

**INGHAM COUNTY LAND BANK
FAST TRACK AUTHORITY**

October 3, 2016
Minutes

Members Present: Eric Schertzing, Comm. Hope, Comm. McGrain, Comm. Nolan

Members Excused: Comm. Anthony

Others Present: Dawn Van Halst, Tim Perrone, Joseph Bonsall, Darin Vickers

The meeting was called to order by Chairperson Schertzing at 5:00 p.m. in Conference Room D & E of the Human Services Building, 5303 S. Cedar, Lansing.

Approval of the September 12, 2016 Minutes

MOVED BY COMM. McGRAIN, SUPPORTED BY COMM. HOPE, TO APPROVE THE SEPTEMBER 12, 2016 MINUTES. MOTION CARRIED UNANIMOUSLY. Absent: Comm. Anthony

Additions to the Agenda: Chairperson Schertzing requested the addition of agenda items 7a. Executive Director Position, 7b. Deluxe Inn site, and 7c. Valuation of vacant commercial properties.

Limited Public Comment: None

1. Community Projects Update:

Interim Executive Director Van Halst stated 1501 E Kalamazoo St was the eyesore of the week in the latest issue of the Lansing City Pulse.

2. Resolution to approve the sale of 115 Church St, Leslie, MI to Leslie Funeral Home

MOVED BY COMM. NOLAN, SUPPORTED BY COMM. McGRAIN, TO ADOPT THE RESOLUTION APPROVING THE SALE OF 115 CHURCH ST, LESLIE, MI TO LESLIE FUNERAL HOME.

Chairperson Schertzing introduced Darin Vickers, Director of the Leslie Funeral Home. Mr. Vickers provided an overview of his plan for the property, noting it would allow for improved handicapped access to the funeral home. Chairperson Schertzing stated the City of Leslie is supportive of the proposed use. Comm. Nolan expressed reservations

over the structure of the proposed sale, including pricing and way the Land Bank would be handling the demolition. Chairperson Schertzing replied that the house is a nuisance in need of demolition, regardless of whether this sale happens or not. The Land Bank would handle the demo due to its experience with residential demolitions and relationships with demolition contractors. The pricing structure represents a cost the buyer can afford in an amount that would be in excess of the Land Bank's costs to demolish the property.

MOVED BY COMM. McGRAIN, SUPPORTED BY CHAIRPERSON SCHERTZING, TO TABLE THE RESOLUTION UNTIL THE NOVEMBER BOARD MEETING. MOTION CARRIED UNANIMOUSLY. Absent: Comm. Anthony

3. Resolution – Land Bank 2017 Budget

Interim Executive Director Van Halst provided an overview of the proposed 2017 budget and answered specific Board Member questions.

MOVED BY COMM. McGRAIN, SUPPORTED BY COMM. HOPE, TO ADOPT THE RESOLUTION APPROVING THE 2017 BUDGET. MOTION CARRIED UNANIMOUSLY. Absent: Comm. Anthony

4. September 2016 Communications Report

Chairperson Schertzing stated the Communications Report was included in the meeting packet. Comm. Hope asked about the Red Cedar development story from the LSJ being posted on the Land Bank Facebook page. Chairperson Schertzing stated it was posted in error and quickly corrected. Piper & Gold was very apologetic.

5. Property maintenance, renovation & development

5a. Residential, Garden, and Commercial Property update – dashboard

Chairperson Schertzing stated the dashboard was included in the packet. Interim Executive Director Van Halst stated there are six vacant lot sale closings scheduled for this week.

5b. Completed and Pending Sales

Chairperson Schertzing stated the sales report was included in the meeting packet. Interim Executive Director Van Halst stated the sales of 1035 Morgan and 627 Tisdale are scheduled to close in the coming week.

5c. Land Bank Residential Rental Properties List

Chairperson Schertzing stated the rental property status list was included in the meeting packet.

5d. General Legal Update – Counsel

Tim Perrone stated there were no legal issues to report.

6. Accounts Payable & Monthly Statement

6a. Accounts Payable Approval – September 2016

MOVED BY COMM. McGRAIN, SUPPORTED BY COMM. HOPE, TO APPROVE THE ACCOUNTS PAYABLE FOR SEPTEMBER 2016. MOTION CARRIED UNANIMOUSLY. Absent: Comm. Anthony

6b. Monthly Statement – August 31, 2016

The August 31, 2016 monthly financial statement was received and placed on file.

7. Chairman & Executive Director Comments

7a. Executive Director Position

The Board discussed the applicants for the Executive Director position and decided they would like to interview Dayne Walling, Gerald Griffin, and Denise Paquette on October 14th in the afternoon. Chairperson Schertzing will contact the candidates about their availability.

7b. Deluxe Inn site

Chairperson Schertzing stated the Land Bank had, at the City of Lansing's request, sent a letter indicating that the Deluxe Inn site was currently under contract with M2B2, LLC.

7c. Valuation of vacant properties

Chairperson Schertzing discussed the difficulty in establishing market value for vacant land. He plans to engage local assessors and appraisers in a discussion about best practices. Comm. Nolan requested staff present a resolution at the November meeting requiring non-refundable earnest money deposits on all commercial sales.

Announcements: None

Limited Public Comment: None

The meeting adjourned at 6:14 p.m.

Respectfully submitted,
Joseph G Bonsall