

Approved August 4, 2008

**INGHAM COUNTY LAND BANK  
FAST TRACK AUTHORITY**

July 7, 2008

Minutes

Members Present: Eric Schertzing, Comm. Copedge, Comm. DeLeon, Comm. Hertel and Comm. Bahar-Cook

Members Absent: None

Others Present: Mary Ruttan, Dave Stoker, Comm. Dougan, Nena Bondarenko, Susan Stuin and others

The meeting was called to order by Chairperson Schertzing at 5:32 p.m. in the Personnel Conference Room of the Human Services Building, 5303 S. Cedar, Lansing.

Approval of the June 2, 2008 Minutes

MOVED BY COMM. BAHAR-COOK, SUPPORTED BY COMM. HERTEL, TO APPROVE THE JUNE 2 MINUTES AS SUBMITTED. MOTION CARRIED UNANIMOUSLY.

Additions to the Agenda

- 3d. Lender Settlement Issue – Update
- 3e. 3311 Demo Update

Limited Public Comment

Ms. Stuin stated she has a landscaping plan for the vacant property in Delhi Township. She gave a check to the Authority to purchase the property. Ms. Stuin further stated area residents enjoy walking through this vacant property. The residents would appreciate having the lot landscaped.

(Comm. DeLeon arrived at 5:36 p.m.)

Chairperson Schertzing stated Delhi Township informed him that they want a home on that property. Comm. Bahar-Cook stated the Land Bank needs the Township's position on this matter in writing.

Ms. Bondarenko, Realtor, stated she has been helping Dr. and Ms. Stuin with this matter. She then stated large homes are not being constructed in Ingham County due to the financial times. The residents are willing to pay \$50,000 for the property. They would use this property as open space.

Comm. Dougan distributed pictures of the lot to the Authority. He then stated if the residents are allowed to purchase the property, it would be well taken care of.

1. Property Maintenance, Renovation & Development

- a. Resolution to Authorize the Chairman or Executive Director to Enter into a Development Consulting Agreement with The Lenawee Company, LLC for the Pine-Willow Project

Ms. Ruttan stated the Land Bank purchased three parcels on the corner of Willow and Pine. The three parcels total approximately 1.35 acres. Ms. Ruttan explained that Mr. Townsend has been donating his time for this matter. She stated the Authority's input and support is needed on this project.

The Resolution will authorize an agreement with Mr. Townsend to provide technical assistance in the planning and development phase of this project.

Comm. Bahar-Cook asked about the fee for Mr. Townsend's services. Mr. Townsend explained that pro forma numbers were used in determining the 18% rate. He then explained his background in housing development.

Comm. Bahar-Cook asked about the specific property for this project. Mr. Townsend stated he has high hopes for this area. He has interviewed land planners who have national awards for their plans.

Chairperson Schertzing stated approving the Resolution will keep this project moving forward.

**MOVED BY COMM. BAHAR-COOK, SUPPORTED BY COMM. HERTEL, TO APPROVE THE RESOLUTION TO AUTHORIZE THE CHAIRMAN OR EXECUTIVE DIRECTOR TO ENTER INTO A DEVELOPMENT CONSULTING AGREEMENT WITH THE LENA WEE COMPANY, LLC FOR THE PINE-WILLOW PROJECT. MOTION CARRIED UNANIMOUSLY.**

- b. Resolution to Authorize the Chairman to Accept the Proposal from DC Engineering for Preliminary Surveying and Design Planning for the Pine-Willow Project

**MOVED BY COMM. HERTEL, SUPPORTED BY COMM. DELEON, TO APPROVE THE RESOLUTION TO AUTHORIZE THE CHAIRMAN TO ACCEPT THE PROPOSAL FROM DC ENGINEERING FOR PRELIMINARY SURVEYING AND DESIGN PLANNING FOR THE PINE-WILLOW PROJECT.**

The Authority held a general discussion about this item. Chairperson Schertzing explained this Resolution authorizes the base services for this project. The remaining project details will be available to this Authority in August.

The Authority consented to a FRIENDLY AMENDMENT to change the dollar amount from \$4,000 to \$5,300.

MOTION CARRIED UNANIMOUSLY.

c. Review Priorities Concerning the Disposition of Properties

Ms. Ruttan stated the Authority wants to review the Disposition of Properties. She stated she has reviewed the factors and their priorities as contained in the agenda material. It is appropriate to review this information every so often.

Comm. Bahar-Cook referred to the Priorities for Use of Property. She asked if item three in this category needs to be considered at this time due to the financial concerns. Ms. Ruttan stated the Authority needs to look at the long-term plans to determine the best use for the properties.

