

**INGHAM COUNTY LAND BANK  
FAST TRACK AUTHORITY**

September 14, 2015  
Minutes

Members Present: Eric Schertzing, Comm. McGrain, Comm. Nolan

Members Excused: Comm. Hope, Comm. Bahar-Cook

Others Present: Jeff Burdick, Tim Perrone, Dawn Van Halst, Rawley Van Fossen,  
Albert Roper, Jan Hite, Brent Forsberg

The meeting was called to order by Chairperson Schertzing at 5:11 p.m. in Conference Room D & E of the Human Services Building, 5303 S. Cedar, Lansing.

Approval of the August 3, 2015 Minutes

MOVED BY COMM. MCGRAIN, SUPPORTED BY COMM. NOLAN, TO APPROVE THE AUGUST 3, 2015 MINUTES. MOTION CARRIED UNANIMOUSLY.

Additions to the Agenda:

None.

Limited Public Comment:

Albert Roper, the owner of property backing up to vacant property that the Land Bank owns in the 4500 block of Ingham in Lansing, MI., addressed the Board regarding lack of maintenance of the rear of the Land Bank property. Mr. Roper informed the Board that Land Bank staff declined Mr. Roper's request to purchase the property. Executive Director Burdick noted that the Land Bank actually owns two, contiguous vacant residential parcels and that the size of these parcels would allow for the construction of at least two residential units in the future. Mr. Roper handed out pictures of the rear of these properties to the Board. The pictures showed tall grass and brush. Executive Director Burdick noted that lawn vendors hired by the Land Bank have only been mowing the front half of these properties. Comm. Nolan asked Executive Director Burdick what could be done to address Mr. Roper's concerns. Executive Director Burdick replied that the Land Bank would hire a contractor to mow down and remove debris from the rear of these properties and that this would be completed by the end of the following week. Mr. Roper replied that he was satisfied with this response.

1. Community Projects Update

Executive Director Burdick informed the Board that the demolition of the house at 1112 Prospect, Lansing, MI., was demolished on August 21, making way for the installation of a playground on the property. He noted that the playground would be installed in the coming weeks. He also informed the Board that the Land Bank's new website, designed by Gravity Works, was launched over the Labor Day weekend.

2. Resolution – Authorization to sell 2919 W. Holmes Road to Redeemer Church

MOVED BY COMM. MCGRAIN, SUPPORTED BY COMMM. NOLAN, TO ADOPT THE RESOLUTION AUTHORIZING THE SALE OF 2919 W. HOLMES ROAD TO REDEEMER CHURCH.

Executive Director Burdick stated 2919 W Holmes, Lansing was a 2014 tax-foreclosure planned to be included in group 8 of the HHF demos. He introduced Pastor Jan Hite from Redeemer Church. Pastor Hite provided background information on her Congregation and their desire to acquire the property and turn it into an "Outdoor Learning Center" for their existing school. Executive Director Burdick informed the Board that Redeemer Church is supportive of the Land Bank completing the demolition, leaving the existing garage on the property for the church to use as part of its Outdoor Learning Center. He noted that there is not a precedent for how to value the property considering this end use and noted that he established the price of just over \$3,000 based on an analysis completed by Land Bank Sales Staff of residential vacant lots in Lansing as well as factoring in the size of this particular parcel. Pastor Hite stated that she is fine with this price and thanked the Board for their consideration in this matter. Comm. Bahar-Cook asked what the proposed sale price would be. Pastor Hite stated they were offering \$1,000. Comm. Bahar-Cook asked if they were expecting an answer this month. Pastor Hite stated an answer was not needed this month, but the grant funds they have secured for the project must be spent this year.

MOTION CARRIED UNANIMOUSLY.

3. Resolution – Authorization to sell 904 Pacific Avenue to Joyce Perez

MOVED BY COMM. NOLAN, SUPPORTED BY COMMM. MCGRAIN, TO AUTHORIZE THE SALE OF 904 PACIFIC AVENUE TO JOYCE PEREZ.

