

**INGHAM COUNTY LAND BANK
FAST TRACK AUTHORITY**

November 7, 2016
Minutes

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

Members Absent: None

Others Present: Dawn Van Halst, Tim Perrone, Joseph Bonsall, Albert Roper, Darin
Vickers

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

Approval of the October 3, 2016 and October 14, 2016 Minutes

MOVED BY COMM. McGRAIN, SUPPORTED BY COMM. ANTHONY, TO APPROVE
THE OCTOBER 3, 2016 AND OCTOBER 14, 2016 MINUTES. MOTION CARRIED
UNANIMOUSLY.

Additions to the Agenda: None

Limited Public Comment:

Albert Roper, 4517 Ballard Rd, Lansing, spoke concerning his desire to purchase a
Land Bank lot on Ingham St located behind his parcel. Comm. Nolan asked about his
plans for the property. Mr. Roper stated it would be added to his yard and maintained as
green space. Comm. McGrain requested staff prepare a report on the parcel for the
next board meeting.

1. Community Projects Update: None
2. Resolution to approve the sale of 115 Church St, Leslie, MI to Leslie Funeral
Home

MOVED BY COMM. NOLAN, SUPPORTED BY COMM. ANTHONY, TO ADOPT THE
RESOLUTION APPROVING THE SALE OF 115 CHURCH ST, LESLIE, MI TO LESLIE
FUNERAL HOME.

Interim Executive Director Van Halst provided an overview of the information in the packet. She stated the Land Bank expects its total expenses for the property, including the proposed demolition to be \$11,717. We expect to receive between \$400 and \$500 per year in specific tax capture.

MOVED BY COMM. NOLAN, SUPPORTED BY COMM. McGRAIN, TO AMEND THE RESOLUTION TO INCLUDE THE FOLLOWING: "WHEREAS, THE AUTHORITY HAS RECEIVED A BID IN THE AMOUNT OF \$10,075.00 TO REMEDIATE AND DEMOLISH THE EXISTING STRUCTURE, MAKING IT SUITABLE FOR COMMERCIAL USE." "THEREFORE BE IT RESOLVED, THAT THE AUTHORITY AUTHORIZES THE CHAIRPERSON TO NEGOTIATE AND EXECUTE A PURCHASE AGREEMENT FOR 115 CHURCH ST, LESLIE, MI WITH LESLIE-SPRINGPORT FUNERAL HOMES FOR AN AMOUNT NOT LESS THAN \$12,000.00 SUBSEQUENT TO ITS DEMOLITION BY THE AUTHORITY. MOTION CARRIED UNANIMOUSLY.

MOTION CARRIED UNANIMOUSLY.

3. 2017 Meeting Schedule

MOVED BY COMM. McGRAIN, SUPPORTED BY COMM. ANTHONY, TO APPROVE THE 2017 MEETING SCHEDULE. MOTION CARRIED UNANIMOUSLY.

4. Review – HHF Groups 13-15

Interim Executive Director Van Halst provided an overview of the information contained in the packet. Comm. Nolan expressed concern over the number of properties that being banked for future development. Chairperson Schertzing stated we are in discussion with developers about many of these lots. Additionally, the public has not been clamoring for the opportunity to purchase them. Interim Executive Director Van Halst stated staff tries to be very strategic about which properties we reserve for future developments. Comm. McGrain appreciated the need to be strategic about our properties because we only have one chance to try and ensure the best outcome.

5. Update – 112 E Malcolm X, Lansing – Stone Printing Option

Interim Executive Director Van Halst provided an overview of the information in the packet. It is staff's recommendation to not move to acquire the site at this time. Chairperson Schertzing noted that the site is contaminated.

6. Discussion – Non-refundable options on commercial sales

Interim Executive Director Van Halst stated her desire to engage the Board in a discussion regarding the specific outcome the Board was looking for in regards to option agreements for commercial sales. It is staff's recommendation that no changes be made to existing policies or procedures. Outlining specific requirements in our policies and procedures would only serve to limit staff's ability to negotiate. The Board has made

clear to staff its desire to see some form of non-refundable payment attached to any commercial sale option that comes before it and that should be sufficient. The Board is always free to reject any agreement that may come before it that lacks a non-refundable term. Comm. McGrain expressed agreement. Timothy Perrone stated the Land Bank could ask for consideration in the form of an option fee, rather than an earnest money deposit. Comm. Nolan stated she liked the idea of seeing an option fee included.

7. Update – Executive Director Position

Chairperson Schertzing stated the position had been posted in a few more places. He has received approximately one-half dozen applications which he expects to be able to share with the Board by the end of the week. Comm. Nolan inquired if the position would be more attractive if it were a County position. Chairperson Schertzing responded that it might be more attractive as a County position, but that would significantly limit the Board's ability to negotiate with any candidate and, depending upon how the position was classified, might compromise the extent to which the Executive Director served solely at the pleasure of the Land Bank Board. After discussion, it was decided to reserve 2:00 – 5:00 p.m. on November 17, 2016 for candidate interviews.

8. October 2016 Communications Report

Chairperson Schertzing stated the October Communications Report was included in the packet.

9. Property maintenance, renovation & development

9a. Residential, Garden, and Commercial Property update – dashboard

Chairperson Schertzing stated the dashboard was included in the packet.

9b. Completed and Pending Sales

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

9c. Land Bank Residential Rental Properties List

Chairperson Schertzing stated the rental property status list was included in the meeting packet.

9d. General Legal Update – Counsel

Mr. Perrone stated there were no legal issues to report.

Comm. Anthony left the meeting at 6:00 p.m.

10. Accounts Payable & Monthly Statement

10a. Accounts Payable Approval – October 2016

MOVED BY COMM. McGRAIN, SUPPORTED BY COMM. NOLAN, TO APPROVE THE ACCOUNTS PAYABLE FOR OCTOBER 2016. MOTION CARRIED UNANIMOUSLY.
Absent: Comm. Anthony

10b. Monthly Statement – September 30, 2016

The September 30, 2016 monthly financial statement was received and placed on file.

11. Chairman & Executive Director Comments:

Chairperson Schertzing expressed thanks to Land Bank staff for their work during the transition period.

Announcements:

Comm. Nolan reiterated Chairperson Schertzing's remarks regarding staff's work during the transition period.

Limited Public Comment: None

The meeting adjourned at 6:14 p.m.

Respectfully submitted,
Joseph G Bonsall