

**THE INGHAM COUNTY LAND BANK  
FAST TRACK AUTHORITY**

March 3, 2008

Minutes

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

Members Absent: None

Others Present: Mary Ruttan, Joseph Bonsall, Dawn Van Halst, Dave Stoker, Diane Wing,  
Jerry Wilson, Brenda Crummer, James Crummer, David Krause, John  
Peckham, Michael Matheson, Karla Russell and Karen Burns

The meeting was called to order by Chairperson Schertzing at 5:33 p.m. in the Personnel  
Conference Room of the Human Services Building, 5303 S. Cedar, Lansing, Michigan.

Minutes were approved after all board members present

Approval of Amended Minutes – January 7, 2008

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

Absent: Comms. DeLeon and Hertel

Approval of Minutes – February 4, 2008

MOVED BY COMM. COPEDEGE, SUPPORTED BY COMM. BAHAR-COOK, TO APPROVE  
THE FEBRUARY 4 MINUTES AS SUBMITTED. MOTION CARRIED UNANIMOUSLY.

Absent: Comms. DeLeon and Hertel

Additions to the Agenda: None

Limited Public Comment

Mr. Peckham, Martin Properties, spoke regarding agenda item 2b. He stated he is confused with the Land Bank's process in that matter. Martin Properties did zoning, site plans, and building renderings and developed a cost estimate to develop the property. The proposal has the support of Neighborhood Association and the East Lansing Engineering Department. Mr. Peckham stated the charge of the Land Bank Authority is to make the best use of the property for the County and its residents. The Land Bank accepted the Martin proposal on two separate occasions. Mr. Peckham stated he would appreciate it if the Land Bank voted in favor of the Martin Properties' proposal again.

(Comm. Copedge arrived at 5:39 p.m.)

Mr. Matheson urged the Land Bank Authority to approve the Martin Properties' proposal.

(Comm. DeLeon arrived at 5:44 p.m.)

Ms. Wing, Chesterfield Hills Neighborhood Association, addressed the Committee about item 2b. She urged the Land Bank to reward the proposal to the Martin Properties. The neighborhood does not want another bar in this area. Ms. Wing stated the County residents are

better served by awarding the proposal to Martin Properties. This award should be made as soon as possible.

Ms. Burns, Coldwell Banker, spoke about 4381 Meridian Road, Okemos. She stated she was present to ask about the procedure for purchasing this property. Ms. Burns distributed a sketch of the property for the Land Bank to review.

Ms. Ruttan stated the Land Bank Office is waiting to hear from Meridian Township about this property. Chairperson Schertzing suggested that Ms. Burns could contact Mary Helmburg at Meridian Township to learn their timeline on this matter.

1. Communications
  - a. City of East Lansing

MOVED BY COMM. HERTEL, SUPPORTED BY COMM. BAHAR-COOK, TO RECEIVE THE COMMUNICATION FROM THE CITY OF EAST LANSING AND PLACE IN ON FILE. MOTION CARRIED UNANIMOUSLY.

2. Property maintenance, renovation & development
  - a. Resolution to Authorize the Chairman to sign the offer to purchase for the Property known as "Parcel A" former School for the Blind Property

Comm. De Leon asked if the Land Bank paid the appraisal for this property. Ms. Ruttan stated the Land Bank already paid the appraisal. Comm. De Leon stated she thought that sellers usually pay for appraisals. Mr. Ruttan agreed with Comm. De Leon's previous statement.

After a brief discussion, the Authority determined this item should be tabled until the next Land Bank meeting.

MOVED BY COMM. DELEON, SUPPORTED BY COMM. HERTEL, TO TABLE THIS MATTER UNTIL THIS COMMITTEE'S MAY 2008 MEETING. MOTION CARRIED UNANIMOUSLY.

- b. 3411 E. Michigan Avenue Property

Comm. De Leon stated she feels the Authority did not do its due diligence during the review of the proposals. She then asked if the people who entered into the purchase agreement had time to look into the property. She also asked if the agreement was entered into months in advance, does that agreement hold water in this case.

