

**INGHAM COUNTY LAND BANK
FAST TRACK AUTHORITY**

March 2, 2015
Minutes

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

Members Excused: Comm. McGrain

Others Present: Jeff Burdick, Tim Perrone, Joe Bonsall, Karen Bacon, John Krohn,
Egypt Mapes

The meeting was called to order by Chairperson Schertzing at 5:01 p.m. in Conference Room D & E of the Human Services Building, 5303 S. Cedar, Lansing.

Approval of the February 9, 2015 Minutes

MOVED BY COMM. HOPE, SUPPORTED BY COMM. NOLAN, TO APPROVE THE FEBRUARY 9, 2015 MINUTES. MOTION CARRIED UNANIMOUSLY. Absent: Comm. McGrain, Comm. Bahar-Cook

Additions to the Agenda: None

Limited Public Comment:

Chairperson Schertzing introduced Karen Bacon, President of Hosanna House of Michigan. Ms. Bacon stated Hosanna House is a 501(c)3 non-profit organization designed to assist youth aging out of foster care. Hosanna House has looked at 35 Land Bank properties and identified seven they are hoping to purchase for their program. Youth would spend one year living together in a larger house, learning life skills. They would then transition to a smaller home for two years with an option to purchase at the end. Rents would be controlled at a level the youth could maintain and any sale proceeds would be rolled over into a new house for the project. Ms. Bacon stated they expect a total initial investment of \$250,000 and are actively applying for grants to fund the program. Comm. Nolan suggested Hosanna House contact Jared Cypher in the Ingham County Controller's office to discuss applying for an allocation from the County.

Comm. Bahar-Cook arrived at 5:12 p.m.

Chairperson Schertzing suggested contacting the Center for Financial Health and/or the Financial Empowerment Center for help with homebuyer counseling for the program. He also inquired about capacity to handle the renovations. Ms. Bacon replied that Hosanna

House will be adding a licensed contractor to their staff and they have commitments from various trade unions to donate labor to the program. Chairperson Schertzing stated this program could be a great way for the Land Bank to move some of its two-bedroom homes.

1. Community Projects Update
1112 Prospect Street – Demolition and Future Neighborhood Park Site

Executive Director Burdick stated the parties have been working diligently to reach an agreement. He expects to bring an action item to the March 30, 2015 meeting.

2. Resolution to approve the sale of 422 S Magnolia, Lansing to John Krohn (Land Bank employee) for use as a residential rental property.

MOVED BY COMM. BAHAR-COOK, SUPPORTED BY COMM. HOPE, TO APPROVE THE SALE OF 422 S MAGNOLIA, LANSING TO JOHN KROHN.

Chairperson Schertzing introduced John Krohn and his wife, Egypt Mapes. Comm. Bahar-Cook said she was pleased to see an application from someone who lives in the neighborhood. Executive Director Burdick stated the terms of the sale were the same as offered to a previous potential buyer. Additionally, Mr. Krohn was required to provide the same personal and financial information as any other buyer would be.

MOTION CARRIED UNANIMOUSLY. Absent: Comm. McGrain

3. Resolution to approve a Settlement Agreement between the Ingham County Land Bank and MAC Contracting concerning final payment for demolition and abatement work completed at the Former School for the Blind property

MOVED BY COMM. BAHAR-COOK, SUPPORTED BY COMM. HOPE, TO APPROVE THE SETTLEMENT AGREEMENT BETWEEN THE INGHAM COUNTY LAND BANK AND MAC CONTRACTING.

Executive Director Burdick overviewed the background information contained in the staff memo provided in the meeting packet. Land Bank counsel, Tim Perrone, stated board approval was required because both parties would be agreeing to accept this as final settlement of all issues related to the project. Comm. Bahar-Cook requested the resolution state, "Therefore Be It Resolved, that the Authority's Board approves a Settlement Agreement in the amount of \$53,044 by and between the Ingham County Land Bank and MAC Contracting, in which the details are fully outlined in said agreement."

MOTION, AS AMENDED, CARRIED UNANIMOUSLY. Absent: Comm. McGrain

4. Review and approval of the first two rounds of demolitions planned through Help for Hardest Hit Blight Elimination funds

Executive Director Burdick reviewed the list of properties contained in the meeting packet. He stated all properties have been certified as blighted and many are subject to existing demolition orders. Comm. Bahar-Cook remarked that she has viewed the properties in her district and none appear to be savable. Chairperson Schertzing inquired about timing of the demolitions. Executive Director Burdick stated he expects these demolitions to be completed by June. The Land Bank is required to have expended 25% of the total grant by the end of August. Comm. Nolan asked about neighborhood involvement. Executive Director Burdick stated neighbors are all notified prior to the demolitions. Comm. Bahar-Cook suggested sending a list of properties to the relevant neighborhood associations with a solicitation of comments.

5. Property Maintenance, Renovation & Development

5a. Residential and Commercial Property Update – Dashboard

Chairperson Schertzing stated the dashboard was included in the meeting packet.

5b. Garden Program Update – Dashboard

Chairperson Schertzing stated the dashboard was included in the meeting packet.

5c. Completed and Pending Sales

Chairperson Schertzing stated the sales reports were included in the meeting packet. Executive Director Burdick stated 400 S Fairview closed today.

5d. General Legal Update - Counsel

Mr. Perrone stated there is one pending landlord/tenant issue and one land contract purchaser remains in bankruptcy.

6. Accounts Payable

6a. Accounts Payable Approval – February, 2015

MOVED BY NOLAN, SUPPORTED BY COMM. HOPE, TO APPROVE THE ACCOUNTS PAYABLE FOR FEBRUARY, 2015.

Executive Director Burdick distributed an updated list of accounts payable for February, 2015.

MOTION CARRIED UNANIMOUSLY. Absent: Comm. McGrain

7. Chairman and Executive Director Comments

Executive Director Burdick updated the board on the Worthington Place property in Leslie. A prospective buyer is working on a pro-forma for the project. He also stated Gravity Works was selected from eight proposals to update the Land Bank's website.

Chairperson Schertzing stated November 1, 2015 will be the Land Bank's ten year anniversary. He recently presented on the topic of Land Banks to the Lansing Rotary. Staff is working with contractors on a new method of renovations, designed to control costs for the Land Bank.

Announcements:

Comm. Nolan mentioned that this year's Reclaiming Vacant Properties Conference is being held in Detroit, May 19-21.

Limited Public Comment: None

The meeting adjourned at 6:22 p.m.

Respectfully submitted,
Joseph G Bonsall