Executive Director Burdick passed out the resolution at the meeting, as it was not included in the meeting packet. Chairperson Schertzing reminded the Board that Ms. Perez came before them in early 2013 to request the ability to purchase the property back from the Land Bank, as it was tax foreclosed the previous year. The Board agreed to enter into a land contract with Ms. Perez at that time. Subsequently, Ms. Perez defaulted on the land contract and was notified that she would be evicted in August. Ms. Perez contacted her employer, who wrote a letter requesting cooperation by the Land Bank in an effort to assist Ms. Perez and keep her in her home. This letter was included in the meeting agenda packet. The request before the Board is to authorize

the Chairperson to negotiate a settlement with Ms. Perez' employer in order to sell the property outright to Ms. Perez.

MOTION CARRIED UNANIMOUSLY.

4. Brent Forsberg (T.A. Forsberg) presentation of former Deluxe Inn development idea

Executive Director Burdick introduced Brent Forsberg with T.A. Forsberg, noting that he asked to present a redevelopment idea he has been considering for the former Deluxe Inn site. Mr. Forsberg handed out a conceptual rendering he produced depicting the site being redeveloped with temporary food and retail pop-up sites as well as a staging area for REO Town festivals. Mr. Forsberg stated that this first phase would build momentum on the site and eventually allow him to construct a mixed use type building in the future. He has had discussions with the REO Town Commercial Association and they are in favor of his concept. He stated that he would propose entering into a long term option with the Land Bank providing him time to further his proposal and seek additional funding for an eventual permanent development.

Executive Director Burdick reminded the Board that this site needs to be redeveloped with at least a \$6 million project in order to pay back the Brownfield bond. Mr. Forsberg replied that he would also consider an arrangement where the Land Bank could accept an offer for a higher valued development on the site during his option term, so long as he would be paid back for the expenses he incurred during his operation of the site. Mr. Forsberg stated that he would put together a more detailed proposal within 60 days, at which time he would like to appear back before the Board.

5. Review of Respondents to Request for Qualifications for a Master Developer for the Former Michigan School for the Blind Campus

Executive Director Burdick informed the Board that the Request for Qualifications issued by the Land Bank and the Great Lakes Capital Fund (GLCF) yielded responses from two development teams. These included Volunteers for America – Michigan and the Whitsett Group out of Indianapolis, IN. Both entities proposed affordable senior housing for the entire site. In follow up conversations with both parties, they expressed a willingness to consider more than just seniors as a target population and possibly looking at mixed-income as opposed to 100% affordable housing. Executive Director Burdick stated that mixed-income is his desire and that the site would be conducive to families, noting the proximity of Mid-Michigan Charter Academy, Willow Elementary School and a Head Start Program. He also stated that the Land Bank and GLCF are leaning towards selecting the Whitsett Group, as they have a track record of mixed income development in other states. Comm. McGrain stated that he is comfortable knowing that GLCF has had positive experiences working with the Whitsett Group in the past on other developments.

6. September 2015 Communications Report

Chairperson Schertzing stated that the Communications report was included in the packet. Comm. McGrain remarked that he liked the enhanced format of the report.

7. Property maintenance, renovation and development

7a. Residential, Garden and Commercial Property Update – Dashboard

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

7b. Completed and Pending Sales

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

7c. General Legal Update – Counsel

Tim Perrone stated there are no new pending legal issues to present to the board.

8. Accounts Payable and Monthly Statement

8a. Accounts Payable Approval – August 2015

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

8b. Monthly Statement – July 31, 2015

The July 31, 2015 monthly financial statement was received and placed on file.

9. Chairman and Executive Director Comments

Chairman Schertzing informed the Board that the Land Bank would be hosting a harvest-themed open house for the immediate neighborhood on Thursday, October 22 at 4pm at the Land Bank's headquarters. He also informed the Board of the tentative date for the Land Bank Holiday Party and 10 year anniversary celebration, scheduled for December 8 at the newly renovated development on Ash Street in downtown Mason.

Announcements: None

Limited Public Comment: None

The meeting adjourned at 6:18 p.m.

Respectfully submitted,  
Jeffrey Burdick