

Approved October 1, 2007

INGHAM COUNTY THE INGHAM COUNTY LAND BANK
FAST TRACK AUTHORITY'

September 17, 2007

Minutes

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

Members Absent: None

Others Present: Mary Ruttan, Joe Bonsall, Robert Johnson, Chris Stuchell, Amy Hovey, Dorothy Boone, Dave Stoker, Gil White, Doug Austin, Neil Wallace, Susan Pigg, Timothy Perrone and others

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

Approval of the August 23, 2007 Minutes

MOVED BY COMM. COPEEDGE, SUPPORTED BY COM. BAHAR-COOK, TO APPROVE THE AUGUST 23 MINUTES AS AMENDED. MOTION CARRIED UNANIMOUSLY. Absent: Comm. DeLeon

The Minutes were amended to reflect the following:

Page One, Limited Public Comment, third paragraph: "Mr. Thomas" was changed to "Board Chairperson Thomas."

Additions to the Agenda: None

Limited Public Comment: None

3. Contracts and Bills
 - a. Accounts Payable – August

(Comm. Bahar-Cook arrived at 5:35 p.m.)

MOVED BY COMM. BAHAR-COOK, SUPPORTED BY COMM. COPEEDGE, TO APPROVE THE AUGUST ACCOUNTS PAYABLE. MOTION CARRIED UNANIMOUSLY.

- b. Monthly Statement – August

The Monthly Statement was received and placed on file.

1. Communications – Kerry M. Ebersole – 3411 E. Michigan Property

The Communication was received and placed on file.

2. Property Maintenance, Renovation and Development

- c. 3411 E. Michigan Avenue Property – Review Committee Update; Phase I Environmental Assessment; Zoning and Ordinance Issues; City of Lansing; LB Board Questions for Review Committee

Comm. Bahar-Cook stated she met with Ms. Ruttan to discuss the proposal review process. She then explained some of the changes that resulted from that meeting. Once the assessment information has been received, it will be distributed to the Review Committee and the Authority. Any questions regarding the proposals should be submitted in writing to the two responders to the RFP in this matter. The correspondence should request a response from the companies.

Comm. Bahar-Cook also stated Ms. Ebersole should probably be removed from the Review Committee. Comm. Hertel stated he understands that Ms. Ebersole has put her house on the market. She should be removed from the Review Committee based on this fact as she will not be member of the neighborhood once she sells her home. Comm. Hertel stated the Review Committee should consist of four members.

Ms. Ruttan indicated having four members on the Review Committee is acceptable.

MOVED BY COMM. BAHAR-COOK, SUPPORTED BY COMM. HERTEL, TO REMOVE KERRY EBERSOLE FROM THE REVIEW COMMITTEE AND TO MOVE FORWARD WITH FOUR MEMBERS ON THE REVIEW COMMITTEE. MOTION CARRIED UNANIMOUSLY.

The Authority held a brief discussion regarding the proposal scoring process. Comm. Copedge stated either a proposal meets the established criteria, or it does not. Comm. Hertel stated if a proposal does not meet the criteria, the Authority could reissue the RFP.

(Comm. Copedge left the meeting at 5:46 p.m. to Chair a Mid-South Substance Abuse Commission meeting.)

- a. School for the Blind Property – Master Plan
Robert Johnson, City of Lansing, Planning and Neighborhood Development
Chris Stuchell, Executive Director, Lansing Housing Commission
Amy Hovey, the Protogenia Group

Chairperson Schertzing informed the Authority that two fairly large proposals will be submitted to this body for the School for the Blind property. We will also receive a proposal for the Lakes Centre property.

Mr. Johnson, City of Lansing, stated the City has a close working relationship with the Lansing Housing Commission. He then stated the School for the Blind property involves approximately 35 acres.

Mr. Stuchell, Lansing Housing Commission, used a visual aid to show the proposed plans for the property. Ms. Hovey, Protogenia Group, stated the City envisions single family homes on a portion of the property. She distributed copies of Land Bank Redevelopment Tools to the Authority. Ms. Hovey reviewed this information. The property is automatically Brownfield eligible. This eligibility allows the project to take advantage of the Brownfield redevelopment tools including Tax Increment Financing and Michigan Business Tax Credit.

The Authority held a general discussion regarding the above information. Ms. Hovey explained if the Land Bank Authority becomes a partner in this project, it would be doable. The City of Lansing and the Ingham County Land Bank could work together with a shared vision to revitalize the neighborhood. If this does not happen, an outside developer can develop anything that is within the current zoning even if it's low quality and poor design.

Ms. Boone addressed the Committee regarding two single family homes that are being rehabilitated within the same area as the property. She stated her hope that these homes will set the tone for the remainder of the project.

Chairperson Schertzing stated the Authority needs to consider any risks which may be associated with this property. Ms. Hovey stated if the Land Bank partners on the project, the County would own the property. Mr. Stoker stated the Authority should review this matter further before making a determination on the request.

Comm. Hertel expressed his concern regarding the avoidance of paying taxes as outlined in the Redevelopment Tools. He then stated he would need additional time to review the plans before making a decision.

Comm. DeLeon stated her hope that there would be condominiums on the property. Ms. Hovey stated condominiums may be added to the plans in the future.

Comm. Bahar-Cook stated Ms. Hovey's husband works with her husband on a project.

- b. Lakes Centre Project – Meridian Township Brownfield
Gil White, Susan Pigg, Doug Austin and Neil Wallace

Mr. White used a visual aid to display the property involved in the Lakes Centre Project (Project). He stated he would like to put this property back on the market as a mixed used project. With the Land Bank's assistance the Project can be a third-place environment. The Project will consist of live-work units, commercial retail and a pedestrian mall, etc.

Ms. Pigg explained that Meridian Township contacted her regarding this matter. She then stated Brownfield activities have been applied to the property already. The Township is very interested in this property and wants to encourage developers to engage walkability developments. Ms. Pigg further stated this will likely be a success story due to the demographics and the proposed Project. There are concerns with the surrounding property.

The Brownfield plan will help increase the taxable value of the property from blighted status to high quality development. Ms. Pigg stated the increase will be significant. Funds from this Project will help address the land quality issues. This Project will run much smoother with the involvement of the Land Bank.

Comm. Hertel stated he is glad Meridian Township is looking at this property. The presentation was very impressive. He then asked if the County would purchase the property. Ms. Pigg explained if the Land Bank is associated with the property, it would become eligible for Brownfield credits. This would allow for the removal of land contaminates. Mr. White stated the Land Bank would be given an ownership interest in the project.

The Authority held a general discussion regarding the proposed Project and the Land Bank's involvement with the Project. Mr. White stated the Project would generate approximately \$600,000 per year.

The Authority members concurred that the Project is interesting.

- d. Property Update
- e. General Legal Update – Counsel

Mr. Perrone stated everything is status quo at this time.

Announcements

Comm. Hertel stated the businesses and neighborhoods surrounding the Lakes Centre Project should be notified if the Land Bank moves forward on this matter. Ms. Pigg stated notification is included in the plan.

Public Comment: None

The meeting adjourned at 6:57 p.m.

Respectfully submitted,

Debra Neff