

APPROVED AUGUST 23, 2007  
THE INGHAM COUNTY LAND BANK  
FAST TRACK AUTHORITY  
July 2, 2007  
Minutes

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

Members Absent: None

Others Present: Comm. Marc Thomas, Dave Stoker, Mary Ruttan, Dorothy Boone, Bruce  
Johnston, Brian Anderson, Jim Linton, and Mary Harding and Sue Pigg

The meeting was called to order by Chair Schertzing at 5:36 p.m. in Personnel Conference  
Rooms D&E of the Human Services Building at 5303 S. Cedar Street in Lansing, Michigan.

Approval of the June 4, 2007 Minutes

MOVED BY COMM. COPELGE, SUPPORTED BY COMM. HERTEL, TO APPROVE THE  
JUNE 4, 2007 MINUTES AS AMENDED. MOTION CARRIED UNANIMOUSLY.

The Minutes were amended to reflect the following:

Page 5: First paragraph after MOTION PASSED UNANIMOUSLY – “Comm. D. Copedge did  
not exude enthusiasm over including a neighborhood association member on the Evaluation  
Committee.” was changed to “Comm. D. Copedge *was not sure about* including a neighborhood  
association member on the Evaluation Committee.

Ms. Ruttan stated she made a few corrections to the minutes, one of which was to correct the  
statement in the minutes which indicated a Land Bank Board member was appointed by the  
Mayor.

Additions to the Agenda: None

Limited Public Comment: None

1. Property maintenance, renovation & development
  - a. Resolution to approve the “Proposal Evaluation Worksheet” criteria for  
3411 E. Michigan Development Proposals

MOVED BY COMM. HERTEL, SUPPORTED BY COMM. BAHAR-COOK, TO APPROVE  
THE RESOLUTION TO APPROVE THE “PROPOSAL EVALUATION WORKSHEET”  
CRITERIA FOR 3411 E. MICHIGAN DEVELOPMENT PROPOSALS.

Ms. Boone spoke about the process of developing the Worksheet. Comm. Hertel stated a short-  
term price on a piece of property should be weighed on the Worksheet in addition to the built-out  
capture value. Comm. Hertel stated he was concerned that item 1d on the Worksheet,  
Compatibility & Enhancement of neighborhood congestion, noise, traffic and safety only rate a  
possible five points. He suggested the points for this item be raised to 10 points; and, item 6 -  
letters of support, local, regional, community should be decreased from 15 to 10 points. These  
issues were discussed.

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

Comm. Copedge addressed item 1e on the Worksheet. He stated he was not sure how this item (master and corridor plans) would be affected by public comment. Ms. Pigg stated the City of Lansing's Master Plan has been adopted; however, it can be changed in response to public comment.

The Authority continued its discussion of the criteria contained in the Worksheet. Mr. Schertzing suggested the Bonus Points area also include 5 points for the purchase price. The Authority accepted this suggestion. Mr. Stoker stated the Authority should add "Zoning" to criteria item 1e – Master and Corridor Plans.

MOVED BY COMM. BAHAR-COOK, SUPPORTED BY COMM. COPEdge, TO CHANGE THE CRITERIA POINTS SCHEDULE AS FOLLOWS:

ITEM 1D: FIVE POINTS CHANGED TO 10 POINTS

ITEM 1E: MASTER AND CORRIDOR PLANS CHANGES TO ZONING, MASTER AND CORRIDOR PLANS

ITEM 6: 15 POINTS CHANGED TO 10 POINTS

BONUS POINTS: PURCHASE PRICE WAS ADDED TO THE BONUS POINTS CRITERIA WITH A POINT VALUE OF 5 POINTS

MOTION CARRIED UNANIMOUSLY.

- b. Resolution to appoint Public Member to Development Review Committee (Applications were included with mailed copy of agenda)

MOVED BY COMM. COPEdge, SUPPORTED BY COMM. HERTEL, TO  
The Authority held a general discussion regarding the applicants.

MOVED BY COMM. BAHAR-COOK, SUPPORTED BY COMM. HERTEL, TO APPROVE THE RESOLUTION TO APPOINT PUBLIC MEMBER TO DEVELOPMENT REVIEW COMMITTEE AND TO RECOMMEND THE APPOINTMENT OF KERRY EBERSOLE TO THE DEVELOPMENT REVIEW COMMITTEE. MOTION CARRIED UNANIMOUSLY.

