |           |          |           |
| 41-14-08-452-010       | 299.03    | 592.39   | 891.42    |
| 1346 ALBERTA ST NE     |           |          |           |
| 41-14-17-102-005       | 8,284.73  | 1,698.54 | 9,983.27  |
| 924 KNAPP ST NE        |           |          |           |
| 41-14-18-176-025       | 9,359.33  | 1,894.59 | 11,253.92 |
| 239 PALMER ST NE       |           |          |           |
| 41-14-18-305-015       | 6,050.83  | 1,785.65 | 7,836.48  |
| 52 MATHEWS CT NE       |           |          |           |
| 41-14-18-358-006       | 929.73    | 751.57   | 1,681.30  |
| 1319 CARMAN AVE NE     |           |          |           |
| 41-14-18-407-010       | 6,543.97  | 1,636.86 | 8,180.83  |
| 536 QUIMBY ST NE       |           |          |           |
| 41-14-18-452-014       | 10,084.00 | 4,951.62 | 15,035.62 |
| 1334 NORTH AVE NE      |           |          |           |

|                       |           |           |           |
|-----------------------|-----------|-----------|-----------|
| 41-14-18-455-016      | 3,346.75  | 1,368.10  | 4,714.85  |
| 1313 FORD AVE NE      |           |           |           |
| 41-14-18-478-002      | 4,935.11  | 1,907.02  | 6,842.13  |
| 1370 ASHLAND AVE NE   |           |           |           |
| 41-14-19-104-001      | 8,092.59  | 3,355.62  | 11,448.21 |
| 100 LEONARD ST NE     |           |           |           |
| 41-14-19-179-015      | 7,540.02  | 3,413.00  | 10,953.02 |
| 900 PROSPECT AVE NE I |           |           |           |
| 41-14-19-179-017      | 3,280.36  | 1,264.53  | 4,544.89  |
| 947 NORTH AVE NE      |           |           |           |
| 41-14-19-180-003      | 2,741.93  | 1,094.85  | 3,836.78  |
| 210 MATILDA ST NE     |           |           |           |
| 41-14-19-180-017      | 769.86    | 698.17    | 1,468.03  |
| 211 BRADFORD ST NE    |           |           |           |
| 41-14-19-183-015      | 3,588.04  | 912.35    | 4,500.39  |
| 853 PROSPECT AVE NE   |           |           |           |
| 41-14-19-402-011      | 6,013.90  | 1,772.79  | 7,786.69  |
| 439 MORE ST NE        |           |           |           |
| 41-14-19-502-008      | 6,202.52  | 2,083.08  | 8,285.60  |
| 48 LEONARD ST NE      |           |           |           |
| 41-14-20-356-012      | 10,855.44 | 2,700.23  | 13,555.67 |
| 439 DIAMOND AVE NE    |           |           |           |
| 41-14-20-378-003      | 424.72    | 622.85    | 1,047.57  |
| 1127 RACE ST NE       |           |           |           |
| 41-14-29-104-028      | 2,221.16  | 1,233.31  | 3,454.47  |
| 953 INNES ST NE       |           |           |           |
| 41-14-29-158-023      | 24,167.47 | 11,557.53 | 35,725.00 |
| 51 DIAMOND AVE NE     |           |           |           |
| 41-14-29-181-007      | 8,697.01  | 2,206.39  | 10,903.40 |
| 1012 HELEN ST NE      |           |           |           |
| 41-14-29-184-041      | 9,291.47  | 2,069.48  | 11,360.95 |
| 1111 FULTON ST E      |           |           |           |
| 41-14-29-302-029      | 6,470.28  | 2,090.41  | 8,560.69  |
| 36 DWIGHT AVE SE      |           |           |           |
| 41-14-29-327-002      | 6,065.44  | 1,830.10  | 7,895.54  |
| 1106 FULTON ST E      |           |           |           |
| 41-14-29-381-005      | 3,336.22  | 3,086.57  | 6,422.79  |
| 304 ROBEY PL SE       |           |           |           |
| 41-14-30-203-002      | 5,499.45  | 1,696.84  | 7,196.29  |
| 238 OAKLEY PL NE      |           |           |           |
| 41-14-31-110-028      | 3,666.93  | 1,195.13  | 4,862.06  |
| 131 PLEASANT ST SE    |           |           |           |
| 41-14-31-152-003      | 628.73    | 607.67    | 1,236.40  |
| 32 PLEASANT ST SE     |           |           |           |
| 41-14-31-152-004      | 3,330.77  | 1,716.35  | 5,047.12  |
| 34 PLEASANT ST SE     |           |           |           |
| 41-14-31-160-035      | 1,840.29  | 965.66    | 2,805.95  |
| 707 SHELDON AVE SE    |           |           |           |
| 41-14-31-232-015      | 1,046.65  | 774.01    | 1,820.66  |

