

Kalamazoo County Land Bank Fast Track Authority

Board of Directors Meeting Minutes—February 12, 2015

Members Present: Mary Balkema, Chuck Vliek, Michael Collins, Terry Dorgan, Jerome Kisscorni

Members Absent: Dr. Addis Moore, Christopher Haenicke

Staff Present: Kelly Clarke, Sarah Frame

Community Members Present: Thell Woods, Jeff Hawkins, Karen Pittman, Chris Broadbent, Bree Bird, Jacob Johnson

The regular meeting of the Kalamazoo County Land Bank Authority Board of Directors was called to order by Balkema at 8:31 a.m. in room 105 of the Kalamazoo County Administration Building, 201 W. Kalamazoo Ave., Kalamazoo, MI 49007.

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

Additions to the Agenda: None

Citizens' Time: None

Presentation

Chris Broadbent, Bree Bird, and Jacob Johnson, of the People's Food Co-op gave a presentation on the Farmers' Market expansion into Washington Square. They presented their plans for an artisan retail space in 1315 Portage Street, and a fresh food market in 1301 Portage Street. They are planning a community engagement session in February, and will meet with neighborhood residents to solicit input.

Consent Agenda

The acceptance of grant funds was moved to the regular agenda so it could be voted on separately to accommodate the abstention of Balkema and Vliek.

1. Acceptance of November 2014 Financials
2. Approval of updated procurement policies
3. Policy Amendment

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

Regular Agenda

1. 901 N. Church disposition

This residential property will be transferred to Pastor Amir Hameed for \$1, contingent upon the sale of the Bank Street property to the City of Kalamazoo, which contains a blighted church building. Vliek made a motion to approve the contingent sale, Collins supported, all were in favor, and the motion carried.

2. Resignation of Christopher T. Haenicke

Due to Haenicke's appointment to the 8th District Court, he has submitted his resignation for the Land Bank Board of Directors. Collins moved to accept the resignation, Kisscorni seconded, all were in favor and the motion carried.

3. Review application to fill the seat of Christopher T. Haenicke

Becky Fulgoni, a Vice President of Landscape Forms and current Vibrant Kalamazoo board member, has submitted her application to the Kalamazoo County Board of Commissioners. Chair Balkema asked the board to consider recommendation of her application to the County Board, following discussion. Collins made the motion, Dorgan supported, all were in favor and the motion carried.

4. Executive Director performance review

The KCLB Executive Committee met to review Clarke's performance, and the full board had been solicited for input. Balkema and the board praised Clarke's hard work and diligence in managing the Land Bank. Balkema asked for a motion to accept her review and salary adjustment, commensurate with the County's salary steps. Kisscorni made the motion, Vlieg seconded, all were in favor, and the motion carried.

5. Acceptance of grant funds

LISC awarded \$25,000 to support Land Bank staff time and the expansion of Farmers' Market vending into Washington Square. The I.S. Gilmore Foundation awarded a \$30,000 grant to support the renovation of 1315 Portage Street for a cooperative artisan retail space. Collins moved to accept the funds, Dorgan seconded, Vlieg and Balkema abstained, and the motion carried.

Executive Director Report

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

1. 50/50 partnership demolitions
2. Side Lot and Adopt-a-Lot programs
3. Façade work in Washington Square
4. Riverview Launch funding and construction
5. Communications and outreach – Holidays in the Square review and pop-up markets at Bellydance Kalamazoo
6. Vicksburg mill closing expected in March
7. Prairie Gardens Phase II closing expected in March, MSHDA has invited a proposal for an extension now allowed by HUD, so timelines are being adjusted to provide more time for completion of the project. Loan requirements are being worked through with LISC and MSHDA.
8. HOME properties on Clinton Street, closings are being worked out with private lenders
9. Strategic planning will happen after the annual presentation to the County Board, sometime in March
10. The 2015 work plan is completed – Clarke and Balkema will work on putting together 2015 goals

Kisscorni asked about proposed legislation affecting Michigan land banks' revenue streams. Balkema explained that MALB is working with partners in Lansing to educate lawmakers on the local effects of this legislation.

Vlieg moved to adjourn the meeting, Kisscorni supported, and the meeting adjourned at 9:32 a.m.

Respectfully submitted,
Terry Dorgan, Treasurer and Secretary