

APPROVED DECEMBER 3, 2007

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

November 5, 2007

Minutes

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

Members Absent: Chairman Schertzing

Others Present: Mary Ruttan, Timothy Perrone, Joseph Bonsall, James Linton, Liz Harrow, John Peckham, Diane Wing, Jim Cassidy and Dorothy Boone

The meeting was called to order by Vice-Chair De Leon at 5:35 p.m. in the Personnel Conference Room of the Human Services Building, 5303 S. Cedar, Lansing, Michigan.

Approval of the October 1, 2007 Minutes

MOVED BY COMM. HERTEL, SUPPORTED BY COMM. BARHAR-COOK, TO APPROVE THE OCTOBER 1, 2007 MINUTES. MOTION CARRIED UNANIMOUSLY. ABSENT: CHAIRMAN SCHERTZING

Additions to the Agenda: None

Limited Public Comment:

John Peckham from Martin Property Development requested copies of the environmental report and the update from the City of Lansing addressing zoning, parking, flood plain etc. regarding 3411 E. Michigan Avenue. Vice-Chair De Leon indicated the information was in the packet. Mr. Peckham inquired if he needed to continue to attend the meeting. Commissioner Bahar-Cook explained it is an informational presentation only for the property at 3411 E. Michigan. Commissioner Bahar-Cook presented the procedure and schedule the review committee. Mr. Peckham departed.

James Cassidy from the East Lansing Housing & Neighborhood Services, would like to work in partnership with the Land Bank on different programs and projects.

1. Property Maintenance, Renovation and Development
  - a. Resolution to Authorize the Chairman to Proceed with the Negotiation for the Acquisition of the property known as "Parcel A" Former School for the Blind Property and for Professional Staff to secure an appraisal of the Property

MOVED BY COMM. HERTEL, SUPPORTED BY COMM. BAHAR-COOK, TO APPROVE THE RESOLUTION TO AUTHORIZE THE CHAIRMAN TO PROCEED WITH THE NEGOTIATION FOR THE ACQUISITION OF THE PROPERTY KNOWN AS "PARCEL A" FORMER SCHOOL FOR THE BLIND PROPERTY AND FOR PROFESSIONAL STAFF TO SECURE AN APPRAISAL OF THE PROPERTY.

Ms. Ruttan presented a map of the school for the blind property. She indicated the Land Bank has signed offer to purchase documents for parcels E, F, & G and for the property on the corner of Maple and Pine. The 10.56 acres could accommodate approximately 30 single family homes. The infrastructure work is a brownfield eligible cost reimbursement. The City of Lansing has expressed approval of the project. Ms. Ruttan said the negotiated purchase offer would be presented to the Land Bank board for approval.

MOTION CARRIED UNANIMOUSLY.  
ABSENT: CHAIRMAN SCHERTZING

- b. Resolution to Authorize the Chairman to accept the proposal from Kebs, Inc to perform the preliminary surveying and design planning for a City of Mason Development project.

MOVED BY COMM. BAHAR-COOK, SUPPORTED BY COMM. HERTEL, TO APPROVE THE RESOLUTION TO AUTHORIZE THE CHAIRMAN TO ACCEPT THE PROPOSAL FROM KEBS, INC TO PERFORM THE PRELIMINARY SURVEYING AND DESIGN PLANNING FOR A CITY OF MASON DEVELOPMENT PROJECT

Ms. Ruttan stated this was a 2006 foreclosure. The property is comprised of approximately 2 <sup>3</sup>/<sub>4</sub> Acres. It is a pie shaped parcel. It could possibly accommodate three to five homes. The parcels is along 127 South between the two Mason exits. The property begins at the end of an older development in Mason. We have met with the City of Mason Administrator and he has expressed support for the project. Ms. Ruttan indicated contact has been made with the out county Habitat for Humanity and they may be interested in partnering on this project. We need the preliminary work completed to determine if the project is viable.

MOTION CARRIED UNANIMOUSLY  
ABSENT: CHAIRMAN SCHERTZING

- c. Resolution to Authorize the Chairman to accept the proposal from Fitzgerald Henne & Associated, Inc to perform the preliminary conceptual drawings and renderings for the redevelopment of two separate alleyway projects in the city of Lansing

MOVED BY COMM. BAHAR-COOK, SUPPORTED BY COMM. HERTEL TO APPROVE THE RESOLUTION TO AUTHORIZE THE CHAIRMAN TO ACCEPT THE PROPOSAL FROM FITZGERALD HENNE & ASSOCIATES, INC TO PERFORM THE PRELIMINARY CONCEPTUAL DRAWINGS AND RENDERINGS FOR THE REDEVELOPMENT OF TWO SEPARATE ALLEYWAY PROJECTS IN THE CITY OF LANSING

Ms. Ruttan stated we will be renovating a structure at 1514 New York and 122 Smith. Both have shared driveways and accessible alleyways. The City would like us to address the shared driveway issue when possible. Chairman Schertzing and Ms. Ruttan met with Chad Gamble, City of Lansing director of Public Service and he is in support of the project. The project on 1514 New York would affect 28 homes and the project on Smith would affect 16 homes. Comm. De Leon suggested meetings with the homeowners after the drawings and renderings completed. Ms. Ruttan explained the brownfield infrastructure cost reimbursement and TIF capture related to alleyways. Comm. De Leon asked about City of Lansing participation in project. Ms. Boone expressed support because the City has trouble funding repairs in the

alleyways because they do not qualify for state and local funds. Comm. Hertel expressed support, but like to see photos or an on site visit.