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|-----------------------|-----------|----------|-----------|
| 738 LOGAN ST SE       |           |          |           |
| 41-14-31-280-030      | 4,870.94  | 1,788.48 | 6,659.42  |
| 721 HENRY AVE SE      |           |          |           |
| 41-14-31-280-031      | 4,620.02  | 1,659.46 | 6,279.48  |
| 725 HENRY AVE SE      |           |          |           |
| 41-14-31-281-024      | 5,685.88  | 1,572.31 | 7,258.19  |
| 729 BATES ST SE       |           |          |           |
| 41-14-31-281-025      | 4,890.55  | 3,711.29 | 8,601.84  |
| 733 BATES ST SE       |           |          |           |
| 41-14-31-301-033      | 6,091.33  | 5,545.39 | 11,636.72 |
| 911 SHELDON AVE SE    |           |          |           |
| 41-14-31-326-008      | 181.99    | 564.07   | 746.06    |
| 218 FRANKLIN ST SE    |           |          |           |
| 41-14-31-331-008      | 930.14    | 429.90   | 1,360.04  |
| 805 MADISON AVE SE    |           |          |           |
| 41-14-31-376-018      | 440.96    | 695.22   | 1,136.18  |
| 220 DELAWARE ST SE    |           |          |           |
| 41-14-31-376-040      | 2,764.43  | 1,031.83 | 3,796.26  |
| 1022 JEFFERSON AVE SE |           |          |           |
| 41-14-31-377-059      | 13,448.81 | 2,194.21 | 15,643.02 |
| 1029 LAFAYETTE AVE SE |           |          |           |
| 41-14-31-377-068      | 5,031.55  | 1,400.26 | 6,431.81  |
| 1065 LAFAYETTE AVE SE |           |          |           |
| 41-14-31-380-036      | 9,204.11  | 3,793.81 | 12,997.92 |
| 1155 CASS AVE SE      |           |          |           |
| 41-14-31-381-032      | 8,232.45  | 1,810.90 | 10,043.35 |
| 1139 LAFAYETTE AVE SE |           |          |           |
| 41-14-31-406-016      | 5,016.05  | 1,968.16 | 6,984.21  |
| 456 DELAWARE ST SE    |           |          |           |
| 41-14-31-427-010      | 10,353.44 | 2,938.92 | 13,292.36 |
| 738 FRANKLIN ST SE    |           |          |           |
| 41-14-31-430-015      | 1,744.13  | 804.09   | 2,548.22  |
| 611 WATKINS ST SE     |           |          |           |
| 41-14-31-432-028      | 6,716.07  | 2,133.37 | 8,849.44  |
| 615 DELAWARE ST SE    |           |          |           |
| 41-14-31-433-053      | 4,693.27  | 1,403.48 | 6,096.75  |
| 735 ALEXANDER ST SE   |           |          |           |
| 41-14-31-433-054      | 4,831.79  | 1,444.24 | 6,276.03  |
| 741 ALEXANDER ST SE   |           |          |           |
| 41-14-32-106-025      | 2,105.13  | 1,029.79 | 3,134.92  |
| 907 BAXTER ST SE      |           |          |           |
| 41-14-32-107-015      | 4,978.96  | 1,399.76 | 6,378.72  |
| 850 BAXTER ST SE      |           |          |           |
| 41-14-32-128-018      | 2,372.69  | 1,000.93 | 3,373.62  |
| 1015 LOGAN ST SE      |           |          |           |
| 41-14-32-131-025      | 4,891.56  | 1,640.45 | 6,532.01  |
| 1121 BAXTER ST SE     |           |          |           |
| 41-14-32-131-029      | 4,890.21  | 1,107.30 | 5,997.51  |
| 1140 BEMIS ST SE      |           |          |           |

