

INGHAM COUNTY LAND BANK FAST TRACK AUTHORITY

Minutes of the January 23, 2019 Regular Board Meeting As approved at the March 27, 2019 Regular Board Meeting

Attendance

Members present: Treasurer Schertzing, and Commissioners Crenshaw, Grebner, Stiver, and Trubec
Members excused: N/A
Staff: Executive Director Jeanna Paluzzi, Finance/Admin Manager Linda Weber
Counsel: Tim Perrone
Attendees: Deputy County Treasurer Alan Fox, Tim Poxon/Century 21

Minutes

1. Call to order

Schertzing called the meeting to order at 5:32 pm at the Land Bank, 3024 Turner Street, Lansing.

2. Approved minutes

A. December 17, 2018 Regular Board meeting

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

There was no discussion.

MOTION APPROVED UNANIMOUSLY.

3. Amendments to the agenda

Paluzzi requested a discussion of issuing quit claim deeds in lieu of warranty deeds under some circumstances. Schertzing added the item at 7.B.

4. Public hearing regarding proposed FY19 budget

Schertzing called the public hearing to order and solicited comment. There was none. Crenshaw asked if sufficient public notice was posted. Perrone said yes. Schertzing adjourned the public hearing.

5. Limited public comment

There were no public comments.

6. Review regular Board meeting schedule

Two changes were made: May 22 moved to May 23, and August 28 moved to August 22.

7. Legal counsel

A. Status of 1733 W Holmes filing

Perrone indicated he would file a motion and seek sanctions. He said there was nothing to prevent the Land Bank from proceeding with the sale to the Castros. Grebner suggested clarify the side lot program language.

B. Quit claim deeds

Paluzzi asked for feedback regarding how strict the Land Bank requirements for issuing warranty deeds for all real estate transfers. Schertzing said most buyers have clean titles to real estate, so attaching warranty deeds to quit claim deeds is not a clean approach, causing mortgage and refinancing troubles. Perrone said an alternative is a quick quiet title action.

8. Updates

Paluzzi provided verbal updates regarding the Small Real Estate Developer Initiative, Eden Glen, Superintendent House prospects, and the status of negotiating a sale of 653 S Hayford to former renters Lansing Urban Farm Project.

9. Financials

A. Receive Accounts Payable

Board received the Accounts Payable report.

B. Status of financial statement generation

Paluzzi indicated that Finance and Admin Manager Linda Weber needed more time to review 2018 and prior year accounting activity before presenting financials with her PCA credentials. They anticipated presentation at the next Board meeting.

C. Approve 2019 budget proposal

GREBNER MOVED, STIVER SECONDED, ADOPTION OF THE BUDGET AS PRESENTED.

Crenshaw asked if a week's time was sufficient for review. Schertzing said it was appropriate to move forward with budget adoption. Paluzzi provided background on changes in revenue streams and adjustments to expenses budgeted. Grebner pointed out that should the Land Bank integrate with County operations, there would be no need to review line by line. It would be an ordinary part of the budget process, all discussed within the Controller's office.

AYE: SCHERTZING, GREBNER, STIVERS, TRUBAC.

NAY: CRENSHAW

MOTION APPROVED.

10. Reports

A. Executive Director provided in the Board packet.

Paluzzi requested and received Board support for disciplinary action proposed for an employee. The Executive Director worked with Human Resources and the County's attorney on a performance improvement plan.

B. Board Chairman provided no additional comments.

11. Limited public comment

There was no public comment.

12. Adjournment

The meeting adjourned at 7:24 pm.

Respectfully submitted,
Jeanna M. Paluzzi