

**APPROVED MARCH 2, 2009**

**INGHAM COUNTY LAND BANK  
FAST TRACK AUTHORITY**

December 1, 2008

Minutes

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

Members Absent: Debbie DeLeon

Others Present: Mary Ruttan, Dave Stoker, Dorothy Boone and others

The meeting was called to order by Chairperson Schertzing at 5:44 p.m. in the Personnel Conference Room of the Human Services Building, 5303 S. Cedar, Lansing.

Approval of the November 3, 2008 Minutes

MOVED BY COMM. BAHAR-COOK, SUPPORTED BY COMM. COPEDGE, TO APPROVE THE NOVEMBER 3 MINUTES AS SUBMITTED. Absent: Comms. DeLeon and Hertel

Additions to the Agenda

2g. Commercial Property - Discussion

Limited Public Comment: None

1. 2009 Meeting Schedule
  - a. Motion to Approve 2008 Meeting Schedule

The Board reviewed the 2008 Meeting Schedule and held a brief discussion regarding same. Chairperson Schertzing said the February 2, 2009 meeting could be rescheduled if necessary.

MOVED BY COMM. BAHAR-COOK, SUPPORTED BY COMM. COPEDGE, TO APPROVE THE 2008 MEETING SCHEDULE AS WRITTEN WITHOUT THE FEBRUARY 2, 2009 DATE. MOTION CARRIED UNANIMOUSLY. Absent: Comms. DeLeon and Hertel

2. Property Maintenance, Renovation and Development
  - a. Resolution to Approve the Purchase of 1804 Seager

MOVED BY COMM. BAHAR-COOK, SUPPORTED BY COMM. COPEDGE, TO APPROVE THE RESOLUTION TO APPROVE THE PURCHASE OF 1804 SEAGER.

**COMM. COPELGE DISCLOSED THAT HE IS A MEMBER OF THE CAPITAL LODGE, NO. 8 F & AM.**

Chairperson Schertzing said Mr. Ford from the Lodge contacted him to work out the issues. The demolition will be scheduled soon. He also said the properties are within the Brownfield and remediation funds are available.

MOTION CARRIED UNANIMOUSLY. Absent: Comms. DeLeon and Hertel

(Comm. Hertel arrived at 5:56 p.m.)

c. 3411 E. Michigan Avenue

Chairperson Schertzing said the tentative date for demolition is December 8, 2008. He then asked if the Board would like this to be a media event. The Board indicated they would like to have this be a media event.

d. OCOF Nonprofit Housing Corporation

Chairperson Schertzing said the OCOF will purchase three properties. This matter will continue to work and move this project along for funding.

e. Property Update

Chairperson Schertzing reviewed the Update. Comm. Bahar-Cook asked Ms. Ruttan to put OCOF properties in the Property Updates when necessary.

Chairperson Schertzing said the Update indicates the 115 E. Mason property is a Cristo Rey project. The property is not their project. He further said HUD has agreed to purchase nine more properties.

f. General Legal Update – Counsel

Mr. Stoker said the Board is not involved in any court matters at this time. Chairperson Schertzing said Mr. Lawler is still working on some properties.

g. Commercial Property Disposition – Discussion

Chairperson Schertzing said clarity is needed to move these properties along. He then reviewed some of the commercial properties. He will meet with Mr. Crouse on Friday to obtain his ideas regarding the disposition of these properties. The Board can also approach other entities regarding this matter. Chairperson Schertzing then asked the Board for their ideas to engage peoples' ideas. We could post this issue on the commercial properties.

The Board held a general discussion about this item. Comm. Bahar-Cook asked if the Genesee Land Bank deals with commercial properties. Chairperson Schertzing explained the differences between our Land Bank and Genesee's Land Bank regarding commercial properties. Comm. Bahar-Cook said she would like to see Lansing EDC's ideas about this issue.

#### 2b. City of Lansing Neighborhood Stabilization Program

Ms. Boone distributed copies of the City of Lansing Consolidated Plan - NSP Substantial Amendments to the Board. She then said she would like the Board to review the activities, the section which describes what the Plan will do with the funds and the role the Land Bank will play in this matter. She also encouraged the Board to review the background material for this Program.

Ms. Boone reviewed a table that summarizes initial allocations to NSP Program on page 22 of the Consolidated Plan. Most of the properties on this table are single family homes. Chairperson Schertzing explained the federal dollars will go directly to the City of Lansing.

In response to Comm. Copedge, Ms. Boone said the properties are within the City of Lansing. A portion of Ingham County is also included in the properties. The properties are not segregated by counties.

Ms. Boone explained the Plan's goal is to rehabilitate the properties without much money. Once the properties are completed, they will be rented. Ms. Boone addressed further questions from the Board during her review of the Plan.

Comm. Bahar-Cook asked if we are waiting for an approval of the Plan. Ms. Boone said she anticipates the Plan will be approved unless there are technical issues with the amendments. Two public meetings have been held regarding the amendments and they have been approved by the Lansing City Council.

Comm. Copedge asked if the Board will sign a letter of support for the grand funds. Chairperson Schertzing said a letter of support is not needed in this matter. Comm. Bahar-Cook clarified that the Land Bank staff can handle this project. Ms. Ruttan indicated staff would be alright. Chairperson Schertzing explained that the NSP and HUD make it possible to support our efforts on other projects. The Land Bank may need a few contract employees and property maintenance during the first few months of this project.

#### 3. Accounts Payable and Monthly Statement

MOVED BY COMM. COPELGE, SUPPORTED BY COMM. HERTEL, TO APPROVE THE ACCOUNTS PAYABLE AND MONTHLY STATEMENT. MOTION CARRIED UNANIMOUSLY. Absent: Comm. DeLeon

4. Items from the Chairman and Executive Director
  - a. "Nuts & Bolts" Land Bank Seminar

Chairperson Schertzing commended Ms. Ruttan and her staff for this Seminar. It was well received.

- b. Land Bank Conference May 13-14, 2009

Chairperson Schertzing informed the Board that the Michigan Land Bank Conference will be held in Traverse City next year. He then encouraged the members to attend this Conference. Fourteen Counties in Michigan now have Land Banks. The City of Detroit also has a Land Bank. This number will continue to grow.

Comm. Bahar-Cook asked Ms. Ruttan to forward additional information regarding the seminar to the Board members.

- c. Land Band Board Retreat

Chairperson Schertzing informed the Board that he will have more information regarding the Retreat next year.

#### Announcements

Comm. Hertel said he has enjoyed serving on the Land Bank. He has learned a lot while on this Board. He then thanked staff for their efforts. Chairperson Schertzing said it has been a pleasure to have Comm. Hertel on the Land Bank.

Public Comment: None

The meeting adjourned at 6:44 p.m.

Respectfully submitted,

Debra Neff