

**INGHAM COUNTY LAND BANK
FAST TRACK AUTHORITY**

July 14, 2014
Minutes

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

Others Present: Jeff Burdick, Tim Perrone, Joan Jackson Johnson, Vernon L. Johnson

The meeting was called to order by Chairperson Hope at 5:00 p.m. in Conference Room D & E of the Human Services Building, 5303 S. Cedar, Lansing.

Approval of the June 2, 2014 Minutes

MOVED BY COMM. BAHAR-COOK, SUPPORTED BY COMM. MCGRAIN, TO APPROVE THE JUNE 6, 2014 MINUTES. MOTION CARRIED UNANIMOUSLY. Chairperson Schertzing abstained from voting.

Additions to the Agenda: None

Limited Public Comment: None

1. Community Projects Update

Executive Director Burdick notified the board that he had not heard from Sparrow regarding their intentions to pay for the demolition of the house at 1112 Prospect and to support a neighborhood park on the site. Comm. McGrain requested that this item be revisited at the next Board meeting.

2. Resolution to support Senate Bill 2221 and House Resolution 4421 to reauthorize the Motor Cities National Heritage Area in Michigan

MOVED BY COMM. BAHAR-COOK, SUPPORTED BY COMM. HOPE, TO APPROVE THE RESOLUTION TO SUPPORT SENATE BILL 2221 AND HOUSE RESOLUTION 4421 TO REAUTHORIZE THE MOTOR CITIES NATIONAL HERITAGE AREA IN MICHIGAN. MOTION CARRIED UNANIMOUSLY.

3. Resolution to approve the sale of 615 W. Lake Lansing Road in East Lansing

Executive Director Burdick introduced Joan Jackson Johnson and Vernon Johnson, the interested purchasers of the property. Ms. Jackson Johnson informed the Board that

the intention is to renovate this house for their daughter to live in. Her daughter would have an ownership stake in the house, so it would not be considered a rental. She stated that she intends to have it completely renovated this year and that she already has already contacted contractors that can work on the house. Executive Director Burdick explained that this item was brought to the Board for their approval because East Lansing has cited the Land Bank for the external condition of the property and is a high priority property for the City. He also noted that, because of Ms. Jackson's position at the City of Lansing and Director of One Child One Family, it is prudent to bring this purchase request to the Board for their review and approval.

MOVED BY COMM. BAHAR-COOK, SUPPORTED BY COMM. HOPE TO SUPPORT THE RESOLUTION TO APPROVE THE SALE OF 615 W. LAKE LANSING ROAD IN EAST LANSING. MOTION CARRIED UNANIMOUSLY.

4. Resolution to have the Ingham County Land Bank Fast Track Authority adopt the Ingham County Policy requiring payment of prevailing wage for contractors performing construction projects for the Land Bank

Executive Director Burdick stated that the Land Bank intends to adopt Ingham County's policy requiring the payment of prevailing wage to contractors performing construction projects for the Land Bank in excess of \$10,000. He stated that the Land Bank currently has a living wage policy and that prevailing wage rates are higher than living wage rates. He noted that the County utilizes the Federal Prevailing Wage rate determinations and directed the Board to these rates for residential projects, which were included in the Board's packet. He requested that this policy be made fully effective January 1, 2015 to allow Land Bank staff enough time to determine how this might increase costs for construction projects and figure out how to appropriately monitor and enforce the policy.

Commissioners Bahar-Cook and Hope stated that they are strongly in favor of this policy and expressed surprise that the Land Bank has not previously updated its policy to pay prevailing wage. Comm. McGrain stated that he was in favor of the January 1, 2015 fully enforced date, as the Land Bank has a significantly smaller staff than Ingham County and that this time is needed to get a handle on costs and staff capacity. Executive Director Burdick stated that this policy would require paying prevailing wage to construction contractors but would not include contractors performing lawn or snow removal. Chair Schertzing noted that the County's resolution that the Land Bank will be adopting, Resolution 02-063, has been amended and that the Board should approve the Land Bank adopting this County resolution as amended.

MOVED BY COMM. BAHAR-COOK, SUPPORTED BY COMM. HOPE TO SUPPORT THE RESOLUTION HAVING THE INGHAM COUNTY LAND BANK FAST TRACK AUTHORITY ADOPT INGHAM COUNTY'S POLICY, RESOLUTION 02-063, AS AMENDED, REQUIRING THE PAYMENT OF PREVAILING WAGE FOR CONTRACTORS PERFORMING CONSTRUCTION PROJECTS FOR THE LAND BANK. MOTION CARRIED UNANIMOUSLY.

5. ICLBA Public Relations Communications Report – Update Item

Comm. McGrain asked how many people attended the Land Bank’s Summer Showcase Open House event. Executive Director Burdick replied that he did not have the number, but would find out and report it back to the Board.

6. Property Maintenance, Renovation & Development

6a. Residential and Commercial Property Update – Dashboard

Executive Director Burdick stated the dashboard was included in the meeting packet.

6b. Completed and Pending Sales

Executive Director Burdick stated the pending sales were included in the board packet.

6c. General Legal Update - Counsel

Tim Perrone provided a legal update to the Board.

7. Accounts Payable & Monthly Statement

7a. Accounts Payable Approval – June 2014

MOVED BY COMM. NOLAN, SUPPORTED BY COMM. BAHAR-COOK, TO APPROVE THE ACCOUNTS PAYABLE FOR JUNE 2014. MOTION CARRIED UNANIMOUSLY.

7b. Monthly Statement – May 31, 2014

The May 2014 monthly financial statement was received and placed on file.

8. Chairman and Executive Director Comments:

Executive Director Burdick notified the Board of an upcoming urban garden tour hosted by the Greater Lansing’s Food Bank’s Garden Program. He stated that some Land Bank gardens would be a part of this tour. He also informed the Board of the upcoming Webster Farms Potluck event. Executive Director Burdick stated that Calandra Jones, a Dartmouth University Urban Studies student, would serve as a part time intern for the Land Bank through early September. Ms. Jones’ aunt purchased a Land Bank house. Ms. Jones would assist the Land Bank in making updates to its website and producing maps. Executive Director Burdick also notified the Board of a developer’s potential interest in the property the Land Bank has banked along E. Park Terrace, which is just north of E. Saginaw Street and N. Pennsylvania Avenue.

Announcements: None

Limited Public Comment: None

The meeting adjourned at 6:11 p.m.

Respectfully submitted,
Jeffrey Burdick