

# INGHAM COUNTY LAND BANK FAST TRACK AUTHORITY

## Minutes of the August 6, 2018 Regular Board Meeting

### Attendance

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Members present: Treasurer Schertzing and Commissioners Crenshaw, Grebner, Louney, and Nolan  
Members excused: N/A  
Others present: Executive Director Jeanna Paluzzi, Tim Perrone, Max Boortz, and Tony Scruby

### Minutes

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#### 1. Call to order

Chairman Schertzing called the meeting to order at 4 pm in Health and Human Services Building conference rooms D+E, 5303 S Cedar Street, Lansing.

#### 2. Approved minutes

- A. June 4, 2018 Regular Board meeting
- B. June 26, 2018 Special Board meeting

GREBNER MOVED, SECONDED BY LOUNEY, APPROVAL OF THE MINUTES AS WRITTEN.

MOTION APPROVED UNANIMOUSLY.

#### 3. Amendments to the agenda

Chairman Schertzing moved item 5E to be included in 6.

#### 4. Limited public comment

Chairman Schertzing acknowledged Boortz and Scruby, who were attending the meeting to discuss the purchase offer for 414 Baker. Scruby provided Boortz an easement to property behind the building, since the building was constructed on the 414 Baker lot line. Boortz indicated frustration that Paluzzi was insisting on budget detail and suggested the Land Bank did not understand commercial real estate deals. Schertzing indicated that Paluzzi was protecting Land Bank interests. Schertzing asked Boortz if he would be agreeable to a requirement that the roof be replaced and passed City inspection by December 15. Boortz agreed.

GREBNER MOVED, SECONDED BY CRENSHAW, AUTHORIZING THE SALES OF 414 BAKER FOR \$1000 PLUS CLOSING COSTS WITH THE REQUIREMENT THAT A NEW ROOF PASS CITY INSPECTION BY DECEMBER 15. FURTHER, THE PROPERTY WOULD REVERT TO THE LAND BANK IF THE REQUIREMENT WAS NOT MET.

MOTION APPROVED UNANIMOUSLY.

## 5. Resolutions

### **18-19 Participate in Michigan Land Bank small real estate development alliance**

MOVED BY LOUNEY, SECONDED BY GREBNER, APPROVAL OF RESOLUTION.

Paluzzi provided background on the Michigan Land Bank initiative. Two other county land banks are test driving it this year. We will be in a better position to participate in the second round next year, once our real estate specialist is on Board a bit. Grebner said he always likes to encourage innovation. Schertzing said this is good stuff, and the Congress for New Urbanism and Urban Land Institute has been preaching this. Louney asked if LEAP is engaged with this, and Paluzzi indicated that she will be encouraging their partnership.

MOTION APPROVED UNANIMOUSLY.

### **18-20 Authorize foreclosure services agreement with Treasurer's Office**

MOVED BY GREBNER, SECONDED BY LOUNEY TO APPROVE RESOLUTION AS WRITTEN.

MOTION APPROVED UNANIMOUSLY.

### **18-21 Pay certain vendor invoices online instead of by check**

MOVED BY GREBNER, SECONDED BY CRENSHAW TO APPROVE RESOLUTION AS WRITTEN.

Crenshaw suggested checking onto generating payment from our checking, as opposed to vendor websites, to potential save any vendor fees for online payment. Paluzzi agreed.

MOTION APPROVED UNANIMOUSLY.

### **18-22 Swap 2725 Northwest Ave for 1617 Pattengill Ave**

MOVED BY GREBNER, SECONDED BY LOUNEY TO APPROVE RESOLUTION AS WRITTEN.

MOTION APPROVED UNANIMOUSLY.

## 6. Staff and Executive Director/Board relationships

Paluzzi expressed concerns that since the last Board meeting, the Board decided to halt filling three vacant positions after the selection process was well underway. After significant discussion, the Board affirmed the Executive Director's responsibility to hire, manage, and fire

staff.

Paluzzi also raised concerns that two people in particular have assumed significant responsibilities since a major staff reduction a few years back, but have not received title changes or compensation for those additional responsibilities. Grebner indicated he did not want to hold up recognizing those contributions much longer, and requested an analysis of job functions and recommendation for the appropriate level of compensation.

Grebner further requested a draft resolution to better integrate Land Bank administrative activities into County operations, such as integrating into IT systems, HR support, and Financial Services Support. Grebner also suggested a 1099 option for the Controller.

**7. Legal counsel report**

Perrone indicated that neither Bonsall nor VanHalst have submitted the negotiated settlement checks yet.

**8. Program status reports**

Paluzzi indicated they would be provided regularly once staff vacancies have been filled.

**9. Financials**

Financial reports were received to file.

**10. Reports**

**A. Executive Director**

Paluzzi reviewed her written report. Crenshaw remarked that it was worded quite emotionally. Paluzzi said she needed to document certain issues that have not been resolved to date.

**B. Board Chairman**

Schertzing provided a list of properties sold at the first 2018 auction, identifying both the starting bid and winning bid prices.

**11. Limited public comment**

There was no public comment.

Louney mentioned that BWL now has a tree truck; would the Land Bank be interested in leveraging tree service through BWL? Paluzzi said she would check in with staff about the nature of the existing tree service contract.

**5. Adjournment**

The meeting adjourned at 6:15 pm.

Respectfully submitted,  
Jeanna M. Paluzzi