Comm. Hertel stated the Authority needs written documents regarding the vacant property that was discussed during the Limited Public Comment portion of this evening. He then stated he understands the residents' emotional attachment to the property; however, we need documentation.

d. Property Update

Ms. Ruttan highlighted the Property Update. The property at 2909 Reo, a HUD home, has been sold. 1913 Moffitt – This is a partnership project with Canaan Community Development Non-profit Housing Corporation. 3426 W. Saginaw Highway – This will be a training project for our partnerships with Canaan Community Development and Cristo Rey.

Ms. Ruttan stated the demolition of three properties has been completed. Four side lots have been sold. The Habitat for Humanity is interested in a new purchase on Carrier Street as well as the adjoining lot.

The Authority held a brief discussion regarding this Update.

e. General Legal Update – Counsel

Mr. Stoker stated the Michigan Avenue lawsuit is ongoing. A mediation session is scheduled for tomorrow. During this session, we will also discuss the demolition issue.

Another lawsuit involves 2509 Delta River Drive. A court hearing is scheduled next week on this matter. This is a viable property.

Comm. Bahar-Cook requested clarification regarding the Michigan Avenue mediation. Mr. Stoker stated the main issue is money.

2. Contracts and Bills

- a. Accounts Payable Approval – June 2008

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

- b. Monthly Statement – May 2008

The Monthly Statement was received and placed on file.

3. Items from the Chairman and Executive Director

- a. Parade of Homes – Update

Chairperson Schertzing stated three Land Bank homes in North Lansing were in the Parade of Homes. The turnout was decent during the Parade. Ms. Ruttan stated she received positive feedback from people; however, she did not receive any purchase offers. The Parade provided a very good opportunity to spread the Land Bank's name to the community.

Comm. Bahar-Cook stated she received feedback from the Turner Street property. The Land Bank was complimented for improving the neighborhood.

- b. 4405 and 4415 S. MLK

Ms. Ruttan explained these properties were foreclosed this year. They are commercial properties on the corner of MLK and Pierce. The owner had an extension to pay the taxes prior to the foreclosure date. The taxes were not paid. Ms. Ruttan further stated 4404 S. MLK is commercial property with four units on the lower level and a second finished main level. The lower level was flooded and we have removed 77,000 gallons of water from the property.

Ms. Ruttan stated 4414 S. MLK is a vacant lot next door to 4404 S. MLK. This is a red-tagged structure with a list price of \$20,000. The purchase price for 4404 S. MLK was \$99,000 due to ten years of outstanding taxes. The vacant lot also has ten years of outstanding taxes.

This is a Brownfield project. Chairperson Schertzing stated the Lansing School District is interested in this property.

- c. Brownfield Update

Chairperson Schertzing stated the Brownfield Plan will be amended. We are using the full statutory language to include a contiguous property. This added about 250 parcels to the Plan. There are approximately 450 parcels in the amended Plan. The Authority will be asked to approve the amended Plan in August.

Comm. Bahar-Cook requested a complete list of the Plan properties.

d. Lender Settlement Issue

Chairperson Schertzing stated this item was discussed at the June 2 Land Bank meeting with Mr. Lawler. We have a parcel which is a vacant lot next to a mortgaged, foreclosed home in Delhi Township. Mr. Lawler is working on this matter.

Comm. Bahar-Cook stated she would like to have a written update on the resolved issues.

e. 3411 E. Michigan

Ms. Ruttan stated she has three names for commercial appraisals for this property. She has not contacted the people as of this date. Ms. Ruttan further stated she spoke with the City of Lansing Inspector regarding this property. The Inspector cannot deem the property unsafe unless it is in imminent danger of falling apart. She then stated she has requested a list of all of the code violations in regard to this property.

The Authority discussed this matter. Comm. Bahar-Cook requested confirmation that the property will be worth the same with the building or without it. Mr. Stoker stated the same appraiser could provide more details in his appraisal.

Ms. Ruttan spoke about the pictures of the vacant lot in Delhi Township as referred to in the Limited Public Comment portion of this meeting. She stated the pictures upset her because the lot is not maintained. The Authority has vendors to maintain its properties. Ms. Ruttan further stated she will look into this matter.

Announcements: None

Public Comment

Ms. Bondarenko thanked Comm. Hertel for providing some direction for the vacant lot in Delhi Township. The written documentation should be available for the Authority's next meeting. She also requested that this matter be placed on the agenda as a discussion item.

(The check to purchase the vacant property was returned to Ms. Stuin.)

The meeting adjourned at 6:44 p.m.

Respectfully submitted,

Debra Neff