

**INGHAM COUNTY LAND BANK
FAST TRACK AUTHORITY**

August 19, 2013
Minutes

Members Present: Eric Schertzing, Comm. Bahar-Cook, , Comm. Hope, Comm. Nolan

Members Excused: Comm. McGrain

Others Present: Jeff Burdick, Joseph Bonsall, Dave Stoker, Jessica Yorko, Jason Kildea, Pat Gillespie, Dale Schrader

The meeting was called to order by Chairperson Schertzing at 5:01 p.m. NEC Board Room, 600 W Maple, Lansing.

Approval of the July 1, 2013 Minutes

MOVED BY COMM. HOPE, SUPPORTED BY COMM. NOLAN, TO APPROVE THE JULY 1, 2013 MINUTES. MOTION CARRIED UNANIMOUSLY. Absent: Comm. Bahar-Cook, Comm. McGrain

Additions to the Agenda: None

Limited Public Comment: None

9. Accounts Payable & Monthly Statement

Chairperson Schertzing requested accounts payable be handled first in light of the full agenda.

9a. Accounts Payable Approval – July 2013

MOVED BY COMM. HOPE, SUPPORTED BY COMM. NOLAN, TO APPROVE THE ACCOUNTS PAYABLE FOR JULY 2013. MOTION CARRIED UNANIMOUSLY. Absent: Comm. Bahar-Cook, Comm. McGrain

9b. Monthly Statement – June 2013

The June 2013 monthly financial statement was received and placed on file.

1. Community Projects Update

Chairperson Schertzing introduced Dale Schrader from Preservation Lansing. Mr. Schrader stated he was interested in possibly renovating 519 W Lapeer St under the Investor Program. Chairperson Schertzing stated this parcel was currently owned by the Ingham County Treasurer and was in the large auction bundle. Comm. Nolan asked if Mr. Schrader had any code violations at his existing rental properties. Mr. Schrader stated he did not. Chairperson Schertzing stated Mr. Schrader had won an award for his preservation/renovation of Artie's Filling station in Old Town.

Chairperson Schertzing introduced Jessica Yorke from the Ingham County Health Department. Ms. Yorke updated the board on the Healthy Homes Initiative.

Comm. Bahar-Cook arrived at 5:11 p.m.

2. Resolution to Extend Purchase Agreement between ICLBA and Gillespie Group for the Property at 600 E Michigan Avenue

MOVED BY COMM. NOLAN, SUPPORTED BY COMM. HOPE, TO ADOPT THE RESOLUTION EXTENDING THE PURCHASE AGREEMENT WITH GILLESPIE GROUP FOR THE PROPERTY AT 600 E MICHIGAN AVE.

Executive Director Burdick provided an overview of the staff memo included in the board packet and stated Chairperson Schertzing had signed a two-week extension to the agreement through tonight's meeting. Chairperson Schertzing introduced Pat Gillespie and Jason Kildea from the Gillespie Group. Mr. Gillespie reviewed the project history to date, including the extensive delay caused by Lansing City Council waiting seven months before voting on his zoning request. Environmental reviews have begun since the zoning request was approved, but an extension is necessary to allow for the rest of their due diligence to be completed. Comm. Nolan stated she had heard from the City of Lansing that Gillespie Group was over-extended and would not have been able to proceed if they had not delayed granting approvals. Mr. Gillespie assured the Board that his organization was ready and capable of moving forward on this project. Comm. Bahar-Cook expressed support for granting the extension.

MOTION CARRIED UNANIMOUSLY. Absent: Comm. McGrain

3. Resolution to approve the Development Agreement and Option to Purchase Agreement between ICLBA and Kincaid Henry for the Ash Street Redevelopment Project in Mason

MOVED BY COMM. BAHAR-COOK, SUPPORTED BY COMM. HOPE, TO ADOPT THE RESOLUTION APPROVING THE DEVELOPMENT AGREEMENT WITH KINCAID HENRY FOR THE ASH STREET PROJECT IN MASON.

Executive Director Burdick provided an overview of the staff memo included in the board packet, highlighting that “taxable value” should read “value.” He also stated background information on the project to date was included in the board packet. Comm. Nolan asked why we were not re-bidding the project after being awarded the MSHDA grant. Chairperson Schertzing stated the MSHDA application and award was based on the existing Kincaid Henry proposal. Comm. Bahar-Cook requested “taxable” be stricken from the ninth paragraph of the resolution.

MOTION CARRIED UNANIMOUSLY. Absent: Comm. McGrain

4. Resolution to Waive Specific Tax (5/50 tax) on certain vacant lots to allow purchasers to combine lots

MOVED BY COMM. NOLAN, SUPPORTED BY COMM. HOPE, TO ADOPT THE RESOLUTION TO WAIVE SPECIFIC TAX CAPTURE ON CERTAIN VACANT LOTS.

Executive Director Burdick highlighted the staff memo included in the board packet. Comm. Bahar-Cook requested the final paragraph of the resolution be amended to state “...certain vacant residential Land Bank properties that are sold as side lots.”

MOTION CARRIED UNANIMOUSLY. Absent: Comm. McGrain

5. Resolution to Amend the 2013 Budget

Executive Director Burdick distributed a replacement spreadsheet and provided an overview of the budget amendments.

MOVED BY COMM. NOLAN, SUPPORTED BY COMM. HOPE, TO ADOPT THE RESOLUTION TO AMEND THE 2013 BUDGET. MOTION CARRIED UNANIMOUSLY. Absent: Comm. McGrain

6. Strategic Plan – discussion item

The board decided to not discuss the Strategic Plan at this time.

7. ICLBA Public Relations – update

Chairperson Schertzing stated the update was included in the board packet.

8. Property Maintenance, Renovation & Development
- 8a. Residential Property Update – Dashboard

Chairperson Schertzing stated the dashboard was included in the meeting packet. The Investor Program Rental test case has concluded. Executive Director Burdick provided an overview of the renovation.

8b. Commercial Property Update

Chairperson Schertzing stated the update was included in the board packet.

8c. Vacant Lot Update

Chairperson Schertzing stated the information was included in the dashboard.

8d. Garden Program Update – Dashboard

Chairperson Schertzing stated the update was included in the board packet.

8e. Completed and Pending Sales

Chairperson Schertzing stated the update was included in the board packet.

8f. General Legal Update - Counsel

Dave Stoker stated there are no legal issues to report.

9. Chairman and Executive Director Comments

Executive Director Burdick reminded the board about the press conference concerning the Land Policy Institute's study of the Land Bank's economic impact scheduled for Thursday morning.

Announcements: None

Limited Public Comment: None

The meeting adjourned at 6:12 p.m.

Respectfully submitted,
Joseph Bonsall