

**THE INGHAM COUNTY LAND BANK
FAST TRACK AUTHORITY**

May 5, 2008

Minutes

Members Present: Eric Schertzing, Comm. Rebecca Bahar-Cook, Comm. Dale Copedge and Comm. Curtis Hertel

Members Absent: Debbie DeLeon

Others Present: Mary Ruttan, Dave Stoker, Diane Wing, Dorothy Boone, Nancy Hammond and other

The meeting was called to order by Chairperson Schertzing at 5:33 p.m. in the Personnel Conference Room of the Human Services Building, 5303 S. Cedar, Lansing, Michigan.

Approval of Minutes – March 3, 2008

MOVED BY COMM. BAHAR-COOK, SUPPORTED BY COMM. HERTEL, TO APPROVE THE MARCH 3, 2008 MINUTES AS AMENDED. MOTION CARRIED UNANIMOUSLY.

Absent: Comm. DeLeon

The Minutes were amended to reflect the following:

Page one, date, March 3, 2007 should be March 3, 2008.

Page one, Approval of February 4, 2008 Minutes, will be moved to above item 1a.

Additions to the Agenda

4d. Land Bank Conference

Limited Public Comment – 3 minutes per person: None

1. Communications

a. McClelland & Anderson – March 3, 2008 Letter

The Letter was received and placed on file.

b. Vlahakis Companies

The Communication was received and placed on file.

2. Property maintenance, renovation & development

a. Resolution to Authorize the Chairman to sign the offer to purchase for the property known as “Parcel A” former School for the Blind Property

MOVED BY COMM. HERTEL, SUPPORTED BY COMM. BAHAR-COOK, TO APPROVE THE RESOLUTION TO AUTHORIZE THE CHAIRMAN TO SIGN THE OFFER TO PURCHASE FOR THE PROPERTY KNOWN AS “PARCEL A” FORMER SCHOOL FOR THE BLIND PROPERTY.

Chairperson Schertzing stated the purchase is contingent upon the property being included in an approved Brownfield Plan which includes acquisition funding. The Authority is working with the Brownfield staff on this matter. Chairperson Schertzing further stated there has been some discussion with the City of Lansing regarding amending the methodology. The Authority may not exercise this Resolution for months.

MOTION CARRIED UNANIMOUSLY. Absent: Comm. DeLeon

- b. Resolution to acquire property from the State of Michigan Fast Track Land Bank Authority

Chairperson Schertzing stated the Land Bank Fast Track Act 2003 PA 258 allows a foreclosing governmental unit, such as the County Treasurer, to enter into an intergovernmental agreement with the State Land Bank Fast Track Authority providing for the exercise of the powers, duties, functions and responsibilities of an authority under the Act. The Act also allows for the creation of a County Land Bank Fast Track Authority to exercise those functions.

The Resolution will authorize the acquisition of property located at 222 S. Pennsylvania, 1424 Ada and 836 Kalamazoo Street from the State Land Bank Fast Track Authority for \$175.00 each plus property taxes.

MOVED BY COMM. BAHAR-COOK, SUPPORTED BY COMM. COPEDGE, TO APPROVE THE RESOLUTION TO ACQUIRE PROPERTY FROM THE STATE OF MICHIGAN FAST TRACK LAND BANK AUTHORITY.

Comm. Bahar-Cook asked how this situation differs from other properties from the State. Chairperson Schertzing stated the Authority has not received homes from the State before. The homes were received from HUD.

MOTION CARRIED UNANIMOUSLY. Absent: Comm. DeLeon

- c. 3411 E. Michigan Ave Property-Review Committee

Comm. Bahar-Cook stated the Review Committee met on April 15, 2008 to review the purchase agreement between Authentic Property Acquisitions and the prior owner. The Review Committee also considered re-opening the bid process for the development of the property at 3411 E. Michigan Avenue.

The agenda information has the Resolution which includes our recommendations for this property. The Review Committee elected not to change the previous scores of Authentic Property Acquisitions' proposal. It also recommends that the Land Bank should re-open the bid process for the property following extensive revisions to the review process.

MOVED BY COMM. COMM. BAHAR-COOK, SUPPORTED BY COMM. COPEDGE, TO ACCEPT THE REVIEW COMMITTEE'S RECOMMENDATION AND TO REJECT THE TWO PROPOSALS.

Mr. Stoker stated if the intent is to accept the recommendation, the Authority should have a resolution to that effect.

Comm. Hertel stated he is somewhat amazed that the Review Committee agreed on the Resolution. He said he is only comfortable supporting the motion if the Authority agrees to tear

down the building. The building is a hazard to the community. Tearing it down will be a benefit to bidders.

