

Kalamazoo County Land Bank Fast Track Authority

Board of Directors Meeting Minutes—December 11, 2014

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

Members Absent: None

Staff Present: Kelly Clarke, Sarah Frame, Amanda Woodin

Community Members Present: Brandt Iden

The regular meeting of the Kalamazoo County Land Bank Authority Board of Directors was called to order by Balkema at 8:34 a.m. in room 105 of the Kalamazoo County Administration Building, 201 W. Kalamazoo Ave., Kalamazoo, MI 49007.

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

Additions to the Agenda: Transfer of 2042 Land Blvd., regular agenda item #6

Citizens' Time: None

Chair's Remarks

Chair Balkema was voted President of the Michigan Association of Land Banks in 2014. She toured Land Bank projects in Detroit and is working with this organization to create policies and resources for Michigan Land Banks.

Consent Agenda

1. Acceptance of September and October 2014 Financials
2. Acceptance of grant funds for façade improvements on Portage Street/Washington Square

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

Regular Agenda

1. Prairie Gardens Phase II

Clarke gave an overview of the funds awarded by MSHDA for build out of 10 additional units in Prairie Gardens and the \$75,000 match required, which will be acquired through a loan from a private lender. The resolution authorizes Land Bank staff to execute agreements associated with this project, as well as obtain a loan. There was discussion and a request to change the language of the resolution that mentions a specific bank to a "private lender." Haenicke moved to approve the resolution, Vliek supported, all were in favor and the motion carried.

2. Farmers' Market Expansion

Clarke reviewed the current discussions surrounding the expansion of the successful Kalamazoo Farmers' Market to include vacant spaces in Washington Square, potential purchase of adjacent properties, and the creation of a "market district" in the Edison neighborhood in partnership with the People's Food Co-op, LISC, and others. The resolution approves the exploration of a Farmers' Market expansion, and the approval of a \$30,000 recoverable grant from LISC to support a feasibility study for the property adjacent to the Market. Vliek shared that if the explorations take place and the project did not proceed, the receivable grant would be forgiven. A motion to

approve was made by Kisscorni, Balkema and Vliek abstained, Moore supported, and the motion carried.

3. Property Disposition - 809, 821, 825, 829 820 Burrell and 604 Ada

Balkema provided a summary of the land assembly and demolition efforts on the northside of Kalamazoo in the Burrell Street and Ada Street blocks. The Land Bank currently owns 6 vacant parcels on either side of a house owned by the landlord Chris Vogt. He is requesting to purchase the lots owned by the Land Bank to fence in and maintain them. Balkema asked for an approval of the sale of these properties for \$1,500, which will also waive the 5/50 requirements for all except the Ada Street parcel. Vliek moved, Collins supported, all were in favor and the motion carried.

AMENDMENT - The Land Bank board previously approved the forfeit of 5/50 for all properties on the west side of the street (809, 821, 825, 829 Burrell & 604 Ada) so that Mr. Vogt can combine the properties to his existing house at 815 Burrell. The minutes incorrectly excluded 604 Ada instead of 820 Burrell, which is a non-adjacent parcel.

4. Side Lot Policy Amendment

Balkema explained the current side lot policy is unclear as to how to dispose of properties to a “back lot” when appropriate, when side neighbors aren’t eligible or interested in a side lot. The amendment will bring these requests before the board when compelling circumstances arise. Collins moved to approve the side lot policy amendment, Haenicke supported, all were in favor and the motion carried.

5. Quiet Title Item

Balkema reviewed the quiet title process, which is typically only performed on vacant homes or properties. The home at 512 Gilbert is occupied, but the owner is requesting a quiet title. The Treasurer is paying for the quiet title because this home is a foreclosure. The property will be deeded back to the owner so he can obtain title insurance, or a mortgage or loan. A motion to approve the quiet title for 512 Gilbert was made by Dorgan, supported by Moore, all were in favor and the motion carried.

6. Transfer of 2042 Land Blvd.

Balkema reviewed the proposed transfer of property adjacent to the old foundry, which requires significant environmental remediation and clean up. The Land Bank is transferring to Pitsch Companies, who would perform demolition and bring jobs to Kalamazoo as they build a new permanent presence here. Vliek congratulated the leadership on creative reuse of land to bring jobs to Kalamazoo and save money for the community. Kisscorni moved to approve the transfer, Vliek 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. Strategic planning session facilitated by Thom Andrews of OnePlace coming up in January
2. The 5-year anniversary of the Land Bank and thank you to Mary Balkema for her leadership and hard work on behalf of the Land Bank
3. The vision for Washington Square, developed in partnership with local stakeholders
4. Holidays in the Square overview
5. Riverview Launch fundraising goals update

Haenicke moved to adjourn the meeting, Kisscorni supported, and the meeting adjourned at 10:06 a.m.

Respectfully submitted,
Terry Dorgan, Treasurer and Secretary