

APPROVED 10/4/10

**INGHAM COUNTY LAND BANK  
FAST TRACK AUTHORITY**

August 2, 2010  
Minutes

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

Others Present: Mary Ruttan, Tim Perrone, Joe Bonsall

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 June 14, 2010 Minutes

MOVED BY COMM. NOLAN, SUPPORTED BY COMM. BAHAR-COOK TO APPROVE THE JUNE 14, 2010 MINUTES AS SUBMITTED. MOTION CARRIED UNANIMOUSLY. Absent: Comm. Bahar-Cook and Comm. Copedge

Additions to the Agenda:

5b. Reo Town update

Limited Public Comment: None

1. Strategic Visioning/Marketing Presentation – Rizzi Design

Chairperson Schertzing introduced Rochelle Rizzi of Rizzi Design.

Comm. DeLeon arrived at 5:06 p.m.

Ms. Rizzi reviewed the strategic visioning process that board members were a part of. She also showed samples of updated marketing items including yard signs, flyers, web site design and possible options for radio, TV, and print marketing. Members of Ms. Rizzi's team will be meeting with Mr. Schertzing later in the month to tape video tours of several renovated houses for inclusion on the website. Ms. Rizzi has also been doing press releases for the Land Bank. She stated her office had received approximately 650 follow-up calls regarding the graffiti art project at the Deluxe Inn. The demolition schedule for the Deluxe Inn site was discussed.

## 2. Land Bank Auction

Chairperson Schertzing discussed the current delinquent property tax situation. He stated that while the number of delinquent parcels has remained mostly static, the amount of taxes owing has been on the rise. This trend leads to increased numbers of both forfeitures and foreclosures. As a way to handle the increased number of foreclosed parcels, the Land Bank has decided to hold auctions in conjunction with the County Treasurer's tax foreclosed property auction on July 23 and August 23. Neighbors of parcels included in the auction leafleted, open houses were held, signs were placed on the properties and ads ran in the City pulse. We sold a vacant parcel on Sheridan Road to an adjacent property owner. We also sold a house at 209 S Hathaway in Lansing Township for \$15,250, one-half of the state equalized value. The minimum at the Treasurer's auction would have been one-half of that amount. The house will also have our standard owner-occupancy covenant.

Comm. Copedge arrived at 5:29 p.m.

## 3. Property Maintenance, Renovation & Development

### 3a. Residential Property Update

Chairperson Schertzing stated that one 2010 tax foreclosure purchased by the Land Bank has already been renovated and listed on the market. He also stated the YouthBuild open house was well-attended. Allen Neighborhood Center is having discussions with possible urban pioneers to take on some of the dilapidated structures in the area. There are two brothers who have expressed interest in our property at 136 S Magnolia. Comm. Nolan stated she believed programs like this would be a great way to deal with our inventory. Comm. Bahar-Cook expressed concern that selling non-renovated properties would have a negative effect on our image. Mary Ruttan informed the board Habitat for Humanity will be building two new homes on Land Bank parcels on Fielding Avenue in south Lansing. Ms. Ruttan stated that NSP2 is progressing on nicely and that most of our anticipated staffing is in place. Comm. Bahar-Cook inquired if we were planning on applying for NSP3 money. Ms. Ruttan replied the City of Lansing will be applying for funds and that we would most likely partner with them.

### 3b. Commercial Property Update

Chairperson Schertzing informed the board he inspected the S Washington property to close in the next 45-60 days. Alan Hooper has a design for a mixed-use property with commercial space on the first level and loft-living above. He also informed the board an environmental survey was underway on the Clark Street property. The development agreement for 3411 E Michigan Avenue is still being negotiated. 1300 Keystone should close by our next meeting; we had to resolve an easement issue with Consumers Energy. Ms. Ruttan stated that Alan Hooper has expressed some interest in our commercial property on S Martin Luther King Jr Blv. Mr. Schertzing also stated we were in the process beginning renovations at the Eden Glen Condos. Comm. Nolan

inquired what impact the departure of Sue Pigg from the County Economic Development Office might have on the Land Bank getting Brownfield funding. Ms. Ruttan stated Land Bank Brownfield Coordinator Dawn Van Halst had been working with Sue and was more than capable of looking out for our interests and to keep things moving forward.

### 3c. General Legal Update

Tim Perrone informed the board additional requested information had been supplied to the state investigator regarding the A. Maiz situation. We have yet to hear back from them. Mr. Perrone stated the trust issues regarding the acquisition of 653 S Hayford have been taken care of. The Land Bank is in the forfeiture process for the land contract on 1017 S Holmes.

### 4. Accounts Payable and Monthly Statement

#### 4a. Accounts payable approval – May 2010

MOVED BY COMM. NOLAN, SUPPORTED BY COMM. COPEdge TO APPROVE THE ACCOUNTS PAYABLE FOR MAY 2010. MOTION CARRIED UNANIMOUSLY.

#### 4b. Accounts payable approval – June 2010

MOVED BY COMM. NOLAN, SUPPORTED BY COMM. COPEdge TO APPROVE THE ACCOUNTS PAYABLE FOR JUNE 2010. MOTION CARRIED UNANIMOUSLY.

#### 4c. Monthly financial statement – May 2010

The May 2010 monthly financial statement was received and placed on file.

#### 4d. Monthly financial statement – June 2010

The June 2010 monthly financial statement was received and placed on file.

### 5. Items from the Chairman or Executive Director

#### 5a. Audit

Ms. Ruttan stated the Land Bank had received the results of its audit. This year was a new experience for us as we were required to have a single audit due to the NSP1 funding received. Ms. Ruttan was pleased to report that everything was in order.

#### 5b. Reo Town Update

Chairperson Schertzing stated this issue was covered in the Commercial Property Update.

Announcements:

Comm. Copedge stated he felt it was inappropriate for the minutes to reflect him as being absent from the June 14, 2010 meeting when he had given prior notice to the board of his inability to attend. Mr. Perrone stated it was possible to show members as being excused rather than absent and that a motion could be made to change the previously approved minutes.

MOVED BY COMM. NOLAN, SUPPORTED BY COMM. DELEON TO AMEND THE JUNE 14, 2010 MINUTES TO SHOW COMM. COPEDGE AND COMM. BAHAR-COOK AS EXCUSED. MOTION CARRIED UNANIMOUSLY.

Limited Public Comment: None

The meeting adjourned at 6:29 p.m.

Respectfully submitted,

Joseph Bonsall