

APPROVED October 5, 2009

**INGHAM COUNTY LAND BANK
FAST TRACK AUTHORITY**

September 8, 2009

Minutes

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

Members Absent: None

Others Present: Mary Ruttan, Dave Stoker, Bill Rieske and Dorothy Boone

The meeting was called to order by Chairperson Schertzing at 5:30 p.m. in Conference Room B of the Human Services Building, 5303 S. Cedar, Lansing.

Approval of the August 3, 2009 Minutes

MOVED BY COMM. BAHAR-COOK, SUPPORTED BY COMM. NOLAN TO APPROVE THE AUGUST 3, 2009 MINUTES. MOTION CARRIED UNANIMOUSLY. Absent: Comm. DeLeon, Comm. Copedge

Additions to the Agenda: None

Limited Public Comment: None

Commissioner Copedge arrived 5:40

3. Accounts Payable and Monthly Statement
 - a. Accounts Payable Approval – August 2009

MOVED BY COMM. NOLAN, SUPPORTED BY COMM. BAHAR-COOK, TO APPROVE THE ACCOUNTS PAYABLE FOR AUGUST 2009 MOTION CARRIED UNANIMOUSLY. Absent: Comm. DeLeon

Commissioner DeLeon arrived 5:45

- b. Monthly Statement – July 2009

The July 2009 Monthly Statement were received and placed on file

2. Resolution to authorize an additional revolving loan borrowing up to \$10,000,000 and request full faith and credit pledge from Ingham County

MOVED BY COMM. NOLAN, SUPPORTED BY COMM. BAHAR-COOK, TO APPROVE THE RESOLUTION AUTHORIZING AN ADDITIONAL REVOLVING LOAN BORROWING AND REQUEST THE FULL FAITH AND CREDIT PLEDGE OF INGHAM COUNTY.

Chairman Schertzing explained the prior borrowing requirements and process. The additional funding is needed due to of the increase in tax foreclosed properties, additional property acquisition and to raise our current capacity level. The interest rate at National City Bank and Capitol National Bank is currently approximately 55 basis points over the Libor rate. There are vast opportunities in blight elimination and in the mortgage foreclosure market. Comm. Nolan expressed a concern regarding the number of properties in our inventory verses the ability to dispose of the properties and concern regarding increasing our line of credit. Chairman Schertzing and Ms. Ruttan explained redevelopment and marketing strategies and the need to increase our ability to address the NSP1 & NSP2 programs. Comm. Bahar-Cook questioned the long term debt level of the Land Bank. Discussion followed regarding building the capacity of the Land Bank and the budget process. Comm. Copedge expressed support to use funding from other areas and coordinate efforts with the City of Lansing to foster the reduction of blight. Chairman Schertzing indicated we would increase our current credit line with National City Bank and submit an RFQ to the open market for additional funding

MOTION CARRIED UNANIMOUSLY. Absent: none

1. Resolution to authorize the acceptance of the redevelopment project proposal from Martin Property Development for the property at 3411 E. Michigan Ave., Lansing and to authorize the Land Bank Chairman to negotiate and sign a development agreement with Martin Property Development

MOVED BY COMM. BAHAR-COOK, SUPPORTED BY COMM. NOLAN, TO AUTHORIZE THE ACCEPTANCE OF THE REDEVELOPMENT PROJECT PROPOSAL FROM MARTIN PROPERTY DEVELOPMENT FOR THE PROPERTY AT 3411 E. MICHIGAN AVE AND TO AUTHORIZE THE LAND BANK CHAIRMAN TO NEGOTIATE AND SIGN A DEVELOPMENT AGREEMENT WITH MARTIN PROPERTY DEVELOPMENT

Ms. Ruttan explained the process of the review committee and indicated in the board packet were the minutes from the two review committee meetings including their recommendation to accept the Martin Property Proposal. Chairman Schertzing explained upon acceptance of the proposal the difficult process of creating a development agreement will begin. It is in that context the concerns and issues regarding the actual

development of the project will be addressed. . The Land Bank Board would like to see the development agreement before final signatures. Chairman Schertzing spoke of the future vision of the site and the need to address the mixed use concept in a different manner. Discussion followed regarding the site plan, neighborhood concerns, commercial property and other future developments.

MOTION CARRIED UNANIMOUSLY. Absent: none

4. Items from the Chairman and Executive Director
 - a. Deluxe Inn

Chairman Schertzing stated he would be closing on the Deluxe Inn on Monday, September 14, 2009. Comm. Bahar-Cook disclosed an association with a possible future developer for the site. Chairman Schertzing indicated he has been contacted by three interested developers including an area service provider, The Gillespie Group and Kincaid-Henry. Discussion followed regarding the demolition and re-use of the site.

- b. Brownfield

Chairman Schertzing gave a brief update on the current brownfield issues. Chairman Schertzing, Ms. Ruttan, Dawn VanHalst met with Sue Pigg to address MEDC concerns and re-write the 381 work plan for the City Only Plan. An amended brownfield plan will be presented to the Board of Commissioners including the 2009 tax foreclosed parcels, adjacent and contiguous and new acquisition parcels. The Ingham County Brownfield Authority will need additional funding to address the demolition of the Deluxe Inn and the Cottages on the School for the Blind property.

Announcements: None
Public Comment: None

The meeting adjourned at 6:40 p.m.

Respectfully submitted,

Mary Ruttan