

# INGHAM COUNTY LAND BANK FAST TRACK AUTHORITY

## Minutes of the June 26, 2018 Special Board Meeting

### Attendance

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Members present: Treasurer Schertzing and Commissioners Crenshaw, Grebner, Louney and Nolan  
Members excused: None  
Others present: Executive Director Jeanna Paluzzi, Gina Pons-Schultz, Jonathan Branoff, Carol Koenig, Ryan Sebolt, and Alan Fox

### Minutes

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#### 1. Call to order

Chairman Schertzing called the meeting to order at 7:06 pm in the Democrat Caucus Room, Ingham County Courthouse, Lansing.

#### 2. Amendments to the agenda

There were no amendments.

#### 3. Limited public comment

There were no comments.

#### 4. Resolutions

##### **18-17 Extend deadlines in purchase agreement with Urban Systems for 112 Malcolm X**

Jonathan Branoff works the financial elements of Urban System's development at the old Deluxe Inn site. He said Eric Helzer is working the brownfields and environmental assessment elements. Schertzing has organized a meeting with the County regarding brownfields financing, to which Paluzzi will be invited. There are at least one underground storage tank, chlorinated solvents, and loose demolition debris fill on site impeding progress. The bathymetric study produced positive information regarding the river bottom and their plan for a parallel docking system. The printing shop parcel is in the 100 year floodplain. The retaining wall is generally in good conditions with significant repairs needed in certain parts. Marriott A Loft will be the hotel flag, with about 110 beds, and they are reworking the site plan. Urban Systems is submitting their application and \$60K nonrefundable fee; it will be a couple of months to be awarded the hotel flag. A restaurant or permanent food truck pad has yet to be determined, although they are leaning towards food trucks. There will be 40-50 condo or multifamily units. Crenshaw asked about condo pricing; Branoff said that will be determined. Schertzing asked if the condos still had the river view; Branoff said yes, the hotel preferred the street frontage. Louney said BWL is working with Urban Systems regarding the riverwalk under the Washington St. bridge.

Perrone suggested that the THEREFORE clause in the resolution be amended to reflect a September 30 deadline. Paluzzi asked for clarification about her authority to negotiate and execute the purchase agreement. A BE IT FURTHER RESOLVED clause was added to the resolution, indicating that the Executive Director is authorized to negotiate and execute the purchase agreement, bringing any changes in timeline to the Board for approval.

MOTION APPROVED UNANIMOUSLY.

**18-18 Request certain 2018 tax foreclosed properties**

Paluzzi said that there has been lack of agreement between Land Bank staff and the Treasurer's Office regarding the profitability of rehabbing to Land Bank standards the parcels placed in the bundle, notably last year's tax foreclosure at 2725 Northwest Ave. As such, Paluzzi had the Land Bank's construction manager Tony Martinez attend foreclosure site visits to leverage his building inspector experience. At Schertzing's request, staff narrowed our request for rehab opportunities to five foreclosure properties. Schertzing now indicates those five parcels will be featured in open houses for the auction. As such, Paluzzi drafted this resolution formally requesting the five properties, as well as removal of others from the bundle. Rehabs are one of the few sources of income to the Land Bank.

Schertzing distributed a table identifying 2017 chargebacks to local jurisdictions.

MOVED BY LOUNEY, SECONDED BY NOLAN TO APPROVE RESOLUTION AS WRITTEN. MOTION PASSED UNANIMOUSLY.

**5. Limited public comment**

There was no public comment.

Schertzing mentioned the Urbandale open house event. Nolan complimented Schertzing about the urban farming initiative, especially in the floodplain, indicating it would be the hallmark of his career.

**6. Adjournment**

The meeting adjourned at 8:09 pm.

Respectfully submitted,  
Jeanna M. Paluzzi