



120 NORTH BROADWAY

Cassopolis, MI 49031

269-445-4468

Hope Anderson – Chairman Emilie LaGrow – Vice Chairman
Monica McMichael – Secretary Harry Shaffer – Member Jeremiah Jones– Member

AGENDA

October 22, 2025 10 am

3rd Floor Conference Room 312, Cass County Building

- 1) Call to Order – Hope Anderson
- 2) Call the Role – Hope Anderson
- 3) Introduction of Visitors
- 4) Approval of Agenda
- 5) Approval of Minutes of September 16, 2025
- 6) Approval of Minutes of Public Hearing September 29, 2025.
- 7) Motion to approve claims dated 9/16/25 to 10/21/25
- 8) Old Business
 - a) Round 3 Blight Elimination: 7/7 Demolitions complete. 1 stabilization potential rehab: update from Logan Muholland, Fishbeck
 - b) Round 4 Blight Elimination
 - (1) Rehabilitation of 117 S. Broadway: update from Emilie LaGrow
 - (2) Stabilization of Village of Marcellus former Tailgater. Elite Companies is conducting stabilization work now. It should be completed by Dec. 2025.
 - c) 14-060-012-214-30: 69665 Kessington Rd. : Quiet Title Action in process, \$180,000
 - d) 14-060-012-214-40: 69775 Kessington Rd. Quiet Title Action in process, no offer from Greg Taylor yet.
 - e) Neighborhood Stabilization Program: 2 new homes, update from Emilie LaGrow.
- 9) New Business
 - a) 2025-2026 Budget Approval
 - b) State of Michigan Whole Home Performance Pilot Program
 - c) CDBG Grant: Letter of Intent Launch is Nov. 3-Dec. 4, 2025. Motion to authorize Chairman to complete an LOI for homeowner rehab for CDBG Funds. \$225,000 Administration and \$1,275,000 Project Funds.
 - d) Discussion: Land Bank Employee (Director, program manager, administrative manager)



EST. 2008



**RETURN PROPERTY
TO PRODUCTIVE USE**



**LOCAL ECONOMIC
DEVELOPMENT**



**LOCAL COMMUNITY
DEVELOPMENT**

- e) Board Vacancy: One member representing the local EDC or Brownfield Board appointed by the County Board. Currently it is Harry Shafer.
- f) George Polly land that will foreclose 14-020-270-023-90
- 10) Public Comment
- 11) Board Member Comments/Announcements
- 12) Adjournment

Next Board Meeting Wednesday, December 17th at 10am

Blight Elimination Funding

TOTAL: \$4,027,923.87

Round 1	Round 2	Round 3 (ARPA funds)**	Round 4 (ARPA funds)**
AWARD:	AWARD:	AWARD: \$500,000	AWARD: \$2,837,662.72
\$159,226.40	\$531,034.75		
Released 10-01-2022	Released early April 2023	Letters of Acceptance of Grant Funds by Local Land Banks* Letters sent out by 7-10-2023	Competitive RFP Release 10-1-2023
Proposals Due 1-31-2023	Proposals Due 5-31-2023	Responses Due 8-1-2023	Proposals Due 12-8-2023
Project Completed 12-31-2023	Project Completed 8-31-2024	Grant Agreements Issued to Local Land Banks* Sent by 8-31-2023 Approved & Executed by 9-30-2023	Awards Announced/Grant Agreements Issued 2-15-2024
COMPLETE		Proposals Due for Pre-approval 3-31-2024	Project Completion 9-30-2026
		Project Completion 9-30-2026	

MI-HOPE Funding

TOTAL: \$975,000

Phase 2	Phase 4	Hi-Performer	Phase 6
AWARD:	AWARD:	AWARD: \$125,000	Hi-Performer
\$500,000	\$250,000		AWARD: \$100,000
Project Dollars	Project Dollars	Project Dollars	Project Dollars
\$450,000	\$225,000	\$112,500	\$90,000
Administration Dollars	Administration Dollars	Administration Dollars	Administration Dollars
\$50,000	\$25,000	\$12,500	\$10,000

NSP Formerly CHILL Funding (CDBG)

TOTAL: \$472,000

218 N. Broadway St.
Cassopolis, MI
NEW HOME CONSTRUCTION

419 S. East St
Cassopolis, MI
NEW HOME CONSTRUCTION

EST. 2008

RETURN PROPERTY
TO PRODUCTIVE USE

LOCAL ECONOMIC
DEVELOPMENT

LOCAL COMMUNITY
DEVELOPMENT

Meeting Schedule 2025

Thursday, February 13, 2025, at 10 a.m.

