

Kalamazoo County Land Bank Fast Track Authority

Board of Directors Meeting Minutes—April 9, 2015

Members Present: Mary Balkema, Michael Collins, Terry Dorgan, Jerome Kisscorni, Dr. Addis Moore

Members Absent: Chuck Vliek

County Liaison Present: Commissioner Stephanie Moore

Staff Present: Kelly Clarke, Sarah Frame, Tammy Lahman, Mike Deditius, Kenn Hartmann

Community Members Present: Thell Woods, Rachael Grover, Tom Clark, Steve Hassevoort

The regular meeting of the Kalamazoo County Land Bank Authority Board of Directors was called to order by Balkema at 8:28 a.m. in room 105 of the Kalamazoo County Administration Building, 201 W. Kalamazoo Ave., Kalamazoo, MI 49007.

A motion to approve the February 2015 meeting minutes was made by Collins, Dorgan seconded all were in favor, and the motion carried.

A motion to approve the amended December 2014 meeting minutes was made by Kisscorni, Dorgan seconded all were in favor, and the motion carried.

Additions to the Agenda: Revised Resolution for Prairie Gardens

Citizens' Time: None

Presentation

Steve Hassevoort of InForm Architecture and Tom Clark of Glas Associates gave an overview of the Riverview Launch project and status of the construction work. Steve presented the open concept and design ideas behind the office spaces, as well as LEED certification features. Tom Clark explained the timetable for construction completion – May for the Open Roads building and early summer for the Land Bank main office area. The Watershed Council is considering leasing in the Land Bank office, which would include space for 1 full time and 1 part time staff.

Chair Remarks

Balkema talked about the 2015 foreclosures, a majority of which are vacant lots, including many landlocked and right-of-way parcels. She will work with the assessor to combine parcels where appropriate and is working with occupants of foreclosed houses to establish payment plans or find a way to remain in their homes.

Consent Agenda

1. Acceptance of January and February 2015 Financials
2. Acceptance of Grant Funds

A motion to approve the consent agenda was made by Collins, Dorgan seconded, all were in favor, and the motion carried.

Regular Agenda

1. Resolution to approve the terms of the LISC loan for Prairie Gardens
Balkema read a disclosure statement regarding the apparent conflict of interest of Vliek in the matter of the LISC loan to the Land Bank for Prairie Gardens. MSHDA required a \$75,000 escrow from the Land Bank for this project,

which will be provided through a \$60,000 loan and additional \$15,000 recoverable grant from LISC. Balkema called for a motion to approve the resolution and accept the disclosure statement. Kisscorni made the motion, Moore seconded, all were in favor, and the motion carried.

2. Revised December 2014 resolution for Prairie Gardens

MSHDA asked for revisions to the resolution passed by the Board in December 2014 in order to better suit their formatting requirements. Balkema called for a motion to approve the updated resolution. Kisscorni made the motion, Collins seconded, all were in favor and the motion carried.

3. 415 Wallace Disposition

The Property Coordinator is recommending the sale of the back lot to an interested purchaser for \$100 as a non-typical side lot sale. Balkema called for a motion to approve the sale of 415 Wallace. Collins made the motion, Dorgan supported, all were in favor and the motion carried.

4. 109 W. Frank Side Lot Disposition

The property is a back lot, and is 75% contiguous with the buyer's property, so it can be considered by the board under compelling circumstances, per the Land Bank's Side Lot policy. The Property Coordinator is recommending the sale of the property to an interested purchaser for \$500. Balkema called for a motion to approve the sale of 109 W. Frank. Moore made the motion, Kisscorni supported, all were in favor and the motion carried.

5. 5934 Francis Side Lot Disposition

The property is a back lot, and is 75% contiguous with the buyer's property, so it can be considered by the board under compelling circumstances, per the Land Bank's Side Lot policy. The Property Coordinator is recommending the sale of the property to an interested purchaser for \$1,104. Balkema called for a motion to approve the sale of 5934 Francis. Collins made the motion, Dorgan supported, all were in favor and the motion carried.

Executive Director Report

Executive Director Clarke provided the Board with updates on the following items:

1. Vision Session held on March 30, facilitated by Thom Andrews of One Place.
2. Discussion of strategic road map, 2015 Land Bank goals, and revised reporting to reflect the strategic road map. Clarke asked for input on the road map after feedback from the input session on March 30th. Kisscorni and Collins were present at the session and felt the road map was a good reflection of the Land Bank's strategy and main area of work. Board members approved the 2015 goals.

Balkema adjourned the meeting at 9:24 a.m.

Respectfully submitted,
Terry Dorgan, Treasurer and Secretary