

**INGHAM COUNTY LAND BANK
FAST TRACK AUTHORITY**

February 1, 2016
Minutes

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

Members Absent: None

Others Present: Jeff Burdick, Tim Perrone, Joseph Bonsall, Dawn Van Halst, Brent
Forsberg, Mike Huszti, Brian Winkelmann, Paul Zala, Ken Jones,
Austin Ashley, Richard Floyd, Aaron Desentz

The meeting was called to order by Vice-Chairperson Nolan at 5:00 p.m. in Conference
Room D & E of the Human Services Building, 5303 S. Cedar, Lansing.

Approval of the December 7, 2015 Minutes

MOVED BY COMM. HOPE, SUPPORTED BY COMM. MCGRAIN, TO APPROVE THE
DECEMBER 7, 2015 MINUTES. MOTION CARRIED UNANIMOUSLY.

Additions to the Agenda: None

Limited Public Comment: None

1. Community Projects Update

Executive Director Burdick provided an overview of the staff memo describing the
proposed redevelopment of the former Michigan School for the Blind campus. Land
Bank parcels would be part of the second phase of the project. Two community
meetings have been held, the second of which was very well attended. The necessary
re-zoning request is scheduled to be heard by the City of Lansing later this week.
Comm. McGrain inquired as to the nature of the zoning change. Executive Director
Burdick stated it was an increase in density.

Chairperson Schertzing arrived at 5:05 p.m. Comm. Nolan relinquished the chair to
Chairperson Schertzing.

Comm. McGrain asked what role the Land Bank would be playing. Executive Director
Burdick stated the proposal includes an option to purchase the Land Bank's property at
a later date. No board action is required at this time. The discussion is purely

informational. Chairperson Schertzing stated the developer has been strongly encouraged to include a market-rate component in the project.

2. Election of Officers

MOVED BY COMM. MCGRAIN, SUPPORTED BY COMM. HOPE, TO APPOINT COMM. NOLAN AS VICE-CHAIR, COMM. HOPE AS SECRETARY, AND COMM. MCGRAIN AS TREASURER. MOTION CARRIED UNANIMOUSLY.

3. Discussion Item: Proposed purchase of the former Deluxe Inn site in Lansing, MI by M2B2, LLC to construct an extended stay hotel

Chairperson Schertzing introduced Mike Huszti, Brian Winkelmann, and Paul Zala, to discuss the proposal. Mr. Winkelmann stated the proposal was for a four-story extended stay motel. Mr. Huszti stated M2B2 has had discussion with TA Forsberg and they are interested in incorporating his proposal into their design. Comm. McGrain inquired as to the group's capacity and experience with similar projects. Mr. Winkelmann stated he has been an architect for 30 years with experience in commercial housing and condominium development. Mr. Zala stated he was representing Value Place Hotels and Woodspring Suites. They have over 200 locations across the United States. Chairperson Schertzing inquired about the site's zero lot line requirement. Mr. Winkelmann replied that the requirement does present challenges. A four-story building could create a wall effect on Washington Ave. They are exploring options of having a one-story portion of the project along Washington Ave. Executive Director Burdick overviewed the proposed option agreement received earlier today and accompanying resolution. The option would last for 180 days with certain benchmarks for progress. The Land Bank would have final approval of the site plan with construction beginning within one year of the close of sale.

MOVED BY COMM. NOLAN, SUPPORTED BY COMM. HOPE, TO ADOPT THE RESOLUTION AUTHORIZING THE CHAIRMAN AND EXECUTIVE DIRECTOR TO ENTER INTO AN OPTION TO PURCHASE AGREEMENT FOR THE VACANT COMMERCIAL PROPERTY AT 112 E. MALCOLM X STREET, LANSING, MI. MOTION CARRIED UNANIMOUSLY.

4. Discussion Item: Proposal by John Sears to construct two multi-family rental developments on two Land Bank-owned sites in Lansing, MI

Chairperson Schertzing introduced Ken Jones from Studio Intrigue Architects and Austin Ashley, Executive Director of the Old Town Commercial Association. Mr. Jones stated he was here to represent John Sears who was out of town. Mr. Jones provided background on the proposal. Mr. Ashley stated OTCA was excited by the proposal and is prepared to help facilitate community input and to insure the final design fits with the neighborhood.