(The remainder of this meeting was not recorded.)

- c. Resolution to appoint Land Bank Board Member to Development Review Committee

The Authority held a general discussion of the appointment process.

MOVED BY COMM. HERTEL, SUPPORTED BY COMM. DELEON, TO APPOINT THE LAND BANK AUTHORITY MEMBERS TO THE DEVELOPMENT REVIEW PROCESS IN ALPHABETICAL ORDER WITH THE OPTION TO DECLINE APPOINTMENT. COMM. BAHAR-COOK WAS RECOMMENDED FOR APPOINTMENT TO THE DEVELOPMENT REVIEW COMMITTEE. MOTION CARRIED UNANIMOUSLY.

- d. Update on Masonic Lodge Purchase and Resolution to Award Appraisal Bid (Tabled from June meeting)

MOVED BY COMM.HERTEL, SUPPORTED BY COMM. BAHAR-COOK, TO REMOVE THE UPDATE ON THE MASONIC LODGE PURCHASE AND RESOLUTION TO AWARD APPRAISAL BID FROM THE TABLE. MOTION CARRIED UNANIMOUSLY.

Ms. Ruttan explained the confusion regarding this item was resolved since the last Land Bank meeting. This Resolution authorizes the Land Bank Chairman and Professional Staff to proceed with the negotiation for the acquisition of the property at 1804 Seager, Lansing and the signing of the letter of consent for the appraisal from the Oetzel-Hartman Group.

MOVED BY COMM. DELEON, SUPPORTED BY COMM. HERTEL, TO APPROVE THE RESOLUTION TO AWARD APPRAISAL BID. MOTION CARRIED UNANIMOUSLY.

e. Property update

Mr. Schertzing and Ms. Ruttan reviewed the Property Update, dated July 2, 2007. Since the update was printed, the Pennsylvania and Porter Street property closed. An offer to purchase has been placed on the Williamston Road – Bunker Hill Township property. The closing is scheduled for the end of July 2007. An offer to purchase has been accepted on the S. Holmes Street property also.

Ms. Ruttan further stated there are two new construction projects on W. Jolly Road. A purchase inquiry has been made on one of those two properties. All new constructions will be Energy Star homes.

f. General legal update – Counsel

Mr. Stoker stated three litigations are still pending. The case regarding the Oak Tree properties is on appeal at the Court of Appeals. The status of Mr. Titov's case has not changed. Mr. Stoker updated the Committee regarding the Silver Dollar. He stated an opinion could be received as early as July 25, 2007. The case could be thrown out or it could be appealed.

2. Contracts & Bills

a. Accounts Payable approval – June

MOVED BY COMM. BAHAR-COOK, SUPPORTED BY COMM. HERTEL, TO APPROVE THE JUNE 2007 ACCOUNTS PAYABLE. MOTION CARRIED UNANIMOUSLY.

b. Monthly Statement

The Statement was received and placed on file.

3. Items from the Executive Director

a. Land Bank Brownfield Plan update-schedule

Ms. Ruttan informed the Authority that the Plan will go before the Board of Commissioners on July 24, 2007. The next step will be State approval.

b. 3411 E. Michigan Ave. Update

Ms. Ruttan stated the property was shown again.

c. 422 Adams – new Land Bank office

Ms. Ruttan informed the Authority the new Land Bank Office's upper level will be left as is and will be used as a training and demonstration area.

Announcements

Ms. Ruttan stated the green folder the Authority members received this evening contains information regarding the Land Bank Summit. She also provided information regarding the Habitat for Humanity Ground Breaking Ceremony.

Public Comment

Ms. Wing asked if the RFP review process has been established. Mr. Schertzing explained the RFP process be a public process which takes place at the staff level. Comm. Hertel stated the rankings would be determined during the public process. Ms. Boone suggested the financial aspects of the review process remain confidential.

Mr. Stoker explained that most of the information would be public information. Mr. Schertzing stated a change statement should be issued to inform the public that the financial information would be public information. Comm. Hertel suggested the financial information be discussed during a closed session. Mr. Stoker stated that would be appropriate; however, there may not be much discussion regarding the financial information.

Ms. Wing expressed her displeasure that the Authority did not deliberate further on the applications for the Development Review Committee in agenda item 1b.

The meeting adjourned at 7:03 p.m.

Respectfully submitted,

Debra Neff