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|-----------------------|-----------|----------|-----------|
| 41-14-32-133-007      | 6,972.30  | 2,419.73 | 9,392.03  |
| 1100 BAXTER ST SE     |           |          |           |
| 41-14-32-133-018      | 11,031.43 | 2,712.88 | 13,744.31 |
| 1057 SHERMAN ST SE    |           |          |           |
| 41-14-32-178-029      | 13,212.83 | 6,937.97 | 20,150.80 |
| 1015 THOMAS ST SE     |           |          |           |
| 41-14-32-181-038      | 5,428.18  | 1,588.35 | 7,016.53  |
| 719 FULLER AVE SE     |           |          |           |
| 41-14-32-251-030      | 6,070.45  | 1,900.53 | 7,970.98  |
| 1253 DUNHAM ST SE     |           |          |           |
| 41-14-32-303-016      | 2,747.59  | 1,979.89 | 4,727.48  |
| 811 DALLAS AVE SE     |           |          |           |
| 41-14-32-304-010      | 9,289.92  | 1,612.81 | 10,902.73 |
| 856 GENEVA AVE SE     |           |          |           |
| 41-14-32-307-013      | 3,251.86  | 1,100.12 | 4,351.98  |
| 936 PRINCE ST SE      |           |          |           |
| 41-14-32-308-013      | 4,378.85  | 1,604.52 | 5,983.37  |
| 844 WATKINS ST SE     |           |          |           |
| 41-14-32-329-004      | 9,989.31  | 3,722.89 | 13,712.20 |
| 1008 WORDEN ST SE     |           |          |           |
| 41-14-32-329-012      | 3,801.95  | 1,341.32 | 5,143.27  |
| 1015 PRINCE ST SE     |           |          |           |
| 41-14-32-336-003      | 4,105.87  | 2,022.63 | 6,128.50  |
| 1035 ALEXANDER ST SE  |           |          |           |
| 41-14-32-354-023      | 4,929.11  | 1,793.52 | 6,722.63  |
| 926 OAKHILL ST SE     |           |          |           |
| 41-14-32-357-005      | 3,043.69  | 953.92   | 3,997.61  |
| 1154 EASTERN AVE SE   |           |          |           |
| 41-14-32-358-012      | 5,779.27  | 1,935.71 | 7,714.98  |
| 1145 CROMWELL AVE SE  |           |          |           |
| 41-14-32-360-001      | 6,042.53  | 2,124.40 | 8,166.93  |
| 1100 KALAMAZOO AVE SE |           |          |           |
| 41-14-32-378-020      | 4,975.82  | 2,116.23 | 7,092.05  |
| 1015 COOPER AVE SE    |           |          |           |
| 41-14-32-379-006      | 5,506.14  | 2,816.10 | 8,322.24  |
| 1010 COOPER AVE SE    |           |          |           |
| 41-14-32-379-028      | 2,710.44  | 1,209.89 | 3,920.33  |
| 1145 FISK ST SE       |           |          |           |
| 41-14-32-382-010      | 4,651.48  | 1,045.55 | 5,697.03  |
| 1137 ALTO AVE SE      |           |          |           |
| 41-14-32-402-002      | 8,303.20  | 2,458.47 | 10,761.67 |
| 1304 FRANKLIN ST SE   |           |          |           |
| 41-14-32-451-016      | 7,116.44  | 2,117.17 | 9,233.61  |
| 1015 UNDERWOOD AVE SE |           |          |           |
| 41-17-01-102-009      | 5,107.85  | 1,611.26 | 6,719.11  |
| 755 LIBERTY ST SW     |           |          |           |
| 41-17-01-151-018      | 10,923.46 | 2,271.62 | 13,195.08 |
| 719 COATE CT SW       |           |          |           |
| 41-17-01-154-057      | 274.58    | 582.34   | 856.92    |