Wednesday, April 30, 2025, at 10 a.m.

Wednesday, June 25, 2025, at 10 a.m.

Wednesday, August 27, 2025, at 10 a.m.

Wednesday, October 22, 2025, at 10 a. m.

Wednesday, December 17, 2025, at 10 a.m.

Cass County Land Bank Authority Mission Statement

The Mission of the Cass County Land Bank Authority is to alleviate blight and enhance its communities by increasing property value and economic opportunity through the acquisition and redevelopment of foreclosed, vacant, and abandoned properties. Which can be accomplished through collaboration and open communication with community organizations, local government units and the public.

**CASS COUNTY LAND BANK AUTHORITY
SPECIAL MEETING**

September 16, 2025

The Cass County Land Bank Authority met in special session on Tuesday, September 16, 2025, in the third-floor conference room of the County Building.

Chair Hope Anderson called the meeting to order at 8:01 a.m.

Secretary Monica McMichael called roll:

MEMBERS PRESENT: Hope Anderson, Emilie LaGrow and Monica McMichael.

MEMBERS ABSENT: Jeremiah Jones and Harry Shaffer.

Also present was Deputy Treasurer Ana McCoy and Cass County Marketing Director Ambrosia Neldon.

APPROVAL OF THE AGENDA

Monica McMichael moved, seconded by Emilie LaGrow, to approve the agenda. Motion carried by voice vote.

MINUTES

Emilie LaGrow moved, seconded by Monica McMichael, to approve minutes from the August 26, 2025 Land Bank Authority Meeting. Motion carried by voice vote.

CLAIMS

Emilie LaGrow moved, seconded by Monica McMichael, to approve claims. Motion carried by voice vote.

NEW BUSINESS

Chair Anderson presented a revised appraisal for parcel number 14-060-012-214-30. Discussion followed.

Emilie LaGrow moved, seconded by Monica McMichael, to list the property with Loux & Hayden Realty at a sale price of \$200,000 with a note not to accept offers below \$170,000. Motion carried by voice vote.

UNFINISHED BUSINESS

Chair Anderson reported that the MI-Neighborhood Letter of Intent was approved and CDBG funds were designated as follows:

- \$225,000 Administration
- \$1,275,000 Project Funds

Monica McMichael moved, seconded by Emilie LaGrow, to approve the following resolution:

CASS COUNTY LAND BANK AUTHORITY COUNTY OF CASS, STATE OF MICHIGAN RESOLUTION 2025 AUTHORIZING RESOLUTION FOR CDBG PROGRAM

WHEREAS, the Michigan State Housing Development Authority has invited the Cass County Land Bank Authority to apply for its Community Development Block Grant (CDBG) funding through the MI Neighborhood Program; and

WHEREAS, the CCLBA desires to request \$1,500,000.00 in CDBG funds for homeowner repairs and improvements; and

WHEREAS, the program is designed to enhance the quality of life by providing vital home repairs to income-eligible households.

WHEREAS, the proposed project is consistent with the Cass County Master Plan as described in the Application; and

WHEREAS, all activities will be for the purpose of home repairs and improvements to homes occupied by low and moderate-income homeowners to address health, safety and energy efficiency needs; and

WHEREAS, local funds and any other funds to be invested in the project have not been obligated/incurred and will not be obligated/incurred prior to a formal grant award, completion of the environmental review procedures and a formal written authorization to obligate/incur costs MSHDA.

NOW, THEREFORE, BE IT RESOLVED that the Cass County Land Bank Authority hereby designates the Chairman as the Environmental Review Certifying Officer, the person authorized to certify the Michigan CDBG Application, the person authorized to sign the Grant Agreement and payment requests, and the person authorized to execute any additional documents required to carry out and complete the grant.

