

APPROVED 11/1/10

**INGHAM COUNTY LAND BANK
FAST TRACK AUTHORITY**

October 4, 2010
Minutes

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

Members Absent: Comm. Nolan

Others Present: Mary Ruttan, Tim Perrone, Joe Bonsall, Dawn Van Halst, Dorothy Boone

The meeting was called to order by Chairperson Schertzing at 5:22 p.m. in Conference Room D & E of the Human Services Building, 5303 S. Cedar, Lansing.

Approval of the August 2, 2010 Minutes

MOVED BY COMM. BAHAR-COOK, SUPPORTED BY COMM. DELEON TO APPROVE THE AUGUST 2, 2010 MINUTES AS SUBMITTED. MOTION CARRIED UNANIMOUSLY. Absent: Comm. Nolan and Comm. Copedge

Additions to the Agenda: None

Limited Public Comment: None

1. Brownfield Update

Chairperson Schertzing introduced Dawn Van Halst who is the Brownfield Coordinator for the Land Bank and the Ingham County Brownfield Authority. Ms. Van Halst stated she was present for informational purposes; to brief board members on items they will be seeing in other committee meetings for the County. She passed out copies of the Second Brownfield Amendment to the City of Lansing Only plan scheduled to go before the County Services and Finance Committees later this week. Ms. Van Halst stated the Amendment was submitted for two reasons. First, the Brownfield Authority is updating the tables detailing the anticipated tax capture over the life of the plan. Several new developments on commercial properties, such as the former Ramon's restaurant on S Washington, 934 Clark St and the former Deluxe Inn site have made significant strides in the past months. Now that the Authority has more details about the projects, they are better able to accurately predict the anticipated tax capture. Second, the authority is updating language to allow it to go out for a bond. Ms. Van Halst stated the Land Bank

already has a reimbursement agreement in place with the Brownfield Authority. The Land Bank has already advanced over 1.6 million dollars for eligible activities on parcels in the plan. The bond would allow the Brownfield Authority to pay back the Land Bank for those expenses upfront rather than in installments over the life of the plan. Ms. Van Halst stated the resolution should go before the entire County Board of Commissioners in late October. Comm. Bahar-Cook asked if we had already started working with bond counsel? Ms. Van Halst replied that the Brownfield Authority had been working with Paul Wyzgoski.

Comm. Copedge arrived at 5:37 p.m.

Ms. Van Halst stated the Brownfield Authority would also be submitting a request to the State for approval of an Act 381 work plan which would allow for the capture of State Education taxes on certain specific commercial properties. Both Comm. Bahar-Cook and Comm. DeLeon expressed reservations about capturing more school taxes. Chairperson Schertzing explained the captured taxes would be made up by the state in the allocation of school aid funding. A further discussion of the need to revise the commercial property disposition procedures took place.

2. Property Maintenance, Renovation and Development

2a. NSP1 Update

Chairperson Schertzing stated the work has been a joint undertaking with the City of Lansing. The project consists of 61 acquisitions and 24 rejected tax foreclosures. He stated 3201Risdale has been completed and sold to the One Church One Family non-profit group to be used for long-term supportive housing. 62 Demolitions will be completed with NSP1 funds. Mary Ruttan stated there would also be two new construction projects on sites where demolitions had taken place. She stated the new construction on Hughes Road would be universal design and take advantage of passive solar elements. Ms. Ruttan also stated the majority of the rehabilitation projects would be completed by the end of the year. Comm. DeLeon stated she had heard concerns from property owners in north Lansing regarding their perceived difficulty trying to sell their properties when the Land Bank also has houses on the market. Chairperson Schertzing stated he believed the issue was one of perspective. The Land Bank sells its houses for appraised value and our sales serve only to raise the comparable sales for a neighborhood, which in turns raises the values of all properties. Dorothy Boone stated the glut of vacant housing is suppressing values for everyone including the Land Bank. The message we need to be conveying is that the work we are doing with these funds is stabilizing neighborhoods and property values. Ms. Ruttan added that the Land Bank's ability to help with financing options is also a factor.

2b. NSP2 Update

Chairperson Schertzing stated many 2010 tax foreclosures have been purchased with NSP2 funding. Ms. Ruttan stated we are wrapping up the acquisition phase of the program. Comm. Bahar-Cook asked if the City of Lansing had applied for NSP3 funds.

Ms. Boone stated the City had applied and has been awarded approximately 1.1 million dollars. Comm. Bahar-Cook asked about the sale of vacant lots through the NSP programs. Ms. Boone stated the process was being fine tuned. Ms. Ruttan stated we are being cautious because we have not received final guidelines from the federal government.

2c. General Property Update

Chairperson Schertzing stated the Land Bank has participated in renovations on 56 properties in 2010. Comm. DeLeon asked how many properties were in the Land Bank's inventory. Chairperson Schertzing responded that the Land Bank has approximately 430 properties in the City of Lansing. Comm. DeLeon asked if we were reaching capacity yet. Ms. Ruttan stated we are capable of doing the work; our difficulty is getting through the bureaucracy of MSHDA and getting reimbursed for the work we have already done.

2d. Commercial Property Update

Chairperson Schertzing stated he felt this topic had been covered in the Brownfield Update.

2e. General Legal Update

Tim Perrone stated no update was available regarding the A. Maiz investigation. He stated it is not unusual to go for long periods without hearing from the investigator in cases like this. Mr. Perrone stated the property at 653 Hayford should be clear to transfer in November. Mr. Perrone informed the board a default judgment had been obtained against our Land Contract purchaser on S Holmes. They have a 90 day redemption period.

3. Accounts Payable and Monthly Statement

3a. Accounts payable approval – July 2010

MOVED BY COMM. COPEDGE, SUPPORTED BY COMM. BAHAR-COOK TO APPROVE THE ACCOUNTS PAYABLE FOR JULY 2010. MOTION CARRIED UNANIMOUSLY.

3b. Accounts payable approval – August 2010

MOVED BY COMM. COPEDGE, SUPPORTED BY COMM. BAHAR-COOK TO APPROVE THE ACCOUNTS PAYABLE FOR AUGUST 2010. MOTION CARRIED UNANIMOUSLY.

3c. Monthly financial statement – July 2010

The July 2010 monthly financial statement was received and placed on file.

3d. Monthly financial statement – August 2010

The August 2010 monthly financial statement was received and placed on file.

4. Items from the Chairman or Executive Director

4a. Contractor Recruitment

Chairperson Schertzing stated we had good turnout and press coverage for the event. We distributed 130 or so application packets to vendors. Ms. Ruttan stated the event was designed to help contractors navigate through the governmental bureaucracies such as Section 3 requirements and the new lead regulations. Comm. Copedge asked if Davis-Bacon applied to the work we do. Ms. Boone replied that Davis-Bacon only applies to projects with eight or more residential units.

4b. City of Lansing Fire/Police Department Training

Chairperson Schertzing informed the board that both the City of Lansing Police and Fire departments had been able to use the former Deluxe Inn for training. Additionally, the Police department will be using three Land Bank homes on Main St for tactical and canine training. Ms. Ruttan stated the Fire Department will continue to use demo houses for training. They have expressed an interest in using one of our houses for a live burn.

Announcements: None

Limited Public Comment: None

The meeting adjourned at 6:19 p.m.

Respectfully submitted,

Joseph Bonsall