MOVED BY COMM. DELEON, SUPPORTED BY COMM. COPEGE, TO REFER THIS ITEM BACK TO THE REVIEW COMMITTEE AND FOR CONSIDERATION OF THE PRIOR PURCHASE AGREEMENT.

Comm. Hertel stated the Authority should not change anything in this RFP process. The Review Committee has three options at this point. It could review the Martin Properties' proposal; it could review the Authentic Properties' proposal; or the Committee can seek additional proposals. This is the last time the Authentic Properties' proposal should be referred back to the Review Committee. Comm. Hertel also stated the Land Bank should thank the Review Committee and support them for their efforts on this issue.

Chairperson Schertzing stated the Review Committee needs to be suspicious of any document that claims to be authentic at this time. The flood plain issue limits the number of things that can be done with this property.

Comm. Hertel asked about the City of East Lansing's determination that they will no longer provide sanitary sewer services to the property. Chairperson Schertzing explained the City has discretion as to whether or not to provide the service. Comm. Hertel stated he will call Mr. Sneathen, City of East Lansing's Director of Public Works, about this issue.

MOTION CARRIED UNANIMOUSLY.

c. Property Update

Ms. Ruttan reviewed the Property Update. The Authority then held a brief discussion about the Update.

d. General legal update – Counsel

Mr. Stoker stated the Titov case was resolved. There will not be an appeal. In regard to the Silver Dollar property, the plaintiff did not show up for the pre-trial conference before Judge Giddings. Judge Giddings postponed the conference. He will rule on the County's motion before the rescheduled pre-trial conference.

Mr. Stoker stated the Oak Tree property is still in the Court of Appeals. Oral arguments are scheduled for tomorrow morning.

Mr. Stoker further stated the Silver Dollar case should be resolved by the next Land Bank meeting. The Oak Tree decision will not be made for another few weeks.

e. Post-purchase home education program

Ms. VanHalst stated the overall purpose of the post-purchase education program is to support successful long-term homeownership by providing homeowners with support services and resources to sustain their home financially and to educate buyers on home maintenance.

The Land Bank will offer buyers of Land Bank homes an opportunity to take free post-purchase education classes. There will be an incentive/gift for successfully completing a post-purchase course. Ms. VanHalst further stated the Land Bank is looking into partnering with other organizations in the area that are already providing such classes. Buyers will have the option to attend other classes than those offered through these organizations and still receive the incentive if evidence of attendance and content are provided.

Comm. De Leon stated she believes this is a great program.

3. Contracts & Bills

a. Accounts Payable approval – February 2008

The Authority reviewed the Accounts Payable information.

MOVED BY COMM. HERTEL, SUPPORTED BY COMM. COPEDEGE, TO APPROVE THE ACCOUNTS PAYABLE FOR FEBRUARY 2008. MOTION CARRIED UNANIMOUSLY.  
Absent: Comm. Bahar-Cook

- b. Monthly Statement – December 2007

Ms. Ruttan stated the December numbers have not yet been audited.

- c. Monthly Statement – January 2008

The Monthly Statement was received and placed on file.

4. Items from the Chairman & Executive Director

- a. Good Neighbor Program (DHUD)

Chairperson Schertzing stated he met with the City of Lansing and the Habitat for Humanity recently. He spoke with the City and Habitat for Humanity about allowing them to sell Land Bank homes at no financial loss to them. The City has received approval for a MSHDA grant to provide permanent supportive housing for homeless families. The homes will be owned by the Land Bank and MSHDA will renovate the homes. MSHDA will also provide home maintenance services. Five homes are promised by June 1, 2008.

- b. 2826 Timber (pictures)

Ms. Ruttan shared pictures with the Authority of this 2826 Timber property. The pictures showed the property's condition before and after it was renovated.

Announcements

Comm. Copedge asked if the Land Bank can purchase commercial properties and then turn them into residential properties. Chairperson Schertzing stated the Review Committee should discuss this matter. Ms. Ruttan stated the Review Committee will review the Land Bank's commercial policies.

Public Comment: None

The meeting adjourned at 6:36 p.m.

Respectfully Submitted,

Debra Neff