The Chair instructed the Clerk to call roll:

Yes (3): Hope Anderson, Emilie LaGrow and Monica McMichael.

No (0): None.

Absent (2): Jeremiah Jones and Harry Shaffer.

Resolution carried by voice vote.

Chair Anderson announced that a public hearing was set to take place at 4:00 p.m. on Monday, September 29, 2025, in the third floor conference room of the County Building.

PUBLIC COMMENT

None.

BOARD MEMBER COMMENTS/ANNOUNCEMENTS

Members discussed the MSHDA grant application due in early October. Chair Anderson may apply for that funding on behalf of the Cass County Land Bank.

ADJOURNMENT

Chair Anderson adjourned the meeting at 8:18 a.m.

**CASS COUNTY LAND BANK AUTHORITY
SPECIAL MEETING**

September 29, 2025

The Cass County Land Bank Authority met in special session on Tuesday, September 29, 2025, in Commission Chambers.

Chair Anderson called the meeting to order at 4:00 p.m

Clerk/Register Monica McMichael called roll:

MEMBERS PRESENT: Hope Anderson, Emilie LaGrow and Monica McMichael.

MEMBERS ABSENT: Jeremiah Jones and Harry Shaffer.

PUBLIC HEARING

Monica McMichael moved, seconded by Emilie LaGrow to open the public hearing at 4:01 p.m. Motion carried by voice vote.

There was no public comment.

Monica McMichael moved, seconded by Emilie LaGrow, to close the public hearing at 4:03 p.m. Motion carried by voice vote.

ADJOURNMENT

Monica McMichael moved, seconded by Emilie LaGrow, to adjourn. The meeting adjourned at 4:11 p.m.

DB: Cass County

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GL Number	Inv. Line Desc	Vendor	Invoice Desc.	Invoice	Due Date	Amount	Check
Fund 510 LAND BANK AUTHORITY FUND							
Dept 690 CASS COUNTY - PART H PROGRAM							
510-690-801.224	PROFESSIONAL SERVICES -	ABONMARCHE CONSULTANT	R4 BEP, 117 S. BROADWAY AE SERVICE	LB-2416	09/23/25	5,924.00	27023
510-690-801.224	PROFESSIONAL SERVICES -	ENVIRONMENTAL MANAGEM	R4 BEP, 136-140 E MAIN ST. MARCELL	LB-2414	09/23/25	11,867.00	27038
510-690-801.224	PROFESSIONAL SERVICES -	ENVIRONMENTAL MANAGEM	R4 BEP, 136-140 E MAIN ST. MARCELL	LB-2415	09/23/25	17,050.56	27039
510-690-801.224	PROFESSIONAL SERVICES -	TBG, LLC	R4 BEP, 136-140 E MAIN ST CONSULTA	LB-2419	10/07/25	1,492.75	27167
510-690-801.224	PROFESSIONAL SERVICES -	TBG, LLC	R4 BEP, 136-140 E MAIN ST CONSULTA	LB-2417	10/07/25	1,023.75	27167
510-690-801.224	PROFESSIONAL SERVICES -	TBG, LLC	R4 BEP 136-140 E MAIN ST CONSULTAN	LB-2418	10/07/25	848.25	27167
510-690-865.000	CONFERENCES / MEETINGS /	HUNTINGTON COMMERCIAL	SEPTEMBER 2025 CREDIT CARD CHARGES	7565 9/30/25	10/01/25	1,962.24	120602
510-690-920.000	ELECTRICITY	INDIANA MICHIGAN POWE	117 S. BROADWAY UTILITY BILL 8/14/	LB-2413	09/17/25	527.39	120578
510-690-972.000	CAPITAL OUTLAY	KACIE BRUENS	PROPERTY PURCHASE 14-041-126-056-0	LB-2412	09/23/25	24,629.96	120579
Total For Dept 690 CASS COUNTY - PART H PROGRAM						65,325.90	
Total For Fund 510 LAND BANK AUTHORITY FUND						65,325.90	

