

John F. Fuentes
County Administrator/Controller

Todd J. Campbell
Deputy Administrator



Cindy Moser
Finance Director

100 E. State Street, Suite 2100
St. Johns, Michigan 48879
(989) 224-5120 • Fax: (989) 224-5102
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NOTICE OF BUILDING AUTHORITY MEETING

Please take notice that the Clinton County Building Authority will meet on **Monday, August 26, 2024 at 3:00 p.m.** in the Administration Office, Courthouse, 2nd Floor , 100 E. State Street, Suite 2100, St. Johns.

The purpose of his meeting is to Adopt a Resolution Approving the Transfer of Real Property between Clinton County and the Clinton County Building Authority; Quit Claim Deed for County Property from Clinton County Building Authority to the County of Clinton; and to conduct any other business that may come before the Building Authority.

A handwritten signature in black ink, appearing to read "John F. Fuentes", is written over a horizontal line.

John Fuentes, County Administrator/Controller
Building Authority

Posted: August 23, 2024

**COUNTY OF CLINTON BUILDING AUTHORITY
RESOLUTION APPROVING THE TRANSFER OF REAL PROPERTY**

This Resolution is made and adopted at a _____ meeting of the County of Clinton Building Authority (the "Authority"), County of Clinton, State of Michigan, held at 100 East State Street, St. Johns, Michigan 48879 on August _____, 2024 at _____ o'clock AM / PM.

PRESENT:

ABSENT:

The following Resolution was offered by _____, and seconded by _____.

WHEREAS, the Authority holds title to certain real property located in the City of St. Johns, Clinton County, State of Michigan, commonly known as 1347 E. Townsend Street, St. Johns, Michigan, and as more particularly described on Exhibit A attached hereto (the "Property");

WHEREAS, Clinton County (the "County") previously transferred Property to the Authority, and the Authority had issued bonds in connection with construction of certain buildings and improvements on the Property, however said bonds have now been paid in full;

WHEREAS, the Authority leased the Property back to the County pursuant to a Full Faith and Credit General Obligation Lease Contract made as of February 1, 1990 (the "Lease Contract");

WHEREAS, pursuant to the Lease Contract, the Authority is required contractually to convey the Property back to the County at the end of the term of the Lease Contract, and the term of that Lease Contract has now expired; and

WHEREAS, the County has requested that the County of Clinton Building Authority transfer the Property to the County.

NOW THEREFORE, be it resolved by the County of Clinton Building Authority, Clinton County, Michigan as follows:

1. The County of Clinton Building Authority hereby confirms that the bonds have been paid, and that the term of the Lease Contract has expired, and approves the conveyance of the Property to the County for no consideration.

2. The County of Clinton Building Authority hereby authorizes the execution of a quit claim deed by the County of Clinton Building Authority Chairperson (the "Authorized Signatory") to the County.

3. The Authorized Signatory is also authorized to execute any other documents deemed necessary or desirable by the Authorized Signatory in connection with the conveyance of the Property to the County.

4. Any prior resolution or portion of any prior resolution inconsistent with this Resolution is hereby appealed.

ADOPTED:

YEAS: _____

NAYS: _____

CERTIFICATION

I, the undersigned duly qualified and acting Secretary of the County of Clinton Building Authority, Clinton County, Michigan DOES HEREBY CERTIFY that the foregoing is a true and complete copy of certain proceedings taken by the County of Clinton Building Authority at a regular meeting held on the ____ day of August, 2024.