|                          |           |          |           |
|--------------------------|-----------|----------|-----------|
| 507 HIGH ST SW           |           |          |           |
| 41-17-01-159-015         | 5,089.20  | 1,368.41 | 6,457.61  |
| 715 CROFTON ST SW        |           |          |           |
| 41-17-01-228-004         | 6,904.20  | 1,917.36 | 8,821.56  |
| 38 HALL ST SW            |           |          |           |
| 41-17-01-228-006         | 2,928.19  | 883.51   | 3,811.70  |
| 30 HALL ST SW            |           |          |           |
| 41-17-01-302-052         | 5,590.19  | 1,609.53 | 7,199.72  |
| 625 LYNCH ST SW          |           |          |           |
| 41-17-01-403-018         | 5,018.93  | 1,959.68 | 6,978.61  |
| 355 CORINNE ST SW        |           |          |           |
| 41-17-01-403-031         | 4,146.43  | 1,398.51 | 5,544.94  |
| 305 CORINNE ST SW        |           |          |           |
| 41-17-01-407-028         | 6,814.78  | 1,307.28 | 8,122.06  |
| 351 BROWN ST SW          |           |          |           |
| 41-17-01-429-004         | 4,382.10  | 1,515.54 | 5,897.64  |
| 146 BROWN ST SW          |           |          |           |
| 41-17-01-429-022         | 12,055.81 | 5,377.32 | 17,433.13 |
| 30 BROWN ST SW           |           |          |           |
| 41-17-01-476-031         | 566.15    | 660.58   | 1,226.73  |
| 143 ELM ST SW            |           |          |           |
| 41-17-01-480-025         | 4,571.48  | 1,604.57 | 6,176.05  |
| 123 BURTON ST SW         |           |          |           |
| 41-17-12-204-022         | 5,490.13  | 2,272.85 | 7,762.98  |
| 219 CUTLER ST SW         |           |          |           |
| 41-17-12-228-029         | 7,086.67  | 2,360.85 | 9,447.52  |
| 135 ANDRE ST SW          |           |          |           |
| 41-17-12-228-037         | 3,862.85  | 1,514.93 | 5,377.78  |
| 103 ANDRE ST SW          |           |          |           |
| 41-17-12-229-013         | 2,494.29  | 1,042.23 | 3,536.52  |
| 76 ANDRE ST SW           |           |          |           |
| 41-17-12-230-056         | 396.80    | 549.63   | 946.43    |
| 2157 DIVISION AVE S      |           |          |           |
| 41-17-12-279-052         | 935.44    | 743.39   | 1,678.83  |
| 42 DETROIT ST SW         |           |          |           |
| 41-18-05-101-014         | 7,821.19  | 1,920.97 | 9,742.16  |
| 817 HANCOCK ST SE        |           |          |           |
| 41-18-05-101-018         | 4,294.33  | 1,268.73 | 5,563.06  |
| 835 HANCOCK ST SE        |           |          |           |
| 41-18-05-108-027         | 10,220.53 | 3,066.31 | 13,286.84 |
| 1352 EASTERN AVE SE      |           |          |           |
| 41-18-05-279-028         | 7,854.91  | 4,476.72 | 12,331.63 |
| 1411 PHILADELPHIA AVE SE |           |          |           |
| 41-18-06-101-017         | 101.01    | 544.46   | 645.47    |
| 1219 EUCLID AVE SE       |           |          |           |
| 41-18-06-101-018         | 5,159.26  | 2,646.34 | 7,805.60  |
| 1221 EUCLID AVE SE       |           |          |           |
| 41-18-06-126-012         | 5,429.14  | 3,881.42 | 9,310.56  |
| 1248 JEFFERSON AVE SE    |           |          |           |

