

Approved December 1, 2008

**INGHAM COUNTY LAND BANK
FAST TRACK AUTHORITY**

November 3, 2008

Minutes

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

Members Absent: None

Others Present: Mary Ruttan, Dave Stoker, Joe Bonsall and Dorothy Boone

The meeting was called to order by Chairperson Schertzing at 5:32 p.m. in the Personnel Conference Room of the Human Services Building, 5303 S. Cedar, Lansing.

Approval of Minutes – October 6, 2008

MOVED BY COMM. BAHAR-COOK, SUPPORTED BY COMM. DELEON, TO APPROVE THE OCTOBER 6, 2008 MINUTES AS SUBMITTED. MOTION CARRIED UNANIMOUSLY. Absent: Comm. Hertel

Additions to the Agenda: None

Limited Public Comment – 3 minutes per person: None

1. Property Maintenance, Renovation & Development
 - a. Resolution to authorize the chairman or professional staff to accept and sign the offer to purchase for the vacant agricultural property at 4850 Lovejoy Road, Perry, MI 48872

Ms. Ruttan stated per our policies and procedures all non-residential property transfers must be approved by the board. She stated this property does not meet the requirements of our side lot disposition program.

MOVED BY COMM. BAHAR-COOK, SUPPORTED BY COMM. COPEGE, TO APPROVE THE RESOLUTION TO AUTHORIZE THE CHAIRMAN OR PROFESSIONAL STAFF TO ACCEPT AND SIGN THE OFFER TO PURCHASE FOR THE VACANT AGRICULTUREAL PROPERTY AT 4850 LOVEJOY ROAD, PERRY, MI 48872. MOTION CARRIED UNANIMOUSLY. Absent: Comm. Hertel

(Comm. Hertel arrived at 5:40)

b. City of Lansing Neighborhood Stabilization Program

Ms. Boone presented information including a handout regarding the Neighborhood Stabilization Program. The Housing and Economic Recovery Act of 2008 provided funding to address the foreclosure crisis. The City of Lansing has been allocated \$5,992,160 in emergency NSP assistance to address the problem of abandoned and foreclosed homes. Ms. Boone presented maps indicating the areas of substantial foreclosures for the years 2006-2008 and foreclosures by bank in targeted areas. The funds will provide for acquisition, rehabilitation, demolition, home financing assistance and to create land banks to assemble, temporarily manage, rehab and dispose of properties. The Ingham County Land Bank will be the acquisition and demolition hub. Comm Copdege inquired regarding the use of Land Bank Capital. Chairman Schertzing indicated very little will be used. Chairman Schertzing stated the county may receive an allocation from MSHDA. Comm. DeLeon asked if these properties were available to purchase on a short sale. Ms. Boone stated the redemption time has expired and are bank owned. These properties must be purchased for an average of 90% of appraised value. Ms. Boone stated there are five target areas; Comstock Park, Prudden East Village, Oak Park, Vision 2020 and Baker Donora. Chairman Schertzing indicated this program should include approximately 50 to 100 structures.

c. 3411 E. Michigan Avenue

Ms. Ruttan stated the environmental remediation cost has increased to \$113,520.00. The removal of the asbestos has started. The demolition should be completed in December. Discussion followed regarding the resolution to demolish.

MOTION BY COMMISSIONER HERTEL, SUPPORTED BY COMMISSIONER BARHAR-COOK TO DEMOLISH THE PROPERTY AT 3411 E. MICHIGAN, LANSING. MOTION CARRIED UNANIMOUSLY

d. OCOF Nonprofit Housing Corporation.

Ms. Ruttan stated the board of OCOF passed a motion to purchase the four bedroom house at 2510 S. Rundle. Chairman Schertzing indicated they would like to have a family moved in by Christmas.

e. Property update

Ms. Ruttan reviewed the Update as contained in the agenda material. The home on Cypress and Granger has an offer pending. The offer on 305 W. Grand River was removed.

- f. General legal update- Counsel

Mr. Stoker said the Land Bank currently is not involved in any litigation.

- 2. Accounts Payable & Monthly Statement
 - a. Accounts Payable Approval – October 2008

MOVED BY COMM. COPEDEGE, SUPPORTED BY COMM. HERTEL, TO APPROVE THE ACCOUNTS PAYABLE FOR OCTOBER 2008. MOTION CARRIED UNANIMOUSLY.

- b. Monthly Statement – September 2008

This is an informational item.

- 3. Items from the Chairman & Executive Director
 - a. Brownfield

Chairperson Schertzing said the county passed both Brownfield Plans at the last board meeting. The approval from the state will be forthcoming. A resolution to start using the funds will be presented to the Ingham County Brownfield Authority Board at their next meeting.

- b. 824 Call Open House

Chairman Schertzing stated this event was well attended including neighbors and media coverage from channels 6 and 10.

- c. Rental Option

Ms. Ruttan stated she was exploring the option to rent 4327 Aurelius Road. It has been on the market for sometime with no success. She does not want to leave it vacant for the winter months. The rental lease will be a month-to-month lease. Comm. Copedge asked if a damage deposit is required. Ms. Ruttan said a \$500.00 deposit is required plus proof of renters insurance. Comm. Copedge asked that the proof of insurance be added to the lease requirements.

Announcements: None
Public Comment – 3 minutes per person: None

The meeting adjourned at 6:06 p.m.

Respectfully submitted,
Joseph Bonsall