Debra A. Sutherland, Secretary
Clinton County, Michigan

EXHIBIT A

PROPERTY DESCRIPTION

A 33.24 acre parcel of land, being the Easterly 30 acres of the Southeast Quarter (SE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$), and the southerly 100.00 feet of the Northeast Quarter (NE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$), all in Section 15, T7N R2W, City of St Johns, Clinton County, Michigan, and more particularly described as: BEGINNING at recorded iron stake In a monument box at the South Quarter Post of Sec 15, THENCE N.00°05'39"W. on the North-South Quarter Line of Sec 15 a distance of 1,437.85 feet, THENCE N.89°28'44"W. on the north line of the south 100.00 feet of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of sec 15 a distance of 1,311.86 feet, THENCE S.00°02'50"E. on the North-South Eighth Line of the SW $\frac{1}{4}$ of Sec 15 a distance of 100.00 feet to an iron stake found at the Center of the SW $\frac{1}{4}$ of Sec 15, THENCE S.89°28'44"E. on the East-West Eighth Line of the SW $\frac{1}{4}$ of Sec 15 a distance of 326.74 feet to an iron stake found, THENCE S.00°02'51"E. a distance of 1,333.97 feet to a punch mark atop a railroad spike found on the South Section Line at a point located S.89°15'15"E. 1,639.85 feet from recorded iron stake In a monument box found at the Southwest corner of Sec. 15, THENCE S.89°15'15"E. on the South line of Sec 15 a distance of 986.34 feet to the POINT OF BEGINNING.

EXCEPT: A 3.012 parcel of land, being located in the Northeast Quarter (NE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section 15, T7N, R2W, City of St. Johns, Clinton County, Michigan, and more particularly described as: BEGINNING at recorded iron stake in a monument box at the South Quarter Post of Sec. 15, THENCE N.00°05'39"W. on the North-South Quarter line of Section 15 a distance of 1,337.85 feet to true point of beginning; THENCE N.00°05'39"W on the North-South Quarter line of Section 15 a distance of 100.00 feet, THENCE N.89°28'44"W on the north line of the south 100.00 feet of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Sec 15 a distance of 1311.86 feet, thence S.00°02'50" E on the North-South Eighth Line of the SW $\frac{1}{4}$ of Section 15 a distance of 100.00 feet to an iron stake found at the center of the SW $\frac{1}{4}$ of Sec 15, THENCE S.89°28'44"E. on the East -West Eighth Line of the SW $\frac{1}{4}$ of Sec 15 a distance of 1,311.94 feet to the true point of beginning.

19950:00001:200747850-1

QUIT CLAIM DEED

The Grantor, County of Clinton Building Authority, a building authority organized and existing under and pursuant to Act No. 31, Public Acts of Michigan, 1948 (First Extra Session), as amended,

whose address is, 100 East State Street, St. Johns, Michigan 48879,

Quit Claims unto the Grantee, County of Clinton, a county of the State of Michigan,

whose address is, 100 East State Street, St. Johns, Michigan 48879,

the following premises situated in the **City of St. Johns, County of Clinton, and State of Michigan:**

A 33.24 acre parcel of land, being the Easterly 30 acres of the Southeast Quarter (SE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$), and the southerly 100.00 feet of the Northeast Quarter (NE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$), all in Section 15, T7N R2W, City of St Johns, Clinton County, Michigan, and more particularly described as: BEGINNING at recorded iron stake In a monument box at the South Quarter Post of Sec 15, THENCE N.00°05'39"W. on the North-South Quarter Line of Sec 15 a distance of 1,437.85 feet, THENCE N.89°28'44"W. on the north line of the south 100.00 feet of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of sec 15 a distance of 1,311.86 feet, THENCE S.00°02'50"E. on the North-South Eighth Line of the SW $\frac{1}{4}$ of Sec 15 a distance of 100.00 feet to an iron stake found at the Center of the SW $\frac{1}{4}$ of Sec 15, THENCE S.89°28'44"E. on the East-West Eighth Line of the SW $\frac{1}{4}$ of Sec 15 a distance of 326.74 feet to an iron stake found, THENCE S.00°02'51"E. a distance of 1,333.97 feet to a punch mark atop a railroad spike found on the South Section Line at a point located S.89°15'15"E. 1,639.85 feet from recorded iron stake In a monument box found at the Southwest corner of Sec. 15, THENCE S.89°15'15"E. on the South line of Sec 15 a distance of 986.34 feet to the POINT OF BEGINNING.

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**Drafted (without opinion) By and
When Recorded Return To:**

Brent A. Titus (P37013)
Foster Swift Collins & Smith PC
313 S. Washington Square
Lansing, Michigan 48933-2193
(517) 371-8268

Send Subsequent Tax Bills to:

County of Clinton
100 East State Street
St. Johns, MI 48879
Attention: County Administrator

Tax Parcel #300-015-300-030-51 Recording Fee \$30.00 Transfer Tax: Exempt
19950:00001:200776405-1