|   |            |            |              |
|---|------------|------------|--------------|
| 41-18-06-126-033<br>1219 CASS AVE SE      | 4,926.21   | 1,620.33   | 6,546.54     |
| 41-18-06-128-018<br>1302 LAFAYETTE AVE SE | 5,740.56   | 1,636.63   | 7,377.19     |
| 41-18-06-202-009<br>460 CRAWFORD ST SE    | 3,122.49   | 1,213.10   | 4,335.59     |
| 41-18-06-203-019<br>526 GILBERT ST SE     | 2,311.68   | 1,062.44   | 3,374.12     |
| 41-18-06-281-022<br>1515 EASTERN AVE SE   | 6,472.14   | 1,124.55   | 7,596.69     |
| 41-18-06-326-010<br>223 MONTGOMERY ST SE  | 3,393.29   | 1,439.91   | 4,833.20     |
| 41-18-06-327-014<br>250 MONTGOMERY ST SE  | 5,981.19   | 3,091.82   | 9,073.01     |
| 41-18-06-329-013<br>313 BROWN ST SE       | 9,386.19   | 4,496.39   | 13,882.58    |
| 41-18-06-329-014<br>317 BROWN ST SE       | 4,936.57   | 1,397.22   | 6,333.79     |
| 41-18-06-331-023<br>1739 MADISON AVE SE   | 3,294.37   | 1,317.76   | 4,612.13     |
| 41-18-06-351-059<br>1921 HORTON AVE SE    | 8,330.91   | 2,480.63   | 10,811.54    |
| 41-18-06-352-007<br>1826 HORTON AVE SE    | 6,616.88   | 2,114.96   | 8,731.84     |
| 41-18-06-353-003<br>146 GRIGGS ST SE      | 2,054.72   | 1,622.12   | 3,676.84     |
| 41-18-06-353-034<br>1813 JEFFERSON AVE SE | 5,901.56   | 2,773.84   | 8,675.40     |
| 41-18-06-377-008<br>1820 COLLINS AVE SE   | 4,541.12   | 1,424.02   | 5,965.14     |
| 41-18-06-377-014<br>1842 COLLINS AVE SE   | 427.25     | 623.47     | 1,050.72     |
| 41-18-06-404-004<br>1714 MADISON AVE SE   | 5,806.57   | 1,538.33   | 7,344.90     |
| 41-18-06-459-005<br>414 ARDMORE ST SE     | 4,405.38   | 1,643.97   | 6,049.35     |
| 41-18-07-105-002<br>138 BURTON ST SE      | 10,093.59  | 2,802.62   | 12,896.21    |
| 41-18-07-301-007<br>2405 HORTON AVE SE    | 7,455.98   | 1,923.93   | 9,379.91     |
| 41-18-07-380-002<br>2708 JEFFERSON DR SE  | 7,341.36   | 2,969.73   | 10,311.09    |
| PARCEL COUNT: 163                         | 872,988.24 | 308,219.53 | 1,181,207.77 |

and subsequently convey the properties to the Kent County Land Bank Authority; and

5. That the acquisition costs, for the one hundred and sixty-three (163) properties which amount is one million one hundred and eighty-one thousand, two hundred and seven

dollars and seventy-seven cents (\$1,181,207.77), plus recording fees estimated to be one thousand seven hundred and eighty-five dollars (\$1,785.00) be charged to account 4710PROPMGT; the funds will be deposited by the Kent County Land Bank Authority per the development agreement with the City by July 19, 2013 and will be delivered directly to the Kent County Treasurer at the time of acquisition and that staff is directed to acquire the properties and complete the conveyance as provided in the agreement between the parties; and

7. That the Mayor is authorized to execute the Agreements and quit claim deeds necessary to convey the aforesaid properties, in a form to be approved by the City Attorney, in connection with the acquisition and transfer of the above listed parcels; and

8. That the Economic Development Office is hereby authorized and directed to record said quit claim deeds with the Kent County Register of Deeds.

