

INGHAM COUNTY LAND BANK

FAST TRACK AUTHORITY

Minutes of the February 5, 2017
Regular Board Meeting

Attendance

Members present: Treasurer Schertzing and Commissioners Crenshaw, Grebner and Nolan
Members excused: None
Others present: Jeanna Paluzzi, Bonnie Toskey, Tim Perrone, Jessica Lamson

Minutes

1. Call to order

Chairman Schertzing called the meeting to order at 4:00 pm in conference rooms D&E of the Human Services building, 5303 South Cedar, Lansing.

2. Approval of minutes

MOVED BY NOLAN, SUPPORTED BY SCHERTZING, TO APPROVE THE DECEMBER 4, 2017 MINUTES.

MOTION PASSED UNANIMOUSLY.

3. Amendments to the agenda

There were no amendments to the agenda.

4. Limited public comment

There were no public comments.

5. Election of officers

MOVED BY NOLAN, SUPPORTED BY CRENSHAW TO ELECT NOLAN AS VICE-CHAIR, GREBNER AS TREASURER, AND CRENSHAW AS SECRETARY.

MOTION PASSED UNANIMOUSLY.

6. Strategic planning + annual work plan

Executive Director Paluzzi spread out a series of maps produced from a three month staff review of disposition plans for all land parcels currently held by the Land Bank. This map presentation had to be tabled at the January Board meeting agenda due to time constraints, and it's the reason for this meeting's early start time. She indicated that the maps were presented at the January City of Lansing Neighborhood Roundtable meeting series, the City's January Baker neighborhood partners meeting, and the February CED (Community Economic

Development) Network meeting. She reviewed the land bank disposition processes, benefits of \$39M in grant funding invested through the Land Bank, current issues and some prospective project areas. Maps will be posted on the Land Bank webpage as it gets updated.

7. Resolutions

Nolan requested the chair move agenda item 7D to the 7A position. Schertzing agreed.

A. Authorize Executive Director to negotiate and execute transfer of the School for the Blind Superintendent's House

MOTION BY NOLAN, WITH SUPPORT BY GREBNER, TO (1) AMEND RESOLUTION #17-15 LAST CLAUSE, FIRST SENTENCE, TO READ: AUTHORIZES THE EXECUTIVE DIRECTOR AND BOARD CHAIRMAN TO NEGOTIATE AND EXECUTE THE TRANSFER OF 1141 NORTH PINE STREET, LANSING.

Schertzing indicated that the campus was owned by the State of Michigan about 12 years ago and was picked up by the city in 2008-9. The Land Bank invested about \$200,000 in historic renovations, then executed a land contract with Rizzi. Facing financial collapse Rizzi signed the land contract back to the Land Bank in early 2015. The Land Bank has been trying to sell it since then. Paluzzi indicated that the Land Bank's realtor has never received an offer other than MMRS. She reviewed the history of the MMRS purchase agreement. Attorney Toskey said the original offer died based on the original resolution language, and the counteroffer is a new offer. Attorney Perrone said he does not draft resolution language.

MMRS Director Lamson indicated that MMRS has not received a response from any of its attempts to contact the State Historic Preservation Office regarding the campus's historic registry and any implications for MMRS renovation plans. Paluzzi asked Lamson to forward a recent email so that she could relay it to Land Bank contacts at SHPO.

GREBNER OFFERED AS A FRIENDLY AMENDMENT, AND NOLAN ACCEPTED: ACCEPT THE COUNTEROFFER OF \$230,000, INCLUDE THE PHRASE AS IS, AND EXTEND THE CLOSING DATE TO MARCH 31, 2018.

MOTION PASSED. AYES: GREBNER, NOLAN, SCHERTZING. NAYS: CRENSHAW.

Nolan requested from staff within the next 90 days a draft new policy and procedures for contacting surrounding landowners regarding a parcel sale intended for commercial use.

B. Transfer four parcels on West Malcolm X to World Import Solution Inc.

MOVED BY GREBNER, SECONDED BY NOLAN TO APPROVE RESOLUTION.

Grebner asked about the reliance on Broker Price Opinions (BPOs). Paluzzi indicated that a BPO costs \$100, as opposed to a commercial appraisal. Schertzing commented that commercial appraisals are a challenging decision, given time and expense involved. Nolan

asked about nearby landowner engagement. Paluzzi indicated that there is only one house along that block and that the street fronts 496. Schertzing indicated that the garden program manager told last year's gardener that the parcel would be sold.

MOTION PASSED UNANIMOUSLY.

C. Transfer three parcels on Riverview Ave to Greater Love Apostolic Temple

Grebner requested a reverter clause be added, in case no parking lot be developed. Paluzzi will have staff send letters to neighbors.

MOVED BY GREBNER, SECONDED BY NOLAN TO TABLE RESOLUTION.

MOTION PASSED UNANIMOUSLY.

D. Transfer 4501 S MLK Jr. Blvd to MLK Plaza LLC

Paluzzi indicated that this lot is adjacent to another Land Bank lot sold to the sale buyer in 2012. Schertzing indicated that this proposed sale has the highest reputational risk of the set. Nolan indicated letters should be sent to County Commissioners, City Council members, neighborhood association, City Planning and Neighborhood Departments, and 5 nearest neighbors.

MOVED BY GREBNER, SECONDED BY NOLAN TO TABLE RESOLUTION.

MOTION PASSED UNANIMOUSLY.

8. Program reports

A. Residential, garden and commercial dashboard

B. Completed and pending sales whiteboard

C. Residential rental properties status report

Schertzing indicated that written reports were included in the packet.

9. Reorganization status

A. Termination of County positions

Grebner indicated that he will take up recovery of unauthorized payments at the County Finance Committee.

MOTION TO AUTHORIZE LEGAL COUNSEL TO RECOUP MONIES IMPROPERLY PAID TO FORMER EMPLOYEES. SECONDED BY CRENSHAW.

Nolan indicated she will be voting no. Grebner stated that the Board of County Commissioners and the Land Bank have an obligation to recoup. Attorney Perrone said he needed an exact amount. Paluzzi indicated that was in a document developed for the pre-determination meeting.

MOTION PASSED. AYES: CRENSHAW, GREBNER, SCHERTZING. NAY: NOLAN.

B. New Land Bank position recruitment

Paluzzi indicated that accounting firm Maner Costerisan is highly recommended by the Zoo Society. She would like to hire their professional credentials to ensure financials are handled appropriately during this critical period, until a more permanent solution manifests.

MOTION BY GREBNER, SECONDED BY NOLAN, TO WORK WITH MANER COSTERISAN WITHIN THE ADOPTED ANNUAL BUDGET, NOT TO EXCEED \$10,000 TOTAL COST, WITH ATTORNEY REVIEW OF THE SERVICE AGREEMENT.

MOTION PASSED UNANIMOUSLY.

10. Financials**A. Approve Accounts Payable: November 2017****B. Receive Statement of Revenue and Expense: November 2017**

AP was approved, and the Statement was received.

C. Proposed amendment to 2018 budget

The Board indicated that the Executive Director may work within the adopted budget.

D. PNC lines of credit transaction history**E. Proposed settlement of brownfield plan - related accounts**

The above two items were tabled until the next meeting.

11. Reports**A. Executive Director****B. Board Chairman**

There was no discussion.

12. Limited public comment

There was no public comment.

13. Adjournment

The meeting adjourned at 6:25 pm.