

Approved November 5, 2007

**INGHAM COUNTY THE INGHAM COUNTY LAND BANK
FAST TRACK AUTHORITY**

October 1, 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, Dave Stoker, Marc Thomas, Gil White, Nancy Hammond
and Sue Pigg

The meeting was called to order by Chairperson Schertzing at 5:40 p.m. in the Personnel Conference Room of the Human Services Building, 5303 S. Cedar, Lansing, Michigan.

Approval of the September 17, 2007 Minutes

MOVED BY COMM. BAHAR-COOK, SUPPORTED BY COMM. HERTEL, TO APPROVE THE SEPTEMBER 17 MINUTES AS AMENDED. MOTION CARRIED UNANIMOUSLY.

Additions to the Agenda: None

Limited Public Comment: None

1. Property Maintenance, Renovation and Development

- a. Resolution to Amend 2007 Budget, Approve 2008 Budget and Request Funding from Ingham County

MOVED BY COMM. BAHAR-COOK, SUPPORTED BY COMM. HERTEL, TO APPROVE THE RESOLUTION TO AMEND THE 2007 BUDGET, TO APPROVE THE 2008 BUDGET AND TO REQUEST FUNDING FROM INGHAM COUNTY.

Ms. Ruttan explained the \$50,000 requested appropriation from the Ingham County Delinquent Tax Revolving Fund would be used to cover the cost of maintaining property before the Authority actually assumes the property. Chairperson Schertzing stated the funds would also be used to cover some of the administrative costs associated with some properties.

Comm. Hertel stated he would support this request; however, he stated this type of appropriation should not be needed in the near future as the Authority will not need financial assistance from the County.

MOTION CARRIED UNANIMOUSLY.

- a.5. Economic Development Basics – Ms. Pigg

Ms. Pigg distributed Economic Develop Basics information to the Authority for its review during her presentation. The presentation included economic development tools, incentives, TIF's, and measuring economic development success.

Ms. Pigg encouraged the Commissioners to develop other questions that she can address for them at another time.

- b. Resolution to Authorize Chairman to Negotiate an Agreement with Shaw's Triangle Properties, LLC and Dougilray Properties, LLC Regarding the Lakes Center Project

Chairperson Schertzing stated the County Attorney reviewed Mr. White's proposal and it is included in the agenda material. He also stated Mr. White's proposal will be greatly enhanced if the Land Bank is involved in the project.

MOVED BY COMM. HERTEL, SUPPORTED BY COMM. DELEON, TO APPROVE THE RESOLUTION TO AUTHORIZE THE CHAIRMAN TO NEGOTIATE AN AGREEMENT WITH SHAW'S TRIANGLE PROPERTIES, LLC AND DOUGILRAY PROPERTIES, LLC REGARDING THE LAKES CENTER PROJECT.

Comm. Hertel asked if Mr. White has estimated the number of jobs which will be created with this project. Mr. White stated he has not gotten to that point in this process. Comm. Hertel stated he has put a lot of thought into the proposal and he believes this proposal will be very valuable to the community.

Chairperson Schertzing stated Meridian Township has to approve the Brownfield issue before this project can move forward. Comm. Hertel commended Mr. White for considering the needs of the community while developing this project.

In response to Comm. Bahar-Cook, Ms. Pigg detailed the requirements that Mr. White must meet before construction can begin. Mr. White has to meet all state and local development requirements. Comm. Bahar-Cook stated she would like to be updated throughout this process. Ms. Pigg stated she will provide that information to this Authority as it becomes available.

Comm. Copedge asked for the project completion date. Mr. White stated the permit process and site readiness will take approximately two years. The build up process will be completed in about 12 years. Mr. White further stated the economy will affect the completion date.

MOTION CARRIED UNANIMOUSLY.

- c. Property Update

Ms. Ruttan stated the 309 W. Grand River and 210 W. Willow properties are scheduled for demolition in mid October. The garage door will be installed at the Cahill property on Friday.

- d. General Legal Update – Counsel

Mr. Stoker stated there are no changes in the three law suites.

2. Contracts and Bills

- a. Accounts Payable Approval – September

MOVED BY COMM. HERTEL, SUPPORTED BY COMM. COPEdge, TO APPROVE THE ACCOUNTS PAYABLE FOR SEPTEMBER. MOTION CARRIED UNANIMOUSLY.

3. Items from the Executive Director and Chairman

- a. Masonic Lodge Acquisition

Chairperson Schertzing stated the property owner wants more money. He then stated the Authority will wait on this matter.

b. MLK Project – Joe Tibaldi

Ms. Ruttan stated there has not been any progress on this property.

c. Maple Lodge/Pine Street Project

Mr. Stoker stated a revised offer to purchase has been sent out. Chairperson Schertzing updated the Authority on the School for the Blind property. A Resolution to hand the property over to the Land Bank may be on the Authority's next agenda.

Announcements: None

Public Comment: None

The meeting adjourned at 6:42 p.m.

Respectfully submitted,

Debra Neff