10/14/2025

REVENUE AND EXPENDITURE REPORT FOR CASS COUNTY
PERIOD ENDING 10/31/2025

		2025-26	YTD BALANCE	ACTIVITY FOR	AVAILABLE	% BDGT
GL NUMBER	DESCRIPTION	AMENDED BUDGET	10/31/2025 NORMAL (ABNORMAL)	MONTH 10/31/2025 INCREASE (DECREASE)	BALANCE NORMAL (ABNORMAL)	USED
Fund 510 - LAND BANK AUTHORITY FUND						
Revenues						
Dept 000 - GENERAL						
510-000-424.000	TAX REVERTED LANDS	2,000.00	0.00	0.00	0.00	0.00
510-000-502.000	FEDERAL GRANTS - GENERAL	0.00	0.00	0.00	0.00	0.00
510-000-502.217	MI HOPE	0.00	0.00	0.00	0.00	0.00
510-000-502.220	BLIGHT ELIMINATION - ROUND 3	441,600.00	0.00	0.00	0.00	0.00
510-000-502.224	BLIGHT ELIMINATION - ROUND 4	2,237,500.00	0.00	0.00	0.00	0.00
510-000-569.326	BLIGHT ELIMINATION - ROUND 1 & 2	0.00	0.00	0.00	0.00	0.00
510-000-640.000	CHARGES FOR SERVICES	38,400.00	0.00	0.00	0.00	0.00
510-000-665.000	INTEREST INCOME	2,500.00	0.00	0.00	0.00	0.00
510-000-667.000	RENTAL/LEASE INCOME	875.00	0.00	0.00	0.00	0.00
510-000-673.000	SALE OF FIXED ASSET	0.00	0.00	0.00	0.00	0.00
510-000-674.537	PRIVATE CONTRIBUTION - MIDWEST ENERGY	0.00	0.00	0.00	0.00	0.00
510-000-676.000	REIMBURSEMENTS	0.00	0.00	0.00	0.00	0.00
510-000-699.051	TRANSFER IN - GENERAL FUND	0.00	0.00	0.00	0.00	0.00
510-000-699.054	TRANSFER IN - DELINQUENT TAX REVOLVING	0.00	0.00	0.00	0.00	0.00
Total Dept 000 - GENERAL		2,722,875.00	0.00	0.00	0.00	0.00
TOTAL REVENUES		2,722,875.00	0.00	0.00	0.00	0.00
Expenditures						
Dept 690 - CASS COUNTY - PART H PROGRAM						
510-690-727.000	OFFICE SUPPLIES	1,500.00	0.00	0.00	0.00	0.00
510-690-729.000	POSTAGE	0.00	0.00	0.00	0.00	0.00
510-690-801.000	PROFESSIONAL SERVICES	1,000.00	0.00	0.00	0.00	0.00
510-690-801.217	PROFESSIONAL SERVICES - MI HOPE	441,600.00	0.00	0.00	0.00	0.00
510-690-801.220	PROFESSIONAL SERVICES - BEP R3	0.00	0.00	0.00	0.00	0.00
510-690-801.224	PROFESSIONAL SERVICES - BEP R4	2,237,500.00	3,364.75	3,364.75	(3,364.75)	100.00
510-690-801.326	PROFESSIONAL SERVICES - BEP R1 & R2	0.00	0.00	0.00	0.00	0.00
510-690-801.537	PROFESSIONAL SERVICES - MIDWEST ENERGY	0.00	0.00	0.00	0.00	0.00
510-690-860.000	TRAVEL / TRANSPORTATION / MEALS	700.00	345.00	345.00	(345.00)	100.00
510-690-865.000	CONFERENCES / MEETINGS / TRAINING	3,000.00	1,962.24	1,962.24	(1,962.24)	100.00
510-690-880.000	PROMOTION / MARKETING	0.00	0.00	0.00	0.00	0.00
510-690-920.000	ELECTRICITY	15,000.00	0.00	0.00	0.00	0.00
510-690-936.000	BUILDING & GROUNDS REPAIRS	0.00	0.00	0.00	0.00	0.00
510-690-955.000	DUES / MEMBERSHIP / SUBSCRIPTIONS / FEES	250.00	0.00	0.00	0.00	0.00
510-690-962.000	PROPERTY TAXES	1,500.00	0.00	0.00	0.00	0.00
510-690-972.000	CAPITAL OUTLAY	0.00	0.00	0.00	0.00	0.00
510-690-972.220	CAPITAL OUTLAY - BEP R3	0.00	0.00	0.00	0.00	0.00
510-690-972.224	CAPITAL OUTLAY - BEP R4	0.00	0.00	0.00	0.00	0.00
Total Dept 690 - CASS COUNTY - PART H PROGRAM		2,702,050.00	5,671.99	5,671.99	(5,671.99)	100.00
TOTAL EXPENDITURES		2,702,050.00	5,671.99	5,671.99	(5,671.99)	100.00

