

INGHAM COUNTY LAND BANK FAST TRACK AUTHORITY

May 29, 2019 Regular Board Meeting

As approved, with corrections, at the June 26, 2019 Regular Board Meeting

Members Present: Schertzing, Crenshaw, Grebner, Trubac, Stivers

Members Excused: none

Others Present Jeanna Paluzzi, Linda Weber, Tim Perrone, Alan Fox
Max Boortz, Sue Montenegro, Jon Addiss, Gordon Love

The meeting was called to order by Chairperson Schertzing at 5:30 p.m. in the main conference room at the Land Bank, 3024 Turner Street, Lansing.

Approval of the April 25, 2019 meeting minutes

MOVED BY GREBNER, SECONDED BY TRUBAC TO APPROVE THE MINUTES OF THE APRIL 25, 2019 LAND BANK BOARD MEETING

THE MOTION CARRIED UNANIMOUSLY.

Additions to the agenda

MOVED BY TRUBAC, SECONDED BY GREBNER TO ADD CLOSED SESSION TO CONTINUE THE DISCUSSION OF MARCH 27, 2019 ATTORNEY REPORT. ADDED AT ITEM 10A.

THE MOTION CARRIED UNANIMOUSLY

ITEM 7 IS REMOVED DUE TO LACK OF AVAILABLE STAFF

Limited public comment

Max Boortz gave an update and asked on 414 Baker Street progress and asked for an extension due to the extensive additional work necessary to build interior envelope to support roof structure. Existing brick wall found to not support a roof structure.

MOVED BY CRENSHAW, SECONDED BY TRUBAC TO DIRECT STAFF TO EXTEND WORK PROGRESS DEADLINE BY 6 MONTHS.

THE MOTION CARRIED UNANIMOUSLY

To accommodate the Leslie City manager Sue Montenegro item 8 C w/o objection was moved up.

Discussion from and with Montenegro about the high cost of demolishing the old Leslie High School. City met with Rep Hope about possible state appropriation. Commission Naeyaert agreed to help on the Republican side. Mayor Shuster has been very active in effort. She happens to live across street from site. A redevelopment plan with a Brownfield could help offset some of the \$500,000 plus cost.

Second discussion on Land Bank parcels north of Race Street. City interested in roadway development to connect existing streets. City is also in discussions with Richard Floyd about adding to his 16 unit development adjacent to Land Bank land. They will explore options with Floyd and report back to Land Bank.

5. Resolution to Authorize Sale of three parcels on Lansing Ave to Ryan McGregor

MOVED BY CRENSHAW, SECONDED BY STIVERS TO APPROVE THE RESOLUTION
THE MOTION CARRIED UNANIMOUSLY.

6. Policy and Strategy Discussion

A. Sales qualification regarding criminal activity

Discussion of potential City concern with the sale of lots on Bement to certain individuals and concern with the language concerning criminal activity on a sales application form used by Staff.

MOVED BY GREBNER, SECONDED BY CRENSHAW TO APPROVE LOTS SALE ON BEMENT TO JON ADDISS

THE MOTION CARRIED UNANIMOUSLY

MOVED BY GREBNER, SECONDED BY STIVERS TO STRIKE CRIMINAL HISTORY LANGUAGE FROM BUYER APPLICATION FORM.

THE MOTION CARRIED UNANIMOUSLY

Stivers asked that staff bring an updated common form with consolidation and improvements regarding conditions that could disqualify buyer under certain conditions.

B. Greater Lansing Association of Realtors request to cease 20-year owner occupancy covenants.

Discussion of Land Bank and Capital Area Housing Partnership both receiving similar communication. CAHP has an owner covenant that extends to 30 years. Received and placed on file with a discussion desired in a few months with Realtors to explore more options.

C. Property Sales Priorities for Current Fiscal Year

Rental property sale being worked on. Need to determine funding source and any limitations that presents on sales.

Chair raised ability to transfer Animal Control Outreach Shelter from Land Bank inventory to Ingham County Animal Control.

MOTION BY GREBNER, SECONDED BY CRENSHAW TO APPROVE SALE TO OF 826 W SAGINAW, LANSING, FOR NOMINAL PRICE TO INGHAM COUNTY.

MOTION CARRIED UNANIMOUSLY.

Tax foreclosures purchases are low priority with everything else on the plate of Land Bank staff to accomplish. This becomes a more delicate dance with County over auction sales revenue versus necessary additional financial support of the Land Bank.

8. Updates

A. Rehab of polar vortex-damaged units at Eden Glen

Discussion of our insurance provider, Michigan Municipal Risk Management Association paying a claim that will do a complete renovate one unit; do a substantial renovation on another and do limited renovations on a third. The funded work, combined with minimal Land Bank funded work will accomplish 3 complete renovation that will sell into an improving market rate transaction.

B. Former Deluxe Inn Site

Discussion of significant challenges that exist for the redevelopment of this site. Prospective purchaser has interest in ownership to ease negotiations in redevelopment. LEAP is coordinating another Brownfield discussion next month. Developer is solid and interested in site despite all challenges as it fits into a larger re-development strategy.

9. Financials

A. Receive Accounts Payable, April 2019

The Board received the Accounts Payable report.

Crenshaw asked about the Hyacinth House invoice. This is for the Land Bank's work on the Neighborhoods in Bloom program. We are reimbursed.

10. Legal Report

Perrone indicated that the plaintiff's attorney did forward the \$1000 fine to the Land Bank for 1737 Holmes that offset some of the \$3,000 in legal fees.

MOVED BY TRUBAC, SECONDED BY GREBNER TO GO INTO CLOSED SESSION TO FURTHER DISCUSS ATTORNEY REPORT FROM MARCH 27, 2019.

MOTION CARRIED UNANIMOUSLY. CHAIR WAS REQUESTED TO EXCUSE HIMSELF FROM CLOSED SESSION. THE CHAIR EXCUSED HIMSELF FROM THE CLOSED SESSION.

MOVED BY STIVERS, SECONDED BY CRENSHAW TO AUTHORIZE LEGAL COUSEL TO PROCEED AS DISCUSSED IN CLOSED SESSION.

MOTION CARRIED WITH AYE VOTE BY CRENSHAW, GREBNER, STIVERS, AND TRUBAC. SCHERTZING ABSTAINED.

11. Reports

A. Executive Director

Provided in the Board packet.

Commissioner Crenshaw asked Director about details of the Superintendent' house not selling. Transaction complications discussed.

B. Board Chairman

No comments.

12. Limited public comment

There was no public comment.

13. Adjournment

Schertzing adjourned the meeting at 7:11 pm.