

Approved June 13, 2011

**INGHAM COUNTY LAND BANK
FAST TRACK AUTHORITY**

May 2, 2011
Minutes

Members Present: Eric Schertzing, Comm. Bahar-Cook, Comm. DeLeon, Comm. Nolan and Comm. McGrain

Members Absent: None

Others Present: Mary Ruttan, Tim Perrone, Joe Bonsall, Dorothy Boone, Lynne Martinez

The meeting was called to order by Chairperson Schertzing at 5:03 p.m. in Conference Room D & E of the Human Services Building, 5303 S. Cedar, Lansing.

Approval of the March 7, 2011 Minutes

MOVED BY COMM. NOLAN, SUPPORTED BY COMM. MCGRAIN TO APPROVE THE MARCH 7, 2011 MINUTES AS SUBMITTED. MOTION CARRIED UNANIMOUSLY.

Additions to the Agenda: None

Limited Public Comment: None

1. Capital Community Bike Share – Lynne Martinez

Chairperson Schertzing stated this item would be held until later in the meeting when Ms. Martinez had arrived.

2. Property Rehab & Ownership Program (PROP)

Executive Director Ruttan provided background information on the program. She stated the program is intended to advance Land Bank home sales by creating a mechanism for the disposition of non-renovated homes to owner occupants. She stated the materials in the board packet were still in "draft" form, but that the program would entail a land contract sale at appraised value pursuant to a set of renovation specifications and the buyer receiving credit towards the purchase price when certain benchmarks are met. Additionally, buyers would be required to sign our standard restrictive covenant regarding owner-occupancy. Comm. Bahar-Cook asked why this program is necessary

now. Ms. Ruttan stated the Land Bank has a large inventory of homes, coupled with the additional homes expected to come through this year's tax foreclosure process, that require a less substantial renovation than some of our prior homes. Comm. Nolan stated she was excited to hear staff is exploring new ways to dispose of properties.

Comm. DeLeon arrived at 5:14pm.

Comm. Nolan asked if there was an estimate of the number of people who might be interested in a program like this. Chairperson Schertzing stated we do not have an estimate at this time. Ms. Ruttan stated we anticipate using a separate marketing plan designed to attract this new and unique set of buyers. Comm. McGrain asked if aesthetics would be included in the scope of renovations or just code items. Ms. Ruttan stated all aspects would be included. Comm. McGrain inquired how the purchase credits might impact future tax assessments. Ms. Ruttan stated the sale documents would be for the full purchase amount and any deductions would be treated as credits in lieu of actual payments received. Comm. Bahar-Cook asked if the board would need to take any formal action before the program could proceed in its final form. Chairperson Schertzing stated a resolution authorizing the program would be presented at the June board meeting.

1. Capital Community Bike Share – Lynne Martinez (resumed)

Chairperson Schertzing introduced Lynne Martinez from the Martinez Consulting Group. Ms. Martinez distributed a handout describing the work undertaken so far and provided an introduction to how the envisioned program might work. Ms. Martinez stated a planning group made up of public and governmental partners from Lansing and East Lansing has been meeting on a monthly basis. A community survey, which is also being used as a market study, has been started. A copy of the survey, as well as a summary of the first 500 responses is included in the handout. Ms. Martinez stated the Michigan Avenue corridor and the Old Town/Reo Town corridor have been identified as prime locations. It is anticipated the program will be operated by a new non-profit corporation made up of various area bicycle groups. Comm. DeLeon asked how a program like this fits in with the Land Bank's mission. Chairperson Schertzing stated community development and economic development are two sides of the same coin. Efforts to enhance local communities are an appropriate component of the Land Bank's "Creating: Place" marketing strategy. Chairperson Schertzing also stated these activities are an eligible way of re-investing revenues from our HUD \$1 Home program. Comm. Nolan stated her belief that items like this should come before the board for approval. Ms. Ruttan stated she needs clarification from the board on when they feel their approval is required. Comm. Bahar-Cook stated she believes the point is when there is a philosophical change in Land Bank activities. Comm. Bahar-Cook asked about insurance issues and route maps. Ms. Martinez stated liability waivers will be signed by program participants and the non-profit will need to have its own liability insurance, but that is far in the future. Ms. Martinez also stated the City of Lansing and Tri-County Regional Planning Commission already produce maps of the existing bike routes and

