

**INGHAM COUNTY LAND BANK
FAST TRACK AUTHORITY**

May 5, 2014
Minutes

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

Members Absent: None

Others Present: Jeff Burdick, Rawley Van Fossen, Tim Perrone, Gil White, Scott Karkau, Major Alan Hellstrom, Tim Summerford

The meeting was called to order by Chairperson Schertzing at 5:02 p.m. in Conference Room D & E of the Human Services Building, 5303 S. Cedar, Lansing.

Approval of the March 3, 2014 Minutes

MOVED BY COMM. MCGRAIN, SUPPORTED BY COMM. HOPE, TO APPROVE THE MARCH 3, 2014 MINUTES. MOTION CARRIED UNANIMOUSLY.

Approval of the March 25, 2014 Minutes

MOVED BY COMM. BAHAR-COOK, SUPPORTED BY COMM. MCGRAIN TO APPROVE THE MARCH 25, 2014 MINUTES. MOTION CARRIED UNANIMOUSLY. CHAIRPERSON SCHERTZING AND COMM. NOLAN ABSTAINED.

Additions to the Agenda: None

Limited Public Comment: None

1. Community Projects Update

Executive Director Burdick informed the Board that a community meeting was held on March 22 to discuss potential options for the old Paro Party Store on Kalamazoo Street. He noted that the meeting was sparsely attended but that the discussion was productive. He also reminded the Board of the Neighbors Guiding Neighborhood forums that will be occurring on Thursday evenings in May.

2. Resolution to Provide a Donation of \$6,000 to fund a Placemaking Project on the 2000 Block of E. Michigan Avenue

MOVED BY COMM. BAHAR-COOK, SUPPORTED BY COMM HOPE, TO ADOPT A RESOLUTION PROVIDING A DONATION OF \$6,000 TO FUND A PLACEMAKING PROJECT ON THE 2000 BLOCK OF E. MICHIGAN AVENUE.

Gil White explained the project and noted that concentrating on this one block of E. Michigan Avenue will allow the general public to see how placemaking initiatives can enhance the vibrancy of a community. Comm. Bahar-Cook stated that she is uncomfortable providing funding for the request when it's not clear what the Land Bank would be funding. Comm. Nolan asked if other sources of funding are being sought in addition to funding from the Land Bank. Mr. White stated that \$3,000 in funding from PNC Bank is being requested. Comm. McGrain noted that he lives a few blocks from this proposed project and was not even aware that this was being proposed. He asked if area businesses have been a part of this project or if it is just something that Mr. White is doing on his own. Mr. White replied that the businesses along the block are all participating and donating a lot of the materials for the project. Comm. Bahar-Cook requested the resolution be amended to approve \$3,000 in funding for this project and to provide and up to \$2,000 in additional matching funds based on donations or other funding becoming available. Comm. McGrain seconded.

MOTION, as amended, CARRIED UNANIMOUSLY.

3. Resolution to Approve Sale of Vacant Lot on W. Maple Street, Lansing

MOVED BY COMM. NOLAN, SUPPORTED BY COMM. HOPE, TO ADOPT THE RESOLUTION TO APPROVE THE SALE OF A VACANT LOT ON W. MAPLE STREET, LANSING.

Comm. McGrain stated that he is in favor of this sale but does not want to see the vacant lot be used as parking for the church. Comm. Nolan noted that the letter from the pastor of the church, which was included in the packet, stated that the church has maintained this property since 1992, which is why they are requesting a lower price. Executive Director Burdick stated that Land Bank payment records indicated that the Land Bank has paid mowing contractors to mow this lot since it has been under Land Bank ownership. He added that the Land Bank has spent close to \$2,000 in the maintenance and acquisition of this lot.

MOTION CARRIED UNANIMOUSLY.

4. Resolution Approve Sale of 112 S. Eighth Street, Lansing

MOVED BY COMM. BAHAR-COOK, SUPPORTED BY COMM. HOPE, TO ADOPT THE RESOLUTION AUTHORIZING THE SALE OF 112 S. EIGHTH STREET, LANSING.

Executive Director Burdick stated Gorseline Funeral Home intends to demolish this house upon purchasing it from the Land Bank so to expand the size of their parking lot.

