

**Kalamazoo County Land Bank
Fast Track Authority
February 10th 2011
Minutes**

Members Present: Balkema, Kisscorni, Marquardt, Rowe, Vliek
Members Tardy: Bland, Vander Ark
Staff Present: Kelly Clarke, Executive Director; Kristen Ramer, Outreach & Operations Coordinator; Catie Boring, Community Garden & Beautification Coordinator- LISC AmeriCorps Member
Others Present: Thell Woods, Peggy Bresnahan, Greg Vlietstra, Kenn Hartmann, Martha Aills, Phil Stinchcomb, Jeff Hawkins, Scott McGraw

The meeting was called to order by Chairperson Balkema at 8:32am in room 105 of the Kalamazoo County Administration Building, 201 West Kalamazoo Ave., Kalamazoo, MI 49007.

Approval of January 13th, 2010 Minutes- Kisscorni moved. Marquardt seconded. Vote passed unanimously.

Additions to the Agenda- Balkema stated that due to an issue regarding the BS&A system that's used to track the financials that the December financials will be emailed to the Board next week and that they'll be voted on at the March Board meeting.

Citizens Time- Thell Woods inquired about property donations to the Land Bank and whether donators receive tax incentives. Balkema stated that the Land Bank will issue a letter of acceptance and that it's the individual's responsibility to contact their accountant to inquire about tax benefits.

CONSENT AGENDA

1. Accounts Payable & Monthly Statement

- a. Approval of December 2010 Financial Statements

Item 1- Removed from agenda

CHAIRS REMARKS

New Board Member Appointment: Chuck Vliek

Balkema informed the Board that the County Commission has appointed Chuck Vliek to the Land Bank Board to fill the vacant seat and highlighted his familiarity with the neighborhoods that the Land Bank is working in via the NSP2 Program. Vliek introduced himself to the Board and expressed that he hopes to offer valuable feedback to the Land Bank through his role and experience at the Local Initiatives Support Corporation (LISC). He also referenced his history of forming creative financing to support single family housing efforts and his experience with other Michigan Land Banks.

Chair facilitated Discussion

Center for Community Progress Report – Strategies for Redevelopment

Balkema led the Board through a discussion regarding the Report that came out of our strategy planning session that was put on by the Center for Community Progress (CCP). The Board discussed the following:

Pg. 3- Balkema stated that the Land Bank adheres to the policies found on this page.

Pg. 7- Development Recommendations: The CCP highlighted 3 potential Land Bank projects, including the Creamery which is currently Land Bank property. The report demonstrates the potential Land Bank role, partners, development tools, risk, and benefits. Balkema stated that strategy goals 1 and 2 are on the Land Bank's radar due to the fact that they may be received through tax reversion. However the Land Bank is not actively pursuing acquisition of these properties at this point.

Pg. 12- Financial Sustainability Models- Balkema discussed the NSP2 Program and the ability for the Land Bank to capture 50% of the taxes on properties that are put back on the tax rolls starting in 2012. Other financial resource opportunities are currently being pursued and explored.

Pg. 13- Discussion ensued regarding the ability for the Land Bank to develop a **rental program** (for commercial and residential property). The Land Bank is open to exploring ideas pertaining to this topic including a potential lease to own program for the NSP2 single family rehabs. Vlieg suggested the idea of the Land Bank financing the homes for potential homeowners and to bring in revenue for the Land Bank. Clarke informed the board of KNHS's efforts to revive a HOP pool consisting of banks that would be willing to make loans to homebuyers benefiting from the NSP2 Program. Rowe informed the board of the FHA 203K loans that are available for purchase/rehab and suggested this might be a good product to market to potential buyers of Land Bank non-NSP homes that might be acquired via adverse possession.

There was considerable discussion regarding the need to aggressively pursue marketing strategies and identify partners and options for buyer financing to ensure NSP2 homes could be sold in a timely manner. Reaching out to employers regarding employer assisted housing partnerships was suggested. Jill Bland offered to help in this regard.

Executive Director Report

Clarke provided the Board with an update on rehabilitation and Demolition of Land Bank property

- Update on first, second and third round specs for rehab

First Round: 923 Russell, 1423 Clinton, and 1630 Krom

Second Round: 702 & 706 Egleston, and 502 Lawrence

Third Round: 3 Historic Homes on Transformation Block of Willard (715, 718, & 723)

- Update on upcoming demolitions

All demos will take place on homes that have been deemed as unsalvageable and blighted. The first round includes demos in the East Side, Edison and North Side neighborhoods.

- Update on senior projects under discussion - NACD and Blakeslee site

Clarke updated the board on discussions that the City and Land Bank have been engaged in regarding two senior housing projects as a part of the NSP2 Program as a way to meet the need for senior housing and fulfill the HUD requirement that 25% of the overall grant supplies housing for residents who are at or below 50% AMI. In particular the potential of two small senior housing projects were presented. One included a small two to three story senior housing building on NACD's campus site. The other included the possibility of cottage style independent senior housing on the Blakeslee site after the hospital demolition. Vlieg noted the neighborhoods are interested in supporting homeownership and that other rental options in the neighborhoods would not fit within existing plans and strategies – this provided an opportunity to meet an important need and be consistent with neighborhood plans. Overall, the Board expressed strong support for the pursuit of these projects. Rowe indicated cottage style independent living was becoming more prevalent in parts of the country and has proven to be successful.

- Title RFP and Realtor RFP will be underway soon

- Sidelot/Community Garden Update

Clarke provided a document to the Board which shows the side-lots that have been sold since the last Board meeting.

The properties include:

1327 N Burdick

716 Hawley

1003 E Crosstown Parkway

1362 N Edwards

A property on Eagle Drive in Galesburg

Agreements for the Adopt-a-Lot program have also been signed including:
1507, 1511 and 1519 E. Michigan to the Trybal Garden (working to include 1517 from the Michigan State Land Bank)

Finally, as reported at the last board meeting: 136 Richard (a non- NSP house in the Edison neighborhood) has been sold for \$3,500. Funds will be deposited in the Land Bank's general account.

- Family Medical Center Expansion Meeting

Clarke informed the Board that the Land Bank has been in discussions with the Family Health Center in regards to their North Side and South Side expansion plans and the possibility of partnering with the Land Bank's NSP2 Program to encourage employees to consider housing options in these neighborhoods.

- Creamery Charette Date

Byce & Associates and OCBA have offered to perform a planning charette for the Creamery Site which will take place at the Edison Neighborhood Association on Thursday, April 21.

Closed Session – Personnel Matter

Balkema requested a closed Board session regarding a personnel matter.

Vander Ark moved to adjourn at 9:30am. Marquardt seconded. Vote passed unanimously.

Respectfully Submitted on Behalf of Al Rowe,

Kristen Ramer