

Approved June 5, 2006

**THE INGHAM COUNTY LAND BANK FAST TRACK AUTHORITY**  
MONDAY, May 1, 2006  
Minutes

Members Present: Debbie DeLeon, Curtis Hertel, Jr., Eric Schertzing, Andy Schor

Members Absent: Dale Copedge

Others Present: Timothy Perrone, Mary Ruttan, Bruce Johnston, Rick Kibbey

The meeting was called to order by Chair Schertzing at 5:45 p.m. in the Personnel Conference Room of the Human Services Building, 5303 S. Cedar, Lansing.

Approval of Minutes

Minutes of the May 1, 2006 Meeting were reviewed.

MOVED BY DELEON SUPPORTED BY SCHOR TO APPROVE THE MINUTES AS PRESENTED.

Aye: DeLeon, Hertel, Jr., Schertzing, Schor    Nay: none.    Absent: Copedge.

Additions to the Agenda - None

Limited Public Comment – None

1. Foreclosure list (final) – hand out

a. Discussion of preliminary approach to purchase properties of value prior to auction. A near final list will be provided for the next meeting. Value properties are basically determined by ability to build home on property and SEV greater than taxes owed.

b. Discussion of disposition policies. The Waldo Road property was a good discussion about value and family ties. Decision will have to come to Board. Board directed Chair to obtain appraisal for property. Leasing occupied property after acceptable inspected is necessary. Issue of safe housing is treated differently in cities and townships. Lack of furnace, hot water, electricity is grounds for red tag in Lansing. De Leon is concerned with using only utilities as reason to evict. Perrone, with De Leon agreement, states that if utilities off, and substandard, evict. Should provide social worker help to turn on utilities. Eviction on Cahill discussed and need to have law enforcement present for all contacts.

Bruce Johnston will attempt contact with 861 Waldo occupant and his sister-in-law to see about helping.

c. Discussion of Michigan Avenue Property. Issues with coming to lease terms with former owner. Eviction process has begun. Former owner is raising Clark Hill conflict and legal description.

2. Property maintenance & disposition

a. Review of F.G.U. activity

Dan Doneth is landlord tenant attorney. Not typical stuff that Perrone does. Dan was checked out with District Court Judges in two courts.

b. Real Estate Attorney

Clark Hill or Dykema attorney's are options. Don't want to engage yet another firm

c. Realtor selection process

Chair raised option to use realtor currently involved in marketing affordable housing for Greater Lansing Housing Coalition. Some concern with sale effectiveness. Brian Huggler seemed agreeable. Verify with Board in June.

3. Borrowing

a. Review of April 28, 2006 closing. Everything went off with out a hitch.

b. Discussion of policy for draws

Board seemed comfortable with Chair initiating transfer with email to Board on draw. Confirm with motion at June meeting.

4. Contracts & Bills

a. updated budget – nothing discusses

b. proposed amendments to budget – none presented

c. Approval of bills – list handed out at meeting

Signature cards for Dale available for Citizens Bank.

Motion to approve bills moved by De Leon, Support by Hertel, Jr.

Aye: DeLeon, Hertel, Jr., Schertzing, Schor Nay: none. Absent: Copedge.

5. Chair's Activity Report

- a. Monthly report handed out – no handout
- b. Local government meetings & other discussions

Two good meetings with Lansing. Bob Johnson is very interested in Land Bank

Mott Foundation newsletter will be provided to members.

Chair will be on panel at Affordable Housing Conference.

Announcements - None

Public Comment - None

MOVED BY SCHOR SUPPORTED BY DELEON TO ADJOURN.

Aye: De Leon, Hertel, Jr., Schertzing, Schor. Nay: none. Absent: Copedge.

The meeting adjourned at 6:45 p.m.