

**INGHAM COUNTY LAND BANK
FAST TRACK AUTHORITY**

March 30, 2015
Minutes

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

Members Excused: None

Others Present: Jeff Burdick, Tim Perrone, Dawn Van Halst, Rawley Van Fossen,
Chris Kolbe, John Krohn

The meeting was called to order by Chairperson Schertzing at 5:00 p.m. in the
Conference Room of the Ingham County Land Bank, 3024 Turner St, Lansing.

Approval of the March 2, 2015 Minutes

MOVED BY COMM. BAHAR-COOK, SUPPORTED BY COMM. McGRAIN, TO
APPROVE THE MARCH 2, 2015 MINUTES. MOTION CARRIED UNANIMOUSLY.

Additions to the Agenda: None

Limited Public Comment: None

1. Community Projects Update

Chairperson Schertzing commented that Restoration Works has completed the
1st home at 1501 E. Kalamazoo St and a sale is pending. The 2nd home will be
getting underway sometime spring/summer of this year. Monies from the 1st
home will help to fund the 2nd and a more detailed MOU is being worked out
between organizations to address timing and scheduling of students.

2. Resolution to authorize the Land Bank to enter into an agreement with Sparrow
Hospital to accept funds for the demolition and maintenance of a neighborhood
park at 1112 Prospect Street

MOVED BY COMM. McGRAIN, SUPPORTED BY COMM. BAHAR-COOK, TO
APPROVE THE AUTHORIZATION OF THE LAND BANK CHAIR TO SIGN AN
AGREEMENT WITH SPARROW HOSPITAL TO ACCEPT FUNDS FOR THE

DEMOLITION AND MAINTENANCE OF A NEIGHBORHOOD PARK AT 1112 PROSPECT.

Executive Director Burdick presented the most recent agreement provided by Sparrow Hospital. Discussion commenced regarding the proposed agreement. Comm. Bahar-Cook expressed concern with the 3 years stated for coverage of maintenance of property and equipment and would like to see at least 5 years at \$2,000/year. Concern was also mentioned with Sparrow's lack of liability specifically in items III. & IV. of the agreement. The Board discussed their concern regarding the installation of the equipment, ADA compliance, obtaining proper permits and other maintenance costs. The Board agreed they would like the Land Bank attorney to review the agreement and make necessary changes to cover the Land Bank and possibly negotiate a longer period of maintenance paid for by Sparrow. Comm. Bahar-Cook also recommended "sing" be changed to "sign" in the resolution as well as taking out the strange characters in the first whereas.

MOTION, AS AMENDED, CARRIED UNANIMOUSLY.

3. Resolution to approve the sale of 920 Hickory, Lansing, MI and 500 S Pennsylvania Avenue to Joe Vitale for use as a residential rental property and associated open space, respectively

MOVED BY COMM. NOLAN, SUPPORTED BY COMM. BAHAR-COOK, TO APPROVE THE SALE OF 920 HICKORY, 500 S PENNSYLVANIA ABE TO JOE VITALE FOR USE AS A RESIDENTIAL RENTAL PROPERTY AND ASSOCIATED OPEN SPACE

Comm. McGrain asked if Mr. Vitale has any unpaid property taxes and asked if his rental properties were appropriately registered. Mr. Kolbe commented that property tax records are showing as current and all rentals are properly registered.

MOTION CARRIED UNANIMOUSLY.

4. Resolution to approve the sale of 623 N Sycamore, Lansing, MI to Joe Vitale for use as open space for the adjacent residential property to the south

MOVED BY COMM. NOLAN, SUPPORTED BY COMM. BAHAR-COOK, TO APPROVE THE SALE OF 623 N SYCAMORE TO JOE VITALE FOR USE AS OPEN SPACE.

MOTION CARRIED UNANIMOUSLY.

5. Review and approval of rounds 3 and 4 of demolitions planned through Help for Hardest Hit Blight Elimination funds

MOVED BY COMM. NOLAN, SUPPORTED BY COMM. HOPE, TO APPROVE ROUNDS 3 AND 4 OF DEMOLITIONS PLANNED THROUGH HELP FOR HARDEST HIT BLIGHT ELIMINATION FUNDS

Comm. McGrain expressed concern with the spreadsheet presented and the information provided. He questioned the missing information in the recommended disposition column and would like to see more detail before voting. Executive Director Burdick mentioned staff has met to discuss disposition of NSP2 properties and the next step is to look at disposition for all HHF properties.

MOTION BY COMM. McGRAIN, SUPPORTED BY BAHAR-COOK TO TABLE APPROVAL OF ROUNDS 3 & 4 OF DEMOLITIONS UNTIL MAY. MOTION CARRIED UNANIMOUSLY.

6. Planning for the Future Direction of the ICLB – Discussion Item

Discussion of the future direction of the ICLB took place. Comm. McGrain asked Executive Director Burdick for a summary of the discussion to be presented to the Board for review at the May meeting.

7. Property Maintenance, Renovation & Development

7a. Residential and Commercial Property Update – Dashboard

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

7b. Garden Program Update – Dashboard

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

7c. Completed and Pending Sales

Chairperson Schertzing stated the sales reports were included in the meeting packet.

7d. General Legal Update - Counsel

Mr. Perrone stated there are half a dozen land contract forfeitures, one eviction on a land contract, a rental eviction next week, and one land contract purchaser remains in bankruptcy in which we are working with the Trustee.

8. Accounts Payable and Monthly Statements

8a. Accounts Payable Approval – March, 2015

MOVED BY McGRAIN, SUPPORTED BY COMM. NOLAN, TO APPROVE THE ACCOUNTS PAYABLE FOR MARCH, 2015. MOTION CARRIED UNANIMOUSLY.

8b. Monthly Statements – December 2014, January 2015, February 2015

The unaudited December 2014, January 2015 and February 2015 monthly financial statements were received and placed on file.

9. Chairman and Executive Director Comments

Executive Director Burdick presented the Board with the communications update by Piper & Gold. Comm. Hope stated it may be a good idea if Piper & Gold would help work on the outreach and communication regarding the Hardest Hit Funds Demolitions.

Announcements:

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

Limited Public Comment: None

The meeting adjourned at 7:43 p.m.

Respectfully submitted,
Dawn R Van Halst