



**Kalamazoo County Land Bank Fast Track Authority
Board of Directors Meeting Minutes—August 8th, 2019**

Members Present: Becky Fulgoni, Carl Roberts, Terry Dorgan, Rebekah Kik, Holly Crump, Brian Hudson (via telephone)

Members Absent: Mary Balkema

County Liaison Present: Christine Morse

Staff Present: Kelly Clarke, Michelle Tombro Tracy, Anna Roeder, Tammy Lahman

Community Members Present:

Chuck Vliek, David Artley, Kim Lindsay, Laura Lam, Jeff Hawkins, Tracy Hall, Mayor Bobby Hopewell

The August meeting of the Kalamazoo County Land Bank Authority Board of Directors was called to order by Vice Chair Fulgoni at 8:36 a.m. at 1523 Riverview Drive, Kalamazoo, MI 49004.

Approval of Minutes- June 2019

Fulgoni presented a motion to approve the June 2019 board meeting minutes

Roberts made the motion, Dorgan seconded, all were in favor and the April 2019 minutes were approved.

Dorgan raised a question regarding the property at 202 Allen. Dorgan requested that the property at 202 Allen be added to the agenda. Discussion ensued.

Dorgan made a motion to add agenda item for pending property transaction at 202 Allen.

Dorgan made the motion, Roberts seconded all were in favor and the agenda item was added.

Citizens' Time:

Chuck Vliek, Local Initiative Support Corporation (LISC), expressed his thanks to the board for taking action to change policy enabling nonprofits to buy vacant lots for \$500 for construction of new affordable housing. He expressed concern over what he believes to be unnecessary procedural encumbrances related to a recent property transaction in which the Land Bank sold four vacant lots to KNHS for the purpose of re-development for affordable housing.

David Artley, Public Housing Commission, shared background about this organization and their past and ongoing programs and projects. He shared that they have walked the building at 202 Allen and obtained quotes for renovations which came in around \$211,000. They are working with Out Front Kalamazoo to develop transitional housing for 6-8 homeless LGBTQ youth (ages 18-23 years old) which they hope can take place at 202 Allen. He shared that his interactions with Land Bank staff on this transaction have been positive and professional and he expressed his appreciation.

Commission Liason Comments: Christine Morse mentioned that the South Central Michigan planning commission has micro grants available through the regional prosperity commission for community projects. Information about these grants can be found at <http://smpcregion3.org/>.

Acceptance of 2018 Financial Audit:

Kim Lindsay from Rehmann Robson gave an overview of the 2018 financial audit of the Kalamazoo County Land Bank. He highlighted major aspects of the audit report while walking the board through provided supporting documents. There were no negative findings in the 2018 audit.

Dorgan made a motion to accept the 2018 Audit, Roberts seconded, all were in favor and the motion was carried.

202 Allen: (Addition to the Agenda)

Fulgoni asked Clarke to provide an overview of the staff analysis and recommendation for the property. An application for this property came to the Land Bank from the Public Housing Commission for a transitional housing project in mid-July. Clarke shared a document containing recommendation which was prepared by staff, dated 08/07/2019. Discussion ensued.

Hudson made a motion to accept the recommendation put forward by staff and proceed accordingly, Roberts seconded. Further discussion ensued.

Dorgan made a motion to go into closed session to review a written legal opinion that related to this matter. Roll call vote occurred and all were in favor of going into closed session.

Dorgan made a motion to go out of closed session, Crump seconded, all were in favor and the board went out of closed session.

The board continued discussion on the motion made by Hudson and seconded by Roberts to accept the recommendation put forward by staff and proceed accordingly with the pending transaction at 202 Allen.

Fulgoni, Roberts, Kik, Crump and Hudson were in favor, and the motion was carried. Dorgan opposed this motion.

Annual Review and Acceptance of updates to Land Bank Policies:

Clarke gave background of annual policy review and shared proposed changes from the policy change memo. Discussion ensued.

Dorgan made the motion to accept the policy changes as presented, Hudson seconded, all were in favor and the motion was carried.

Clarke updated the board about the recent community charrette for the East Main Commercial redevelopment project.

Board Member Comments: N/A

Kik made a motion to adjourn, Roberts seconded, all were in favor and the meeting was adjourned at 10:42 a.m.

Next Meeting- Thursday, October 10th, 2019 at 8:30 a.m. at 1523 Riverview Dr.