He noted that the property is zoned J (Parking) by the City of Lansing. Comm. McGrain stated that he would have a difficult time supporting this request, especially in light of the fact that it is located along the Michigan Avenue corridor and to add more parking along the corridor seems to be in direct conflict with the placemaking efforts along Michigan Avenue that the Board just approved funding earlier in this meeting.

AYES: Hope, Bahar-Cook, Nolan, Schertzing

NAYS: McGrain

MOTION CARRIED.

Chairperson Schertzing excused himself from the meeting at 6:03pm.

5. Resolution to Approve Sale of 509 W. Columbia, Mason

MOVED BY COMM. NOLAN, SUPPORTED BY COMM. HOPE, TO ADOPT THE RESOLUTION TO APPROVE THE SALE OF 509 W. COLUMBIA, MASON

Comm. Bahar-Cook asked why Land Bank staff is accepting an offer to purchase this property for \$1,000 less than its 'as is' appraisal. She expressed concern over the inconsistency in pricing of properties. Executive Director Burdick replied that staff initially accepted the offer of \$9,000 from Scott Karkau since he would be undertaking a rehabilitation of the property and that returning it to the tax roll would generate significant specific tax capture for the Land Bank. He added that performance credits are not part of this sale since this property is in Mason, which has better ability to assure that work is being done to this property as it does not have a large stock of distressed homes to monitor. Executive Director Burdick asked the Board to consider a reverter clause be required with this sale that would require the purchaser to get an occupancy permit from the City of Mason within a certain timeframe or the property would revert to the Land Bank. The Board asked Mr. Karkau, who was in attendance, if he is willing to purchase the property with a reverter clause. Mr. Karkau stated that he would still consider purchasing this property but had concerns about the details of the clause. Comm. Bahar-Cook requested the resolution be amended to add an 18-month reverter clause to the purchase agreement, meaning that Mr. Karkau would have to bring the property up to code and receive an occupancy permit from the City of Mason within 18 months of the sale. Comm. Nolan seconded.

MOTION, as amended, CARRIED UNANIMOUSLY.

6. Resolution to Approve Sale of 504 and 510 Leshner Place, Lansing (Vacant Lots)

MOVED BY COMM. NOLAN TO ADOPT THE RESOLUTION TO APPROVE THE SALE OF 504 and 510 Leshner Place. MOTION NOT SECONDED.

Executive Director Burdick stated that his recommendation is to not sell these two vacant lots to the Salvation Army, as they represent future development potential and he believes the best future use to be residential. Comm. McGrain asked Major Alan

Hellstrom with the Salvation Army, what their plans for the lots are. Major Hellstrom stated that the Salvation Army initially plans to expand their playground and may eventually expand their building. Comm. McGrain agreed with the staff recommendation to not sell, stating that the configuration of the vacant lots to the Salvation Army property does not lend itself to expanding the playground in this location. He agreed that residential appears to be the best future use for the site.

NO ACTION TAKEN.

7. Resolution to Purchase Tax Foreclosed Parcels

MOVED BY COMM. BAHAR-COOK, SUPPORTED BY COMM. MCGRAIN, TO ADOPT THE RESOLUTION TO PURCHASE TAX FORECLOSED PARCELS.

No discussion.

MOTION CARRIED UNANIMOUSLY.

8. Worthington Place Development in Leslie – Discussion item

Not discussed.

MOVED BY COMM. MCGRAIN, SUPPORTED BY COMM. HOPE, TO APPROVE THE CRISIS COMMUNICATIONS PLAN FOR THE INGHAM COUNTY LAND BANK.

Comm. McGrain thanked staff for incorporating the boards requested changes.

MOTION CARRIED UNANIMOUSLY.

9. ICLBA Public Relations – Update

Not discussed.

10. Property Maintenance, Renovation & Development

10a. Residential Property Update – Dashboard

Not discussed.

10b. Garden Program Update – Dashboard

Not discussed.

10c. Completed and Pending Sales

Not discussed.

10d. General Legal Update - Counsel

No report provided.

11. Accounts Payable – March and April 2014

MOVED BY COMM. MCGRAIN, SUPPORTED BY COMM. HOPE, TO APPROVE THE ACCOUNTS PAYABLE FOR MARCH AND APRIL 2014. MOTION CARRIED UNANIMOUSLY.

12. Chairman and Executive Director Comments:

None.

Announcements: None

Limited Public Comment: None

The meeting adjourned at 6:30 p.m.

Respectfully submitted,
Jeffrey Burdick