MOTION CARRIED UNANIMOUSLY  
ABSENT: CHAIRMAN SCHERTZING

d. 3411 E. Michigan Ave. Update

Ms. Ruttan stated in the packet was the response from the City of Lansing regarding the zoning, usage, flood plain and master plan questions and issues. The city was specific in their answer to each question. Ms. Ruttan explained she had concerns regarding the safety of the structure because of the additional areas of ceiling collapse. She stated the building was inspected by the city building inspector and is now consider an unsafe structure. There had been a small fire back in 1982. The city inspector indicated there had been some structural damage at some time because the original beams are sistered together. Phase I Environmental site assessment reviewed. AKT Peerless presented some concern for the surrounding area soil contamination because of the previous use. They also expressed concern regarding asbestos in the vermiculite plaster. Ms. Ruttan stated any renovations on the building would require the entire building to be brought to code. Commissioner Bahar-Cook asked the board members to submit specific questions for each vendor to be included with the review committee questions. The vendors will need to respond in writing. The review committee will meet again, with the vendors present, to re-evaluate the proposals and make a recommendation to the Land Bank Board at the January 7, 2008 meeting. Comm. Hertel expressed concern that the vendors have adequate time to respond and the deadline time and date of December 17, 2007 at 5:00 pm location of 422 Adams Street, Lansing MI, 48906 be very specific and adhered to. The Commissioner stated all questions must be answered in detail or with "No response at this time" or the proposal will not be accepted. Ms. Ruttan stated, she would like the board members questions by November 19, 2007.

e. Property Update

Ms. Ruttan stated the property at 1546 Cahill sold. We had three offers in the first week. Comm. Hertel stated he toured the property and the land Bank did a phenomenal job and brought the property up to standards of the neighborhood. The new construction on Seymour is almost complete. Side Lots were sold on Dunlap and Hayford. The Midwood and Pleasant Grove new construction project is on hold until we sell some of our inventory. We have a new construction on Rundle and will be starting a "parade of homes" construction at 309 W. Grand River. Our personal property procedure has been started at 1514 New York and 3407 Turner.

f. General Legal Update – Counsel

Mr. Perrone stated there are no changes in the three law suites. In the Titov case, the attorney has not requested any discovery information. We need to wait until the discovery period has passed before we can file a summary disposition. Mr. Perrone will file a motion by December. Mr. Perrone stated that Judge Giddings still has the motion for summary disposition for the property at 3411 E. Michigan Ave. under advisement.

2. Contracts and Bills

a. Accounts Payable Approval – October

MOVED BY COMM. COPEdge, SUPPORTED BY COMM. HERTEL, TO APPROVE THE ACCOUNTS PAYABLE FOR OCTOBER.

MOTION CARRIED UNANIMOUSLY.  
ABSENT: CHAIRMAN SCHERTZING

b. Monthly Statement – October – Placed on file

3. Items from the Executive Director and Chairman

a. Demolitions

Ms. Ruttan stated our first two demolitions have been completed. The property at 309 W. Grand River was one of the oldest “red tagged” structures in the City of Lansing. There are ten more structures slated for demolition. Seven in the City of Lansing, one in Aurelius Township, one in Delhi Township and one in Locke Township. Commissioner De Leon indicated she would like to be contacted when the demolitions are scheduled.

b. 841 W. Jolly

Ms. Ruttan provided pictures and the energy star report. She explained the structure received a 5+ energy star rating. The highest rating available. This structure is 41% more efficient than a non-energy home, which translates in to approximately a \$750.00 annual energy cost savings. There are energy efficient mortgages available which the Land Bank is examining. Ms. Ruttan stated we need to create public awareness and knowledge regarding energy efficiency.

c. Good Neighbor Program (DHUD)

Ms. Ruttan explained this is a program which allows local units of government to purchase excess HUD foreclosed homes for \$1.00. This is a program to reduce HUD inventory, but also to foster a partnership with local government. We have submitted an application to purchase and extended an offer on one property. If approved, we will proceed to purchase the remaining properties in Ingham County.

Announcements: None

Public Comment:

Diane Wing inquired who was on the review committee. Comm. Bahar-Cook replied the same review committee as before minus Kerry Ebersole. She also inquired on how the Land Bank decides to rehabilitate or demolish a structure. Ms. Ruttan stated each structure is inspected and evaluated regarding structure stability and a cost analysis is compiled.

The meeting adjourned at 6:34 p.m.

Respectfully submitted,

Mary Ruttan