

APPROVED MARCH 3, 2008
THE INGHAM COUNTY LAND BANK
FAST TRACK AUTHORITY

February 4, 2008
Minutes

Members Present: Eric Schertzing, Comm. Rebecca Bahar-Cook, Comm. Dale Copedge, and Comm. Curtis Hertel

Members Absent: Debbie DeLeon

Others Present: Joseph Bonsall, Bonnie Toskey, Dorothy Boone, Nancy Hammond and John Peckham

The meeting was called to order by Chairperson Schertzing at 5:30 p.m. in the Personnel Conference Room of the Human Services Building, 5303 S. Cedar, Lansing, Michigan.

Approval of the January 7, 2008 Minutes

MOVED BY COMM. HERTEL, SUPPORTED BY COMM. BAHAR-COOK, TO APPROVE THE JANUARY 7 MINUTES AS AMENDED. MOTION CARRIED UNANIMOUSLY.

Absent: Comm. DeLeon

The Minutes were amended to reflect the following:

The following language was added to the Public Comment section of the Minutes:

Ms. Wing spoke about the Silver Dollar property. She stated Comms. Bahar-Cook and DeLeon's should recuse themselves from further deliberation regarding this property. Ms. Hammond then read from the Land Bank's policies and procedures as they related to this matter. She stated awarding property on the basis of a prior, private agreement is a bad precedent for the Land Bank.

Additions to the Agenda

4. Correspondence

MOVED BY COMM. BAHAR-COOK, SUPPORTED BY COMM. HERTEL, TO APPROVE THE AMENDED AGENDA. MOTION CARRIED UNANIMOUSLY. Absent: Comm. DeLeon

(Comm. Copedge arrived at 5:31 p.m.)

Limited Public Comment

Ms. Hammond stated she thinks the Land Bank has forgotten its constituents. The Land Bank did not follow its own policy regarding the Silver Dollar property. Ample evidence was provided which showed that a student bar would not be consistent with the needs of the neighborhood. The proposal does not meet environmental requirements.

Constituents have the right to expect the Land Bank Authority will maximize tax revenue. Ms. Hammond stated, on her own behalf, that the Land Bank ignored the recommendation of the review committee. She proposed that a member of the Land Bank move to approve the Martin

Properties' proposal in the interest of the constituents. Ms. Hammond stated there is no prior agreement which would be recognized in a court of law.

Mr. Peckham, Martin Properties Development, stated he would like to know when the Silver Dollar property will be on the agenda again for further consideration.

Chairperson Schertzing stated the Authority may reconsider this matter in March. The Land Bank will not meet in April due to vacation schedules.

1. Property Maintenance, Renovation & Development
 - a. Property Update

Ms. Ruttan reviewed the Property Update. This information is in the agenda material. The home at 922 Pennsylvania was sold on a land contract. Ms. Ruttan stated the 1416 Adam Street home was purchased for \$1.00. The renovation is almost complete and the appraisal will be conducted next week. It's anticipated the home should list for \$130,000 to \$150,000. The 1135 Westmoreland property was purchased for \$1.00. The renovation will begin in February. An energy star audit will be completed on this structure.

The 4327 S. Aurelius property was a tax foreclosure and it should be listed by the end of February. An open house was held for the 731 N. Seymour home last week and it was well attended. Ms. Ruttan continued her review of the Update.

Comm. Bahar-Cook asked Ms. Ruttan to include the purchase date of the properties in the Update. Chairperson Schertzing requested that the Update pages be numbered.

- b. General Legal Update – Counsel

Ms. Toskey, County Attorney, stated there is no change in the Silver Dollar status. The case remains pending before Judge Giddings. Judge Collette granted a notice of summary disposition in the Titov matter. If this is not appealed, the case will be resolved by the end of this month. The Oak Tree property remains before the Court of Appeals.

2. Contracts & Bills
 - a. Accounts Payable Approval – January

MOVED BY COMM. HERTEL, SUPPORTED BY COMM. BAHAR-COOK, TO APPROVE THE JANUARY ACCOUNTS PAYABLE. MOTION CARRIED UNANIMOUSLY.

Chairperson Schertzing stated he is putting together a power point presentation for MAC.

3. Items from the Chairman & Executive Director
 - a. Good Neighbor Program (DHUD)

Ms. Ruttan stated the first seven homes in 2007 were closed on last Friday. The next 11 properties are scheduled for closing on February 25. The remaining six properties are waiting for approval. Forty one dollar homes have been purchased. Ms. Ruttan stated the properties are reviewed and inspected to assess them for Brownfield eligibility. Mr. Johnston is involved in this process. Ms. Ruttan stated this has become a time consuming process.

Comm. Bahar-Cook asked if the Land Bank will need to hire additional staff to handle this increased work load. Ms. Ruttan stated she will notify the Authority if additional staff is needed.

b. Capacity Building

Ms. Boone stated the Jones grant is unofficially approved. Chairperson Schertzing spoke regarding this matter. He stated 24 homes were needed for the grant application. All of the homes will not be completed this year. The grant will be a huge boost to the communities' ability to do transitional housing. Chairperson Schertzing stated the properties will be held and we will subcontract with the Housing Authority to administer them.

Ms. Boone stated she met with some non-profit producers of affordable housing last week. The City of Lansing has contracted with these entities for years and they have tried to increase their capacity to produce more affordable homes. Ms. Boone explained that she spoke with the producers regarding making some of the homes available to the Land Bank. This sector needs to be strengthened in order to strengthen our community.

Chairperson Schertzing stated the Land Bank is liable to HUD; therefore, we will hold the funds in this matter.

The Authority held a general discussion regarding this item. Ms. Ruttan stated Mr. Johnston is already set up to collect rent and to deal with other rental matters through the Housing Commission's Section 8 Program.

Ms. Ruttan spoke regarding the Authority's sales strategy. Chairperson Schertzing showed the Authority a sales flier for homes the Land Bank has for sale. Ms. Ruttan stated another flier is being developed for renovated properties.

d. Correspondence

The correspondence was received and placed on file.

Announcements

Chairperson Schertzing stated the home at 305 West Grand River will be in the upcoming Parade of Homes. A new construction home on Franklin Street will also be a part of the Parade of Homes.

Public Comment: None

The meeting adjourned at 6:15 p.m.

Respectfully submitted,

Debra Neff