

**INGHAM COUNTY LAND BANK
FAST TRACK AUTHORITY**

October 5, 2015
Minutes

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

Members Excused: Comm. McGrain,

Others Present: Jeff Burdick, Tim Perrone, Dawn Van Halst, Joseph Bonsall, Karen Bacon, Chuck Eli, Diamond

The meeting was called to order by Chairperson Schertzing at 5:03 p.m. in Conference Room D & E of the Human Services Building, 5303 S. Cedar, Lansing.

Approval of the September 14, 2015 Minutes

MOVED BY COMM. HOPE, SUPPORTED BY COMM. NOLAN, TO APPROVE THE SEPTEMBER 14, 2015 MINUTES. MOTION CARRIED UNANIMOUSLY. Absent: Comm. Bahar-Cook, Comm. McGrain

Additions to the Agenda: None

Limited Public Comment: None

Comm. Bahar-Cook arrived at 5:04 p.m.

1. Community Projects Update

Executive Director Burdick stated demolitions under HHF continue to progress nicely, although we wish reimbursements from MSHDA were coming faster. Whitsett Group has been selected for the Blind School site redevelopment. The playground equipment has been installed at the Prospect Street location. The Land Bank is partnering with the City of Lansing to provide community greenspace at one of our lots in the Moores Park Neighborhood. An official ribbon cutting ceremony was held last week for the Ash Street redevelopment project in Mason. Chairperson Schertzing was able to attend.

2. Resolution to approve the sale of 427 W Randolph, Lansing, MI to Hosanna House for use as a residential rental property.

Executive Director Burdick introduced Karen Bacon from Hosanna House. Ms. Bacon reviewed her organizations proposal to provide transitional housing for young adults aging out of foster care. She introduced a young woman Diamond who would be living in the home. Chairperson Schertzing asked about the taxable status of the property. Ms. Bacon stated the property would be tax-exempt for the rental period, but become taxable after.

MOVED BY COMM. BAHAR-COOK, SUPPORTED BY COMM. HOPE, TO ADOPT THE RESOLUTION APPROVING THE SALE OF 427 W RANDOLPH, LANSING, MI TO HOSANNA HOUSE. MOTION CARRIED UNANIMOUSLY. Absent: Comm. McGrain

3. Resolution to authorize the executive Director to enter into a development agreement and option to purchase with Midwest Property Development, Inc for the commercial property at 923 W Saginaw St, Lansing, MI.

MOVED BY COMM. BAHAR-COOK, SUPPORTED BY COMM. HOPE, TO TABLE THE RESOLUTION. AYES: Comm. Bahar-Cook, Comm. Hope, Chairperson Schertzing. NAYS: Comm. Nolan. Absent: Comm. McGrain

Comm. Nolan asked why the resolution was being tabled. Executive Director Burdick stated the developer requested the item be tabled because they recently became aware the parcel was subject to zoning requirements for a two-story structure. Comm. Bahar-Cook added that feedback received from neighborhood groups is solidly against the project.

4. Resolution – Authorization to enter into a CDBG Housing Production Agreement with the City of Lansing.
5. Resolution – Authorization to enter into a HOME Housing Production Agreement with the City of Lansing.

MOVED BY COMM. BAHAR-COOK, SUPPORTED COMM. HOPE, TO ADOPT THE CDBG AND HOME HOUSING PRODUCTION RESOLUTIONS.

Executive Director Burdick provided an overview of the grant agreements: \$300,000 in CDBG funds, \$92,000 in HOME funds, buyers under both programs must be at or below 80% of the area median income. Comm. Bahar-Cook asked if staff was concerned about the income restriction. Executive Director Burdick replied that we have not had a problem with the 80% restriction in the past. Chairperson Schertzing asked if the City would be flexible in terms of the kinds of projects we can do with the money. Executive Director Burdick replied that he has been having ongoing conversations with the City about the possibility of doing small-scale, multi-unit projects.

MOTION CARRIED UNANIMOUSLY. Absent: Comm. McGrain

6. Resolution to approve the sale of two residential vacant lots in Delhi Township to Richard Floyd for the construction of residential duplex units.

MOVED BY COMM. HOPE, SUPPORTED BY COMM. NOLAN, TO ADOPT THE RESOLUTUION TO APPROVE THE SALE OF TWO RESIDENTIAL VACANT LOTS TO RICHARD FLOYD FOR THE CONSTRUCTION OF RESIDENTIAL DUPLEX UNITS.

Chairperson Schertzing provided an overview of Mr. Floyd and his proposal. He stated the 5/50 tax capture the Land Bank would receive on two duplexes would be significant. Executive Director Burdick stated the proposal includes a 12-month reverter clause.

MOTION CARRIED UNANIMOUSLY. Absent: Comm. McGrain

7. October 2015 Communications Report

Chairperson Schertzing stated the communications report was included in the packet. Comm. Nolan asked if Piper & Gold could do follow-up interviews with homebuyers. Executive Director Burdick stated the Center for Financial Health might be better suited for that task.

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

Chairperson Schertzing stated the dashboard was included in the packet. Comm. Nolan asked how many demos are expected to be completed in 2015. Executive Director Burdick stated we expect to demolish approximately 240 properties in 2015.

- 8b. Completed and Pending Sales

Chairperson Schertzing stated the sale reports and a staff memo regarding possible financing options for the Eden Glen Condos were included in the meeting packet.

- 8c. General Legal Update - Counsel

Tim Perrone stated there are no pending legal issues to present to the board.

9. Accounts Payable and Monthly Statements
 - 9a. Accounts Payable Approval – September 2015

MOVED BY COMM. NOLAN, SUPPORTED BY COMM. HOPE, TO APPROVE THE ACCOUNTS PAYABLE FOR SEPTEMBER 2015. MOTION CARRIED UNANIMOUSLY. Absent: Comm. McGrain

9b. Monthly Statement – August 31, 2015

The August 31, 2015 monthly financial statement was received and placed on file.

10. Chairman and Executive Director Comments

Chairperson Schertzing presented a letter received from the City of Mason regarding the proposed combination of two parcels of land. He stated the City was incorrect and that no Land Bank policy precluded purchasers from combining their parcels. Executive Director Burdick stated a Place Making Summit will be held on Thursday at the Lansing Center. Chairperson Schertzing stated the Delta Institute study will be released in the near future

Announcements: None

Limited Public Comment: None

The meeting adjourned at 6:00 p.m.

Respectfully submitted,
Joseph G Bonsall