

**INGHAM COUNTY LAND BANK
FAST TRACK AUTHORITY**

December 2, 2013
Minutes

Members Present: Eric Schertzing, Comm. Bahar-Cook, Comm. Hope, Comm. McGrain , Comm. Nolan

Members Absent: None

Others Present: Jeff Burdick, Jason Ball, Meredith Johnson, Marty Colburn

The meeting was called to order by Chairperson Schertzing at 5:03 p.m. Conference Room D & E of the Human Services Building, 5303 S. Cedar, Lansing.

Approval of the November 4, 2013 Minutes

MOVED BY COMM. NOLAN, SUPPORTED BY COMM. BAHAR-COOK, TO APPROVE THE NOVEMBER 4, 2013 MINUTES. MOTION CARRIED UNANIMOUSLY.

Additions to the Agenda: None

Limited Public Comment: None

1. Community Projects Update

Chairperson Schertzing stated a meeting had been held with stakeholders and prospective re-developers for the entire site of the former Michigan School for the Blind.

2. Ingham County Land Bank Property Disposition Framework – Jason Ball, Kuntzsch Business Services – Information Item

Chairperson Schertzing introduced Jason Ball and Meredith Johnson from Kuntzsch Business Services. Mr. Ball provided an overview of the disposition framework, which is broken out into three primary items: Home-ownership and affordable housing, open space, and commercial/mixed-use development. Executive Director Burdick stated this process will be helpful when approaching possible funders, such as MSHDA. The board discussed possible additions Kuntzsch could incorporate into the draft framework. Chairperson Schertzing stated the framework could also be beneficial to planning the Treasurer's tax auctions. Comm. McGrain inquired if the final draft would come before the board for approval. Chairperson Schertzing stated the framework should be adopted as an addendum to our formal policies and procedures. Comm. Bahar-Cook requested the framework be more concretely tied to the City of Lansing's Master Plan.

4. Resolution to approve a revised Option to Purchase Agreement between ICLBA and Kincaid Henry for the Ash Street Redevelopment Project in Mason

Comm. McGrain requested agenda item 4 be moved up in the meeting schedule to accommodate the presence of Mason City Administrator Marty Colburn. Executive Director Burdick stated a staff memo on the resolution was included in the meeting packet. He provided an overview of the memo. Mr. Colburn stated that while the proposed change is a reduction in the overall sales price of the property, both the Land Bank and City will come out ahead due to increased tax capture created by not obtaining an OPRA. Comm. McGrain expressed reservations given the number of changes to the project already requested by Kincaid Henry.

MOVED BY COMM. MCGRAIN, SUPPORTED BY COMM. NOLAN, TO TABLE CONSIDERATION OF THE RESOLUTION UNTIL THE JANUARY BOARD MEETING. MOTION CARRIED UNANIMOUSLY.

3. Habitat for Humanity of Lansing Wayne Street Request – Update

Executive Director Burdick provided an overview of the staff memo included in the packet.

MOVED BY COMM. BAHAR-COOK, SUPPORTED BY COMM. NOLAN, TO ADOPT THE RESOLUTION TO APPROVE PROVIDING A MATCH OF UP TO \$7,500 IN FUNDS TO HABITAT FOR HUMANITY LANSING TO REMEDIATE THE LOT ON WAYNE STREET, LANSING SO THAT A HOUSE CAN BE BUILT UPON THE LOT. MOTION CARRIED UNANIMOUSLY.

5. ICLBA Public Relations – Update

Chairperson Schertzing stated the update was included in the board packet.

6. Property Maintenance, Renovation & Development

6a. Residential Property Update – Dashboard

Chairperson Schertzing stated the dashboard was included in the board packet. He noted we have closed on 58 homes so far this year. Comm. Bahar-Cook asked how LISA sales were progressing. Chairperson Schertzing stated we had sold five properties to LISA buyers in the last two months. The houses currently reserved for LISA buyers are indicated on the completed and pending sales sheet.

6b. Commercial Property Update

Chairperson Schertzing stated the update was included in the dashboard.

6c. Vacant Lot Update

Chairperson Schertzing stated the information was included in the dashboard.

6d. Garden Program Update – Dashboard

Chairperson Schertzing stated the update was included in the board packet.

6e. Completed and Pending Sales

Chairperson Schertzing stated the update was included in the board packet.

6f. General Legal Update - Counsel

Chairperson Schertzing stated there was no legal update.

7. Accounts Payable & Monthly Statement

7a. Accounts Payable Approval – November 2013

MOVED BY COMM. MCGRAIN, SUPPORTED BY COMM. NOLAN, TO APPROVE THE ACCOUNTS PAYABLE FOR NOVEMBER 2013.

Comm. McGrain asked about the payment to MAC Contracting. Chairperson Schertzing stated they were the remediation and demolition contractor for the School for the Blind.

MOTION CARRIED UNANIMOUSLY.

7b. Monthly Statement – October 2013

The October 2013 monthly financial statement was received and placed on file. Chairperson Schertzing stated Gillespie Group would be making their final payment on 3411 E Michigan Avenue later this month.

8. Chairman and Executive Director Comments

8a. Michigan Historic Preservation Network Preservation Fund Loan

Executive Director Burdick stated the Land Bank has applied for a loan to replace the roof at the former Paro Party Store located at 2221 E Kalamazoo. Chairperson Schertzing distributed a fair housing survey to the board members. Executive Director Burdick informed the board that John Krohn was offered and has accepted the Garden Coordinator position. He will start in a few weeks.

Announcements: None

Limited Public Comment: None

The meeting adjourned at 6:21 p.m.

Respectfully submitted,
Joseph Bonsall