

**INGHAM COUNTY LAND BANK
FAST TRACK AUTHORITY**

March 6, 2017
Minutes

Members Present: Eric Schertzing, Comm. Anthony, Comm. Hope, Comm. McGrain,
Comm. Nolan

Members Absent: None

Others Present: Dawn Van Halst, Tim Perrone, Joseph Bonsall, Brent Forsberg, Jeff
Deehan

The meeting was called to order by Chairperson Schertzing at 5:00 p.m. in Conference
Room D & E of the Human Services Building, 5303 S. Cedar, Lansing.

Approval of the February 6, 2017 Minutes

MOVED BY COMM. ANTHONY, SUPPORTED BY COMM. HOPE, TO APPROVE THE
FEBRUARY 6, 2017 MINUTES. MOTION CARRIED UNANIMOUSLY.

Additions to the Agenda: None

Limited Public Comment: None

1. Community Projects Update

Interim Executive Director Van Halst stated Land Bank staff recently participated in the
application review process for the City of Lansing's Love Your Block grants. One of the
proposed projects will be on a Land Bank garden lot on Isbell St. Chairperson
Schertzing stated the Treasurer transferred two 2016 tax-foreclosed parcels on Aurelius
Rd to the Parks Department. The parcels are adjacent to Hawk Island Park.

2. Resolution to Approve the Sale of 2221 E Kalamazoo, & Adjacent Lots to
Forsberg General Bld LLC/Dymaxion or Assigned

Chairperson Schertzing introduced Brent Forsberg. Comm. McGrain disclosed that Mr.
Forsberg has contributed to his campaign in the past. Mr. Forsberg distributed materials
related to the proposed project and provided an overview. The proposed development
would include a three-story, mixed-use building with on-site parking. The housing units
will be targeted to the 80% – 100% AMI market. Comm. McGrain asked how the project
fits within the City's Master Plan. Mr. Forsberg replied that the development as
proposed would require a variance for parking. He stated he has had preliminary

discussion with the City on that issue. Comm. Nolan asked how the use of HHF funds relates to these parcels. Executive Director Van Halst stated \$1,000 - \$2,000 will have to be returned to MSHDA. That will be the case, regardless of the proposed development or developer. Chairperson Schertzing stated the 5/50 tax capture on this project would net the Land Bank approximately \$10,000 per year.

MOVED BY COMM. NOLAN, SUPPORTED BY COMM. HOPE, TO ADOPT THE RESOLUTION APPROVING THE SALE OF 2221 E KALAMAZOO & ADJACENT LOTS TO FORSBERG GENERAL BLD LLC/DYMAXION, OR ASSIGNED. MOTION CARRIED UNANIMOUSLY.

3. Resolution to Approve the Sale of 1215 E Oakland, Lansing to Ahptic Productions, LLC

MOVED BY COMM. NOLAN, SUPPORTED BY COMM. ANTHONY, TO ADOPT THE RESOLUTION APPROVING THE SALE OF 1215 E OAKLAND, LANSING TO AHPTIC PRODUCTIONS, LLC.

Executive Director Van Halst provided an overview of the resolution and information in the packet.

MOTION CARRIED UNANIMOUSLY.

4. Resolution to Approve Agreement for Payment of Debt Service on Redevelopment Bonds, Series 2010

MOVED BY COMM. NOLAN, SUPPORTED BY COMM. McGRAIN, TO ADOPT THE RESOLUTION APPROVING AGREEMENT FOR PAYMENT OF DEBT SERVICE ON REDEVELOPMENT BONDS, SERIES 2010.

Executive Director Van Halst provided an overview of the resolution and information in the packet.

MOTION CARRIED UNANIMOUSLY.

5. Support Letter for Proposed Urban Ag Ordinance – City of Lansing

Chairperson Schertzing provided an overview of the support letter and the proposed ordinance. He stated that he has personally signed the letter and would like the Land Bank to sign on as well. Comm. McGrain stated community members he has heard from are all supportive of the proposed ordinance.

MOVED BY COMM. ANTHONY, SUPPORTED BY COMM. McGRAIN, TO APPROVE THE ADDITION OF THE INGHAM COUNTY LAND BANK FAST TRACK AUTHORITY AS A SIGNATORY TO THE SUPPORT LETTER FOR THE PROPOSED URBAN

AGRICULTURE ORDINANCE IN THE CITY OF LANSING. MOTION CARRIED UNANIMOUSLY.

6. February 2017 Communications Report

Interim Executive Director Van Halst distributed the report and provided an overview of its contents. She stated staff is expecting an offer on the former Deluxe Inn site.

7. Property maintenance, renovation & development

7a. Residential, Garden, and Commercial Property update – dashboard

Chairperson Schertzing stated the dashboard was included in the packet.

7b. Completed and Pending Sales

Chairperson Schertzing stated the sales report was included in the meeting packet. Interim Executive Director Van Halst stated we have closed on six homes already in 2017.

7c. Land Bank Residential Rental Properties List

Chairperson Schertzing stated the rental property status list was included in the meeting packet.

7d. General Legal Update – Counsel

Time Perrone stated two landlord tenant matters had been resolved before their scheduled hearing dates.

8. Accounts Payable & Monthly Statement

8a. Accounts Payable Approval – February 2017

MOVED BY COMM. McGRAIN, SUPPORTED BY COMM. NOLAN, TO APPROVE THE ACCOUNTS PAYABLE FOR FEBRUARY 2017. MOTION CARRIED UNANIMOUSLY.

8b. Monthly Statement – December 31, 2016 (unaudited)

The unaudited December 31, 2016 monthly financial statement was received and placed on file.

9. Chairman & Executive Director Comments:

Chairperson Schertzing distributed an email he had received from Denise Paquette about the positive impact the Land Bank is having in the community.

Announcements: None

Limited Public Comment: None

The meeting adjourned at 6:07 p.m.

Respectfully submitted,
Joseph G Bonsall