5. Discussion Item: Proposed purchase of a portion of the Worthington Place site in Leslie, MI by Richard Floyd

Chairperson Schertzing introduced Richard Floyd and Aaron Desentz, Manager of the City of Leslie. Mr. Floyd provided an overview of the proposal which involves taking over the existing apartment building and completing a second building on the existing foundation, along with the construction of approximately 16 single-family homes. The site, which is surrounded by three schools, will be very attractive to families. Mr. Desentz stated Mr. Floyd has been great to work with and the City is very much behind the proposed project.

6. Discussion Item: Proposal by TA Forsberg to develop a vacant 2.71 acre site owned by the Land Bank into five residential units in Mason, MI

Chairperson Schertzing introduced Brent Forsberg who provided an overview of the proposal. Mr. Forsberg stated the cost of infrastructure improvements would make the deal infeasible without brownfield funds. Executive Director Burdick stated there are funds available which may help cover the cost of those improvements. Chairperson Schertzing inquired as to the amount of needed improvements. Mr. Forsberg stated they are estimating it will be approximately \$40,000 per lot. He plans to meet with the City of Mason to discuss possible road funding.

7. Resolution – Authorization to enter into an agreement with the City of Lansing to utilize CDBG funding to renovate two Land Bank properties to serve as multi-unit residential rentals

MOVED BY COMM. McGRAIN, SUPPORTED BY COMM. HOPE, TO ADOPT THE RESOLUTION AUTHORIZING THE CHAIRMAN AND EXECUTIVE DIRECTOR TO ENTER INTO AN AGREEMENT WITH THE CITY OF LANSING TO UTILIZE CDBG FUNDS TO REHABILITATE TWO LAND BANK-OWNED MULTI-FAMILY RESIDENTIAL STRUCTURES AS RESIDENTIAL RENTALS.

Executive Director Burdick provided an overview of the information in the packet. The proposal would result in eight rental units that would be marketed to 80% AMI tenants. Chairperson Schertzing stated these small multi-unit buildings are perfect for a partnership with Community Mental Health.

MOTION CARRIED UNANIMOUSLY.

8. Resolution – 2016 Budget Amendment

MOVED BY COMM. HOPE, SUPPORTED BY COMM. ANTHONY, TO ADOPT THE 2016 BUDGET AMENDMENT.

Chairperson Schertzing stated the proposed budget amendment includes the staggered elimination of several staff positions. Comm. McGrain asked how confident staff was in the sale proceeds projection. Executive Director Burdick stated staff was confident in the projection. It is not nearly as reliant on commercial sales as in prior years.

MOTION CARRIED UNANIMOUSLY.

9. January 2016 Communications Report

Chairperson Schertzing stated the communications report was included in the meeting packet.

10. Property Maintenance, Renovation & Development

10a. Residential, Garden, and Commercial Property Update – Dashboard

Chairperson Schertzing stated the dashboard was included in the packet.

10b. Completed and Pending Sales

Chairperson Schertzing stated the sales report was included in the meeting packet.

10c. General Legal Update - Counsel

Tim Perrone stated a landlord tenant matter had been handled in district court.

11. Accounts Payable and Monthly Statements

11a. Accounts Payable Approval – December 2015, January 2016

MOVED BY COMM. MCGRAIN, SUPPORTED BY COMM. NOLAN, TO APPROVE THE ACCOUNTS PAYABLE FOR DECEMBER 2015 AND JANUARY 2016.

Comm. McGrain asked who SC Services was. Joe Bonsall stated they are a demolition contractor being utilized under HHF.

MOTION CARRIED UNANIMOUSLY.

11b. Monthly Statement – November 30, 2015

The November 30, 2015 monthly financial statement was received and placed on file.

12. Chairman and Executive Director Comments: None

Announcements: None

Limited Public Comment: None

The meeting adjourned at 6:29 p.m.

Respectfully submitted,
Joseph G Bonsall