

**INGHAM COUNTY LAND BANK  
FAST TRACK AUTHORITY**

November 6, 2017 Regular Meeting  
Minutes

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

Members Excused: Comm. Anthony

Others Present: Joseph Bonsall, Jeanna Paluzzi, Bonnie Toskey, Dawn Van Halst

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 October 16, 2017 meeting minutes

MOVED BY COMM. HOPE, SUPPORTED BY COMM. NOLAN, TO APPROVE THE OCTOBER 16, 2017 MINUTES. MOTION CARRIED UNANIMOUSLY. Absent: Comm. Anthony

3. Amendments to the agenda:

Executive Director Paluzzi stated she would be addressing the status of the roof at 3024 Turner St, Lansing under agenda item 9A.

4. Limited public comment: None

5. Resolutions:

5a. Transfer 825 West Saginaw Street to Orabe Fuller

MOVED BY COMM. HOPE, SUPPORTED BY COMM. NOLAN, TO ADOPT THE RESOLUTION APPROVING THE TRANSFER OF 825 WEST SAGINAW STREET, LANSING, MI TO ORABE FULLER.

Executive Director Paluzzi provided an overview of the information included in the packet. She stated the Fullers own all the property surrounding this parcel. The sale is coming before the Board because the intended end use is commercial. Comm. McGrain asked if staff had done the standard due diligence to make sure the buyers did not have any delinquent property taxes or outstanding code violations. Executive Director Paluzzi

stated they had. Comm. Hope noted that the buyer's name was misspelled in the title of the resolution.

MOTION, AS AMENDED, CARRIED UNANIMOUSLY. Absent: Comm. Anthony

5b. Transfer three Simken Avenue parcels to City of Lansing

MOVED BY COMM. McGRAIN, SUPPORTED BY COMM. NOLAN, TO ADOPT THE RESOLUTION APPROVING THE SALE OF THREE VACANT PARCELS ON SIMKEN DRIVE, LANSING, MI TO THE CITY OF LANSING.

Executive Director Paluzzi provided an overview of the information included in the packet. City of Lansing Planning and Development will own the parcel and lease to the end users. Comm. Nolan asked who the stakeholders are. Executive Director Paluzzi answered that the stakeholders were Dave Weiner, Scott Dane, and City Planning and Development. Land Bank attorney Bonnie Toskey suggested the Board consider a reverter clause if the parcels cease to be used for recreational purposes. Comm. Hope expressed support for including the reverter language. Chairperson Schertzing suggested that such reverter language should be added to our policies and procedures going forward. After discussion, it was agreed to amend the final paragraph of the resolution to read, "Therefore, Be It Resolved, that the Authority authorizes the transfer of three vacant parcels on Simken Drive, Lansing, Michigan to the City of Lansing for a sale price not more than \$3.00. The property conveyance shall contain two (2) reverter clauses. The first reverter clause shall prohibit the property's use for any sexually oriented business as defined by law, medical marijuana business or dispensary, or casino. The second reverter clause shall prohibit the property's use for any non-recreational purpose.

MOTION, AS AMENDED, CARRIED UNANIMOUSLY. Absent: Comm. Anthony

6. Community projects update

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

Executive Director Paluzzi provided an overview of the information included in the packet. She stated the only update was the resolution adopted at this meeting.

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

Executive Director Paluzzi provided an overview of the information included in the packet. Jessica Yorke continues to explore the feasibility study.

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. Comm. McGrain inquired about expected closings for parcels shown as having offers. Executive Director Paluzzi replied that 6117 Scotmar, 4642 Haslett Rd, along with the Center & Beaver and Center & Liberty properties are expected to close before month's end. Chairperson Schertzing stated the Treasurer had received a complaint from a prospective auction buyer who was disappointed they had not had an opportunity to bid on 1517 Pattengill at auction. The City of Lansing has expressed interest in supporting a renovation of the property using its HOME Grant funds.

7c. Residential rental properties status report

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

7d. General legal counsel update

Ms. Toskey stated there were no legal issues to report at this time.

8. Accounts Payable & Monthly Statement

8a. Approval of accounts payable – October 2017

MOVED BY COMM. McGRAIN, SUPPORTED BY COMM. HOPE, TO APPROVE THE ACCOUNTS PAYABLE FOR OCTOBER 2017.

Chairperson Schertzing asked what the payment to Bolle Contracting, Inc was for. Dawn Van Halst responded that the payment was for demolitions conducted through the HHF program. MOTION CARRIED UNANIMOUSLY. Absent: Comm. Anthony

8b. Transmittal of monthly financial statement – September 2017

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

8c. Presentation of FY2018 budget proposal

Executive Director Paluzzi stated the FY2018 proposed budget would be presented at the December 4, 2017 meeting.

9. Board Chairman and Executive Director comments

9a. Executive Director comments

Executive Director Paluzzi provided an overview of the information included in the meeting packet. She highlighted that cost estimates for replacing the roof at 3024

Turner St, Lansing, are getting more and more expensive and complicated. Comm. Nolan asked if staff was exploring options for moving. Executive Director Paluzzi stated staff was considering that, along with other more cost-effective options for the roof. Comm. McGrain asked if the expense was included in the budget. Executive Director Paluzzi replied that \$130,000 was included in the 2017 budget.

9b. Board Chairman comments

Chairperson Schertzing stated the Ingham County Treasurer was recognized for efforts to encourage the preservation of historic properties through the tax-foreclosure auction process at the 2017 Preservation Lansing Awards ceremony held on October 18<sup>th</sup>.

10. Announcements:

Executive Director Paluzzi asked if the \$1000 supervisory bonus paid monthly to county employees Bonsall and VanHalst should be continued. The Board unanimously agreed no.

Comm. McGrain stated the County Brownfield Authority and LEAP continue to work on fine tuning language for their new agreement. He also expressed his desire to see the Land Bank continue to streamline its organizational chart and management structure. Comm. Nolan stated she would like to see the Land Bank's Executive Director become a special part-time Ingham County position, along with changes where Ingham County employees at the Land Bank report directly to the Land Bank Executive Director, not multiple supervisors. The Board agreed that the Executive Director should be recognized by County staff as their day-to-day supervisor. The Board further agreed that the part-time County employee status be explored.

11. Limited Public Comment: None

12. Adjournment

Chairperson Schertzing declared the meeting adjourned at 5:58 p.m.

Respectfully submitted,  
Joseph G Bonsall

Item 10 modified prior to Board meeting 11/29/2017 by Executive Director Jeanna Paluzzi.