MOVED BY COMM. HERTEL, TO INSTRUCT STAFF TO GET PROPROALS TO TEAR DOWN THE BUILDING, FIRST TO SEEK ATTORNEY'S OPINIION ON THIS MATTER.

Comm. Bahar-Cook stated she is not opposed to Comm. Hertel's statement. Comm. Hertel stated he thinks there was a strong statement from the four Review Committee members to approve the resolution. Comm. Bahar-Cook stated Comm. Hertel's motion should be presented later.

MOTION DIED due to lack of support. Absent: Comm. DeLeon

Comm. Copedge asked if the Authority has any information regarding it's liability for tearing down the building. Ms. Ruttan stated the Authority did have an environmental study on this property before the RFP was issued.

First motion: MOTION CARRIED UNANIMOUSLY. Absent: Comm. DeLeon

MOVED BY COMM. HERTEL, SUPPORTED BY COMM. BAHAR-COOK, TO REQUEST STAFF TO SUBMIT REQUESTS FOR PROPOSALS FROM COMPANIES TO DEMOLISH THE PROPERTY AT 3411 E. MICHIGAN AVENUE AND TO HAVE THE COUNTY ATTORNEY TO REVIEW OUR LEGAL STATUS AND WHEN THE STATUS MAY CHANGE.

Comm. Copedge asked about the bid language. Chairperson Schertzing stated the bid will stay open for 60 days.

Ms. Ruttan encouraged the Authority to act quickly on this issue. She has another request for removing trash behind the building. The building continues to cause the Authority maintenance issues. Comm. Hertel stated abandoned buildings are hazards to young people.

Comm. Copedge asked if "No Trespassing" signs are posted at the property. The Authority held a brief discussion about this matter.

MOTION CARRIED UNANIMOUSLY. Absent: Comm. DeLeon

d. Property update

Ms. Ruttan reviewed the Update. This information is included in the agenda material.

e. General legal update – Counsel

Mr. Stoker stated the Oak Tree property is still in the Court of Appeals. Regarding the Silver Dollar, the Judge did not grant a motion to dismiss. This case will be decided at trial. At a hearing today, the Judge strongly suggested that Mr. Fowler should amend his complaint to deal with money, not the title. Mr. Fowler has until June 15, 2008 to amend his complaint. If the complaint is amended, the title will be clear for the Authority. The Judge also ordered mediation in this matter. This will occur in the next 30 to 60 days.

3. Contracts & Bills

a. Accounts Payable Approval – March 2008

b. Accounts Payable Approval – April 2008

MOVED BY COMM. COPEEDGE, SUPPORTED BY COMM. HERTEL, TO APPROVE THE ACCOUNTS PAYABLE FOR MARCH 2008 AND THE ACCOUNTS PAYABLE FOR APRIL 2008.

The Authority held a brief discussion about these items.

MOTION CARRIED UNANIMOUSLY. Absent: Comm. DeLeon

c. Monthly Statement – February 2008

The February Monthly Statement was received and placed on file.

d. Monthly Statement – March 2008

The March Monthly Statement was received and placed on file.

4. Items from the Chairman & Executive Director

a. Good Neighbor Program (DHUD)

Chairperson Schertzing stated 15 homes are pending but they are on hold at this time. HUD is making sure people have proper authorization and that they have the capacity to purchase the homes.

Chairperson Schertzing then stated he submitted a Resolution to the Board of Commissioners to authorize the Treasurer to be an agent under the Land Bank.

Chairperson Schertzing further stated the Authority has something in the works to deal with 42 properties. We are well situated to deal with this capacity.

b. Parade of Homes

Ms. Ruttan stated the new construction on Grand River is our home in the Parade of Homes. The Authority also purchased an advertisement in the Parade of Homes booklet. She then stated she needs some people to represent the Land Bank at the Grand River home during the Parade of Homes. This event is being held during the Land Bank Conference. Ms. Ruttan asked for volunteers for May 31 through June 10.

c. Streetscape Project

Chairperson Schertzing stated the Authority has sent a letter from the Land Bank and the City of Lansing to people who live around West Grand River and Pine. A clean up day will be conducted in this area by the students from Lansing Christian School. The Authority will provide flowers for some people.

Comm. Copedge stated the Michigan Public Works Department has discussed these sidewalks. The Land Bank may want to submit a letter to this Department about the sidewalks in this area.

Chairperson Schertzing asked for volunteers to help with this clean up project. Dawn is the contact person at the Land Bank Office.

d. Land Bank Conference

Ms. Ruttan stated the Land Bank Conference is scheduled for June 4 and 5 in Flint. People can register through the website link. The Commissioners may also call her to register them for the Conference.