Resolution drafted by Kara Wood, Economic Development Director.

## **DEVELOPMENT AGREEMENT TO ACQUIRE TAX FORECLOSED PROPERTY**

This AGREEMENT is made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 2013 between Kent County Land Bank Authority, a Michigan public body corporate, 161 Ottawa NW, Suite 500, Grand Rapids, MI 49503, hereinafter called "KCLBA", and City of Grand Rapids, a Michigan Municipal Corporation, 300 Monroe Avenue, NW, Grand Rapids, MI 49503, hereinafter called "City".

### **Recitals**

- A. The State of Michigan has amended the tax foreclosure process for the collection of delinquent real property taxes as provided in P.A. 123 of 1999.
- B. P.A. 123 allows a local government unit to acquire tax-foreclosed properties prior to the offering of foreclosed properties for sale to the general public provided the acquisition is for a public purpose. The local unit of government must pay a minimum bid price which consists of unpaid taxes, interest, penalties, interest and fees (including unpaid notice and recording costs).
- C. The public purpose as provided by the City Commission Policy 400-44 served by this agreement includes, but is not limited to: strengthening and revitalizing the economy of this state and its municipalities by encouraging the efficient and expeditious return to productive use of property; fostering the development of property and to promote economic growth in this state and local units of government in this state; utilizing a land bank fast track authority to acquire, assemble, dispose of, and quiet title to property; preserving property values throughout Kent County; and acquiring and disposing of vacant and abandoned property in a manner which returns the property to a productive sustainable use in order to prevent blight and preserve neighborhood character.
- D. The City seeks to exercise its right of first refusal to acquire properties utilizing funds provided by KCLBA in escrow for the acquisition of tax-foreclosed properties located within the City of Grand Rapids. The KCLBA agrees to reuse the tax-foreclosed property for a public purpose as provided by the Michigan Land Bank Fast Track Act, 2003 P.A. 258, MCL 124.751- 124.774, the City Commission and consistent with both the City's Master Plan and Strategic Plan.
- E. The City has agreed to acquire and convey certain tax-foreclosed properties under the terms set forth below.

## **Terms and Conditions**

Now, therefore, in consideration of the mutual covenants, set forth herein, the parties agree as follows:

1. The City shall enact a resolution, contingent upon the KCLBA Board of Directors executing this development agreement, declaring the acquisition of the tax foreclosed property listed on attached Exhibit A, hereinafter "Property", to be for a public purpose, and the City shall take the necessary steps to attempt to acquire the Property with the intent of conveying the Property to the KCLBA for a public purpose.
2. The KCLBA agrees to complete redevelopment, repurpose and or resale of the Property within eighteen (18) months of the City's conveyance. The KCLBA shall comply with all applicable housing and nuisance codes, all applicable Local, State and Federal laws and regulations, and shall submit all required plans, reports, and appeals to the City.
3. The KCLBA agrees to submit a bi-annual report detailing the property dispositions, investment and improvements made to each property, other funds leveraged and future partnership with the KCLBA with be dictated by, including but not limited to, the results presented in the report.
4. The KCLBA covenants and agrees to be bound by a final determination made by the City, or its designee, that any or all of the conditions or covenants herein set forth have been breached, and that upon thirty (30) days written notice by the City to the KCLBA of such a formal determination of breach, the agreement is deemed terminated.
5. Upon the occurrence of the events specified in Paragraphs 2 and 4, the City, its successors or assigns, may at its option, enter upon the Property or any part then remaining, and terminate the estate hereby conveyed and thereafter hold the land and improvements thereon in fee simple absolute as if this conveyance had never been made.
6. The KCLBA shall deposit no later than July 19, 2013 with the City the estimated minimum bid price for acquiring the Property as determined by the City. If said deposit is not made by July 19, 2013, the properties will not be acquired by the City and this Agreement shall become null and void with no further obligation whatsoever by the City.
7. The deposited monies shall be retained by the City to reimburse the City for all of its acquisition costs, including recording fees at the time the Property is conveyed to the KCLBA, such that the City shall incur no cost whatsoever.