trails. Comm. Nolan asked if there is a number of survey responses that the group is hoping for. Chairperson Schertzing stated they were hoping for 1,000 responses. Comm. Nolan also asked about free or reduced price memberships for low-income people. Chairperson Schertzing stated the issue is being considered but the need for a credit card will be a hindrance. Comm. DeLeon asked if neighborhood groups had been involved in any of these discussions, particularly in north Lansing. Chairperson Schertzing stated community groups have been involved in the planning process. He held a community forum at the Neighborhood Empowerment Center on the corner of Pine and W Maple in March and has also held forums on the eastside and southside. Comm. McGrain requested community involvement be included in a future meeting agenda.

3. Property Maintenance, Renovation & Development

3a. Commercial Property Update

Chairperson Schertzing informed the board the sale of 1146 S Washington had closed on April 29th. He stated he has a meeting scheduled next week regarding a possible redevelopment of the former Deluxe Inn site. He also stated several commercial properties were included in this year's tax foreclosures.

3b. Demolition/Deconstruction

Chairperson Schertzing stated a list of completed and upcoming demolitions and deconstructions was included in the board packet. Comm. Nolan asked if the resulting vacant lots are offered to neighbors. Executive Director Ruttan answered that it depends on which program the property is in. NSP properties have re-use restrictions that must be followed.

3c. NSP1 Update

Chairperson Schertzing stated the NSP1 update was included in the board packet.

3d. NPS2 Update

Chairperson Schertzing provided an overview of the information in the board packet. He stated the second list were projects being conducted by the City of Lansing.

3e. General Legal Update

Tim Perrone stated two land contract forfeitures are still pending. He stated there were no other legal matters pending.

4. 2011 Tax Foreclosures

Chairperson Schertzing stated a list of the 2011 tax foreclosures was included in the board packet. Included are several commercial properties including the old Anchor Motor Freight properties in Lansing Township and the old Ford dealership on S Martin Luther King Jr Blvd.

5. Accounts Payable & Monthly Statement

5a. Accounts payable approval – March 2011

MOVED BY COMM. BAHAR-COOK, SUPPORTED BY COMM. MCGRAIN TO APPROVE THE ACCOUNTS PAYABLE FOR MARCH 2011. MOTION CARRIED UNANIMOUSLY.

5b. Accounts payable approval – April 2011

MOVED BY COMM. BAHAR-COOK, SUPPORTED BY COMM. MCGRAIN TO APPROVE THE ACCOUNTS PAYABLE FOR APRIL 2011. MOTION CARRIED UNANIMOUSLY.

5c. Monthly Statement – February 2011

The February 2011 monthly financial statement was received and placed on file.

5d. Monthly Statement – March 2011

The March 2011 monthly financial statement was received and placed on file.

6. Items from the Chairman or Executive Director

6a. Land Bank Conference

Executive Director Ruttan stated early registration for the Land Bank Conference expires this week; any interested board members should talk to Joe Bonsall about getting registered.

6b. June 13, 2011 Board Meeting – Neighborhood Empowerment Center

Chairperson Schertzing reminded all that the June board meeting has been rescheduled because of the Land Bank conference. The meeting will be held at 5:00pm at the Neighborhood Empowerment Center (600 W Maple St, Lansing, MI 48906).

6c. Land Bank Showcase

Executive Director Ruttan stated the Land Bank Showcase was very successful. We have received offers on three properties and have interested parties for three others. We are planning on doing another showcase in September, piggy-backing on the Parade of Homes.

Announcements: None

Limited Public Comment: None

The meeting adjourned at 6:21 p.m.

Respectfully submitted,

Joseph Bonsall