Ms. Ruttan stated she would like to have the 2009 Land Bank Conference in Ingham County.

Announcements

Comm. Copedge asked if the Land Bank will be involved in a project with Joan Jackson Johnson regarding group homes with a guardian.

Chairperson Schertzing stated there have been discussions about two homes for about one year. The second group of homes is long-term supportive homes for families that have been homeless.

Public Comment – 3 minutes per person

Ms. Hammond, Chesterfield Neighborhood Association, spoke regarding agenda item 2c. She stated it would be helpful to know what the flaws are and they should be documented. The Land Bank should make it clear that they are trying to correct the flaws.

The meeting adjourned at 6:24 p.m.

Respectfully submitted,

Debra Neff

**THE INGHAM COUNTY LAND BANK
FAST TRACK AUTHORITY**

March 3, 2007

Minutes

Members Present: Eric Schertzing, Comm. Rebecca Bahar-Cook, Comm. Dale Copedge,
Comm. Debbie DeLeon and Comm. Curtis Hertel

Members Absent: None

Others Present: Mary Ruttan, Joseph Bonsall, Dawn Van Halst, Dave Stoker, Diane Wing,
Jerry Wilson, Brenda Crummer, James Crummer, David Krause, John
Peckham, Michael Matheson, Karla Russell and Karen Burns

The meeting was called to order by Chairperson Schertzing at 5:33 p.m. in the Personnel
Conference Room of the Human Services Building, 5303 S. Cedar, Lansing, Michigan.

Approval of Amended Minutes – January 7, 2008

MOVED BY COMM. BAHAR-COOK, SUPPORTED BY COMM. COPEDEGE, TO APPROVE
THE JANUARY 7 MINUTES AS SUBMITTED. MOTION CARRIED UNANIMOUSLY.

Absent: Comms. DeLeon and Hertel

Approval of Minutes – February 4, 2008

MOVED BY COMM. COPEDEGE, SUPPORTED BY COMM. BAHAR-COOK, TO APPROVE
THE FEBRUARY 4 MINUTES AS SUBMITTED. MOTION CARRIED UNANIMOUSLY.

Absent: Comms. DeLeon and Hertel

Additions to the Agenda: None

Limited Public Comment

Mr. Peckham, Martin Properties, spoke regarding agenda item 2b. He stated he is confused with the Land Bank's process in that matter. Martin Properties did zoning, site plans, and building renderings and developed a cost estimate to develop the property. The proposal has the support of Neighborhood Association and the East Lansing Engineering Department. Mr. Peckham stated the charge of the Land Bank Authority is to make the best use of the property for the County and its residents. The Land Bank accepted the Martin proposal on two separate occasions. Mr. Peckham stated he would appreciate it if the Land Bank voted in favor of the Martin Properties' proposal again.

(Comm. Copedge arrived at 5:39 p.m.)

Mr. Matheson urged the Land Bank Authority to approve the Martin Properties' proposal.

(Comm. DeLeon arrived at 5:44 p.m.)

Ms. Wing, Chesterfield Hills Neighborhood Association, addressed the Committee about item 2b. She urged the Land Bank to reward the proposal to the Martin Properties. The neighborhood does not want another bar in this area. Ms. Wing stated the County residents are

better served by awarding the proposal to Martin Properties. This award should be made as soon as possible.

Ms. Burns, Coldwell Banker, spoke about 4381 Meridian Road, Okemos. She stated she was present to ask about the procedure for purchasing this property. Ms. Burns distributed a sketch of the property for the Land Bank to review.

Ms. Ruttan stated the Land Bank Office is waiting to hear from Meridian Township about this property. Chairperson Schertzing suggested that Ms. Burns could contact Mary Helmburg at Meridian Township to learn their timeline on this matter.

1. Communications
 - a. City of East Lansing

MOVED BY COMM. HERTEL, SUPPORTED BY COMM. BAHAR-COOK, TO RECEIVE THE COMMUNICATION FROM THE CITY OF EAST LANSING AND PLACE IN ON FILE. MOTION CARRIED UNANIMOUSLY.

2. Property maintenance, renovation & development
 - a. Resolution to Authorize the Chairman to sign the offer to purchase for the Property known as "Parcel A" former School for the Blind Property

Comm. De Leon asked if the Land Bank paid the appraisal for this property. Ms. Ruttan stated the Land Bank already paid the appraisal. Comm. De Leon stated she thought that sellers usually pay for appraisals. Mr. Ruttan agreed with Comm. De Leon's previous statement.

After a brief discussion, the Authority determined this item should be tabled until the next Land Bank meeting.