Issued By:

CASS COUNTY TREASURER
120 N BROADWAY SUITE 220
CASSOPOLIS, MI 49031

DELINQUENT PROPERTY TAX NOTICE**CASS COUNTY**

For Property #: 14-020-270-023-90

Assessed To:

UNKNOWN OWNER
120 N BROADWAY
CASSOPOLIS MI 49031

You may call us at 269-445-4468 for further info, Mon-Fri, 8:00 am - 4:30 pm.

14-020-270-023-90
UNKNOWN OWNER

Property Address: GRILL AVE

C/O CASS COUNTY TREASURER
120 N BROADWAY
CASSOPOLIS MI 49031

Legal Description for 14-020-270-023-90
890A-14A S 14 FT OF N 423 FT OF LOT 23. GRILL'S ACRES

THE OLDEST TAX YEAR MUST BE PAID FIRST.

PARTIAL PAYMENTS CAN BE MADE AT ANY TIME.

PAYMENT CAN ALSO BE MADE ONLINE BY CREDIT OR DEBIT CARD OR E-CHECK
AT WWW.CASSCOUNTYMI.ORG. CLICK ON THE "PAYMENTS" LINK.
PLEASE REFER TO THIS STATEMENT FOR YOUR PARCEL ID NUMBER.

Status Code	Tax Year	Payoff Starting 10/01/25	Payoff Starting 11/01/25	Payoff Starting 12/01/25
FRF	2023	398.77	399.48	400.19
Total Amount Due		398.77	399.48	400.19

Make your check or money order payable to:

CASS COUNTY TREASURER and mail to:

120 N. BROADWAY, SUITE 220

CASSOPOLIS, MI 49031

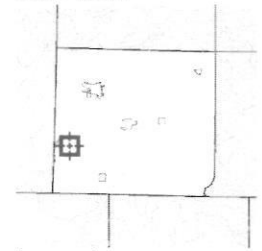
If your check is returned by the bank, your receipt will be voided and your taxes will be unpaid. Also an additional fee will be charged.

After February 1 of any year, no personal checks will be accepted for payment on taxes with a Status of "FRF" facing foreclosure on March 31 of that same year.

PLEASE RETURN THIS NOTICE WITH YOUR PAYMENT. A receipt will be promptly issued. Please tell us if you feel this notice is in error.



Overview



Legend

- ☐ Municipalities
- ☐ Townships
- Roads**
 - CITY/VILLAGE LOCAL
 - CITY/VILLAGE MAJOR
 - COUNTY LOCAL
 - COUNTY PRIMARY
 - FEDERAL TRUNKLINE
 - STATE TRUNKLINE
 - <all other values>
- ☐ **Parcels**
- Parcel Numbers**

Parcel ID	14-020-270-023-90	Alternate ID	n/a	Owner Address	UNKNOWN OWNER 120 N BROADWAY CASSOPOLIS, MI 49031
Sec/Twp/Rng	270-07S-16W	Class	403 - RESIDENTIAL-COMMON ELEMENT/ASSESSED WITH		
Property Address	GRILL AVE	OTHE			
District	020 HOWARD TOWNSHIP	Acreage	n/a		
Brief Tax Description	890A-14A S 14 FT OF N 423 FT OF LOT 23. GRILL'S ACRES OWNER UNKNOWN AFTER EXTENSIVE SEARCH PARCEL TO ROLL INTO FORFEITURE THEN TO BE DEEDED TO GEORGE AND DAWN POLLY. (Note: Not to be used on legal documents)				

Date created: 10/21/2025
Last Data Uploaded: 10/21/2025 5:45:12 AM

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