8. If the City fails to acquire and convey the tax-foreclosed property to the KCLBA it shall return the related monies held on deposit to the KCLBA.
9. If the City's cost to acquire and convey the Property exceed the monies held on deposit, the KCLBA shall reimburse and pay to the City its additional incurred expenses prior to the conveyance of the Property.
10. If the City's costs to acquire and convey the Property are less than the monies held on deposit, the balance shall be returned to the KCLBA at the time of the conveyance.
11. The City is not obligated to acquire the Property, but will make reasonable efforts to do so. The City is not liable for the failure to acquire the property, or the quality or marketability of the title to any property transferred under this agreement. The City will convey its interest in the Property by quitclaim deed.
12. The City shall have no obligations to clear title or evict any persons occupying the property. The KCLBA agrees to take all steps necessary to clear title and/or evict occupants at its sole expense.
13. KCLBA agrees that it shall pay all real and personal property taxes, water bills, nuisance liens, special assessments or any other costs levied against the Property on or before the date said taxes and/or special assessments become due and payable.
14. No party to this agreement shall have the right to assign its rights or delegate its obligations under this Agreement without the prior written consent of all other parties hereto.
15. KCLBA agrees to save and hold the City, its officers, employees, and agents harmless from, and defend and indemnify them against, any and all claims or lawsuits or other legal proceedings instituted against any of them, directly or indirectly, arising from this Agreement.

**Miscellaneous Provisions:**

- a. This Agreement shall be binding upon, and shall inure to the benefit of, each of the parties hereto and their successors and assigns.
- b. This Agreement shall be governed by and construed according to the laws of the State of Michigan.
- c. The invalidity or unenforceability of any term or provision in this Agreement shall not affect the validity or enforceability of any of the remaining terms and provisions in the Agreement, all of which shall remain in full force and effect.

- d. This Agreement constitutes the entire agreement of the parties regarding the subject matter hereof and all prior agreements with respect thereto are merged herein.
- e. This Agreement may be amended only by a written instrument signed by all parties hereto.
- f. This Agreement may be signed in one (1) or more counterparts, all of which together shall constitute one (1) and the same document.

[Rest of Page Left Intentionally Blank]

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date first written above.

CITY OF GRAND RAPIDS, a  
Michigan Municipal Corporation

By: \_\_\_\_\_  
George K. Heartwell, Mayor

Attest: \_\_\_\_\_  
Lauri S. Parks, City Clerk

STATE OF MICHIGAN)  
  )SS  
COUNTY OF KENT     )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2013, before me, the subscriber, a Notary Public in and for said County, personally appeared GEORGE K. HEARTWELL, Mayor of the City of Grand Rapids, to me known to be the same person described in and who has executed the within instrument, and acknowledged the same to be his free act and deed.

\_\_\_\_\_  
Notary Public, Kent County, Michigan  
My commission expires \_\_\_\_\_

Kent County Land Bank Authority

By \_\_\_\_\_  
Kenneth D. Parrish

Its Chairperson

STATE OF MICHIGAN)  
  )SS  
COUNTY OF KENT     )

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of June, 2013, by Kenneth D. Parrish, the Chairperson of Kent County Land Bank Authority, a Michigan public body corporate, on behalf of said corporation.

\_\_\_\_\_  
Notary Public, Kent County, MI  
My Commission Expires \_\_\_\_\_



## Attachment A