MOVED BY COMM. DELEON, SUPPORTED BY COMM. HERTEL, TO TABLE THIS MATTER UNTIL THIS COMMITTEE'S MAY 2008 MEETING. MOTION CARRIED UNANIMOUSLY.

- b. 3411 E. Michigan Avenue Property

Comm. De Leon stated she feels the Authority did not do its due diligence during the review of the proposals. She then asked if the people who entered into the purchase agreement had time to look into the property. She also asked if the agreement was entered into months in advance, does that agreement hold water in this case.

MOVED BY COMM. DELEON, SUPPORTED BY COMM. COPELAGE, TO REFER THIS ITEM BACK TO THE REVIEW COMMITTEE AND FOR CONSIDERATION OF THE PRIOR PURCHASE AGREEMENT.

Comm. Hertel stated the Authority should not change anything in this RFP process. The Review Committee has three options at this point. It could review the Martin Properties' proposal; it could review the Authentic Properties' proposal; or the Committee can seek additional proposals. This is the last time the Martin Properties' proposal should be referred back to the Review Committee. Comm. Hertel also stated the Land Bank should thank the Review Committee and support them for their efforts on this issue.

Chairperson Schertzing stated the Review Committee needs to be suspicious of any document that claims to be authentic at this time. The flood plain issue limits the number of things that can be done with this property.

Comm. Hertel asked about the City of East Lansing's determination that they will no longer provide sanitary sewer services to the property. Chairperson Schertzing explained the City has discretion as to whether or not to provide the service. Comm. Hertel stated he will call Mr. Sneathen, City of East Lansing's Director of Public Works, about this issue.

MOTION CARRIED UNANIMOUSLY.

c. Property Update

Ms. Ruttan reviewed the Property Update. The Authority then held a brief discussion about the Update.

d. General legal update – Counsel

Mr. Stoker stated the Titov case was resolved. There will not be an appeal. In regard to the Silver Dollar property, the plaintiff did not show up for the pre-trial conference before Judge Giddings. Judge Giddings postponed the conference. He will rule on the County's motion before the rescheduled pre-trial conference.

Mr. Stoker stated the Oak Tree property is still in the Court of Appeals. Oral arguments are scheduled for tomorrow morning.

Mr. Stoker further stated the Silver Dollar case should be resolved by the next Land Bank meeting. The Oak Tree decision will not be made for another few weeks.

e. Post-purchase home education program

Ms. VanHalst stated the overall purpose of the post-purchase education program is to support successful long-term homeownership by providing homeowners with support services and resources to sustain their home financially and to educate buyers on home maintenance.

The Land Bank will offer buyers of Land Bank homes an opportunity to take free post-purchase education classes. There will be an incentive/gift for successfully completing a post-purchase course. Ms. VanHalst further stated the Land Bank is looking into partnering with other organizations in the area that are already providing such classes. Buyers will have the option to attend other classes than those offered through these organizations and still receive the incentive if evidence of attendance and content are provided.

Comm. De Leon stated she believes this is a great program.

3. Contracts & Bills

a. Accounts Payable approval – February 2008

The Authority reviewed the Accounts Payable information.

MOVED BY COMM. HERTEL, SUPPORTED BY COMM. COPEDEGE, TO APPROVE THE ACCOUNTS PAYABLE FOR FEBRUARY 2008. MOTION CARRIED UNANIMOUSLY.

Absent: Comm. Bahar-Cook

b. Monthly Statement – December 2007

Ms. Ruttan stated the December numbers have not yet been audited.

c. Monthly Statement – January 2008

The Monthly Statement was received and placed on file.

4. Items from the Chairman & Executive Director

a. Good Neighbor Program (DHUD)

Chairperson Schertzing stated he met with the City of Lansing and the Habitat for Humanity recently. He spoke with the City and Habitat for Humanity about allowing them to sell Land Bank homes at no financial loss to them. The City has received approval for a MSHDA grant to provide permanent supportive housing for homeless families. The homes will be owned by the Land Bank and MSHDA will renovate the homes. MSHDA will also provide home maintenance services. Five homes are promised by June 1, 2008.

b. 2826 Timber (pictures)

Ms. Ruttan shared pictures with the Authority of this 2826 Timber property. The pictures showed the property's condition before and after it was renovated.

Announcements

Comm. Copedge asked if the Land Bank can purchase commercial properties and then turn them into residential properties. Chairperson Schertzing stated the Review Committee should discuss this matter. Ms. Ruttan stated the Review Committee will review the Land Bank's commercial policies.

Public Comment: None

The meeting adjourned at 6:36 p.m.

Respectfully Submitted,

Debra Neff

