

**INGHAM COUNTY LAND BANK  
FAST TRACK AUTHORITY**

September 18, 2017 Regular Meeting  
Minutes

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

Members Absent: None

Others Present: John Bippus, Joseph Bonsall, Brent Forsberg, Ken Forsberg,  
Jeanna Paluzzi, Tim Perrone, Jessica Robinson, Patrick Smith,  
Jody Washington

1. Call to Order

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.

2. Approval of the August 14, 2017 meeting minutes

MOVED BY COMM. McGRAIN, SUPPORTED BY COMM. HOPE, TO APPROVE THE AUGUST 14, 2017 MINUTES. MOTION CARRIED UNANIMOUSLY. Absent: Comm. Anthony

3. Amendments to the agenda: None

4. Limited public comment: None

Comm. Anthony arrived at 5:03 p.m.

5. Resolutions

5a. Authorize the Executive Director to negotiate and execute the transfer of 112 Malcolm X to Urban Systems

MOVED BY COMM. McGRAIN, SUPPORTED BY COMM. NOLAN, TO ADOPT THE RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO NEGOTIATE AND EXECUTE THE TRANSFER OF 112 MALCOM X STREET, LANSING, MI TO URBAN SYSTEMS.

Executive Director Paluzzi provided an overview of the information included in the packet and the Land Bank's history with the parcel. She stated she hoped the

discussion of the resolution would provide guidance for any terms the Board hoped to see included in a final transfer agreement. Comm. McGrain and Chairperson Schertzing disclosed some affiliates of Urban Systems had donated to their campaign funds in the past. Comm. Nolan stated her preference that any agreement should contain reverter language to guarantee timely construction. Comm. McGrain expressed support, stating it would be a shame for the parcel to still be vacant in several years' time. Comm. Anthony asked what project timelines were included in the proposals. Executive Director Paluzzi replied that all three proposals called for construction to begin within 12 to 18 months of final site approval. Patrick Smith of Urban Systems stated they expected it to take 12 to 18 months to receive final site plan approval from the City of Lansing. Construction of the building is expected to take another fourteen months. Comm. Nolan replied that a reverter eighteen months from final site plan approval by the City of Lansing would be acceptable. The other board members concurred.

MOTION CARRIED UNANIMOUSLY.

5b. Approve the sale of 1141 N Pine Street (Superintendent's house) to Mid-Michigan Recovery Services

MOVED BY COMM. NOLAN, SUPPORTED BY COMM. ANTHONY, TO ADOPT THE RESOLUTION APPROVING THE SALE OF 1141 NORTH PINE STREET, LANSING, MI TO MID-MICHIGAN RECOVERY SERVICES.

Chairperson Schertzing introduced Jessica Robinson, Executive Director of Mid-Michigan Recovery Services, who provided background on her organization and their plans to relocate their men's residential recovery program to the property. Comm. McGrain asked how the program works. Ms. Robinson replied that the men's program has existed in the Lansing community since 1967. The residential program is staffed 24 hours a day, seven days a week. All participants go through a strict vetting process prior to being admitted to the program. Historically, over 80% of participants are successfully discharged from the program. Comm. Anthony inquired what would happen to their current program site. Ms. Robinson replied they intend to re-model the property and use it to host additional services. Comm. Nolan asked where Mid-Michigan Recovery Services is headquartered. Ms. Robinson stated they are headquartered on West Holmes Road, near S Washington. Comm. Hope asked if it would be a secure facility. Ms. Robinson replied that the facility is secure from people outside the program entering, but that participants are there voluntarily and can request to be discharged at any time. Comm. Hope inquired if community groups other than the Greater Lansing Housing Coalition were supportive of the project. Ms. Robinson stated she had reached out to the neighborhood association, but had not received any response. Comm. McGrain asked about the anticipated timeline to have the program up and running. Ms. Robinson replied she expected it would take about eighteen months to complete renovations and have the program up and running. Comm. McGrain inquired about Mid-Michigan Recovery Services' ability to maintain the property into the future. Ms. Robinson stated her group has decades of experience maintaining various properties. Jody Washington, Lansing City Council Member for the 1<sup>st</sup> Ward, expressed concern

the proposed use would concentrate a challenging population in the area. Ms. Robinson responded her organization was looking to meet and serve those challenged populations where they are.

MOTION CARRIED UNANIMOUSLY.

6. Community projects update

6a. Simken Ave: Proposed soccer field and outdoor adventure park

Executive Director Paluzzi provided background and an overview of the information contained in the meeting packet. Comm. Hope expressed support for the concept, but stated her belief the Land Bank would be best served by transferring ownership and liability to a third-party. Comms. Anthony, McGrain, and Nolan agreed with Comm. Hope.

6b. Pleasant Grove School: Funding for redevelopment feasibility Study

Executive Director Paluzzi provided background and an overview of the information contained in the meeting packet. Chairperson Schertzing provided history for the parcel, highlighting the Treasurer had sold the property at auction in 2014, only to have it re-foreclose this year. Comm. Anthony expressed support for the feasibility study, but hoped we might be able to partner and share the cost. Comm. McGrain expressed hope that LEAP or another partner organization might be able to provide some “no strings attached” funding to help with the study.

6c. Potential City of Lansing floodplain acquisition program support

Executive Director Paluzzi provided background and an overview of the information contained in the meeting packet. Comm. McGrain stated his belief that we should be cautious to not place too many limitations on end uses for parcels included in such a program.

6d. Baker neighborhood fishing dock

Executive Director Paluzzi stated the materials in the packet were for informational purposes only.

7. Property maintenance, renovation & development reports

7a. Residential, garden, and commercial property dashboard

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

7b. Completed and pending sales

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

7c. Residential rental properties status report

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

7d. General legal counsel update

Tim Perrone stated there were no pending legal issues.

8. Accounts Payable & Monthly Statement

8a. Approval of accounts payable – August 2017

MOVED BY COMM. NOLAN, SUPPORTED BY COMM. McGRAIN, TO APPROVE THE ACCOUNTS PAYABLE FOR AUGUST 2017. MOTION CARRIED UNANIMOUSLY.

8b. Transmittal of monthly financial statement – July 2017

The monthly financial statement for July 2017 was received and placed on file.

8c. Approval of FY2017 budget adjustment

Executive Director Paluzzi provided an overview of the proposed budget adjustment.

MOVED BY COMM. HOPE, SUPPORTED BY COMM. McGRAIN, TO ADOPT THE FISCAL YEAR 2017 AMENDED BUDGET. MOTION CARRIED UNANIMOUSLY.

8d. Discussion of 2016 annual audit report and corrective action plan

Executive Director Paluzzi provided an overview of the materials previously provided to the Board at its August 14, 2017 regular meeting.

9. Board Chairman and Executive Director comments

9a. Executive Director comments

Executive Director Paluzzi stated the Michigan Association of Land Banks' Leadership Summit will be held in Battle Creek on October 2-3. She and Chairperson Schertzing plan to attend. The next regular meeting of the Land Bank Board will be on October 16<sup>th</sup> at 5:00 p.m. in Conference Room D & E of the Human Services Building.

9b. Board Chairman comments

Chairperson Schertzing stated the Ingham County Treasurer had two very successful auctions this summer. We can still expect approximately 120 parcels to be transferred to the Land Bank at year end.

10. Announcements: None
11. Limited Public Comment: None
12. Adjournment

Chairperson Schertzing declared the meeting adjourned at 6:17 p.m.

Respectfully submitted,  
Joseph G Bonsall