



**Kalamazoo County Land Bank Fast Track Authority
Board of Directors Meeting Minutes—February 13, 2020**

Members Present: Mary Balkema, Carl Roberts, Rebekah Kik, Terry Dorgan, Brian Hudson, and Holly Crump

Members Absent: N/A

County Liaison Present: Christine Morse

Staff Present: Kelly Clarke, Michelle Tombro Tracy, Theresa Coty O’Neil, and Tammy Lahman

Community Members Present: Reality Rojas

The February meeting of the Kalamazoo County Land Bank Authority Board of Directors was called to order by Balkema at 8:32 a.m. at 1523 Riverview Drive, Kalamazoo, MI 49004.

Approval of Minutes- November 2019

Balkema presented a motion to approve the November 2019 board meeting minutes.

Hudson made the motion, Dorgan seconded, all were in favor and the November 2019 minutes were approved.

Chair’s Remarks:

Balkema shared updates regarding the 2020 Foreclosure list. 700 parcels are currently on the list. The Treasurer’s office will work with taxpayers to implement payment plans and reduce the number of properties on the list prior to March 31st.

Citizens’ Time: N/A

Commission Liaison Comments: The County Board meet in a strategy session. Priorities for the County are affordable housing, 911 call center funding and a new county building. The county wishes to move the needle on the affordable housing and homeless issue.

Executive Director Report:

Clarke shared updates about ongoing Land Bank work. The Annual Report is complete and has been sent to print. It will be mailed out in the next few weeks. A copy of the annual review of goals was provided as part of the packet. A few key accomplishments were highlighted including the completion of the Eastside Gateway Project. All five houses were sold and are owner occupied. An individual with a disability was able to be accommodated. The Pocket Park is complete. There will be a celebration of the park and the Eastside Voice project on June 11. Carl Roberts is one of the people featured in the video about the Eastside and there is also a book that has been printed which captures stories of the Eastside. There are conversations with the Kalamazoo Public Library and the possibility of some events is being explored. Buddy Hannah and Sid Ellis are featured in this project and may lead any events that occur. It is important to note that the Kalamazoo County Land Bank is the only Land Bank in the country activating spaces through integrated community voices and art with this depth and breadth. This work has been recognized by CCP. The Eastside Square project is a 3-million-dollar project. The Land Bank through Vibrant will need to raise 2 million dollars. There is already \$1,064,000 committed to the project by 2 funders. These are the two largest gifts the agency has ever received. These gifts are testimony to the funders’ appreciation of community driven projects. In order for this project to move forward there is some re-zoning that is necessary.

Board member Kik shared that the City is undertaking some strategic re-zoning at this time to match zoning to neighborhood needs and desires and to reflect Imagine Kalamazoo. Zoning will be changed to live work zoning.

Chair Balkema encouraged Board members to read the report included in the packet and recognized the great work of Clarke and staff.

Clarke shared several documents with the Board including; An Appreciation Inquiry Overview, a Land Bank Vision Document and a Shared Core Values document. She also shared a printed copy of the Board reflections for 2019, highlighting a few that spoke about shared community impact and vision.

Clarke then lead an exercise where the Board and staff were asked to respond to three questions. These responses were provided on post-it-notes and reviewed aloud by Kelly.

The Three questions were;

Please provide 1 to 3 examples of where the Land bank has acted in accordance with our vision and strategy

Please share examples of actions which are consistent with core values

What strengths can be built on

The responses will be summarized and provided in a printed format at the next Board meeting.

Finally, Director Clarke asked Board members to fill out a sheet in which they each reflected upon things that they each appreciate about fellow Board member and the Executive Director that they would like to see more of. These responses will be shared with each Board member individually

Real Estate Committee:

Vice Chair Roberts reported that the Land Bank with assistance and input from the committee has produced a Property Opportunity Chart. This document outlines all to the ways property can be purchased from the Land Bank. This chart was distributed to each Board member. It will be shared will all neighborhood associations, included in the annual report and will be uploaded to the Land Bank website. Board members are encouraged to share the chart. Board members should not engage in individual property discussion, but discussion at this programmatic level.

Roberts also shared the budget template that has been prepared for use in Non-Profit land dispositions. It is a standardized method for Non-Profits to share their funding plan for projects.

Vibrant:

Board member Crump shared a brunch is being planned for Fall to celebrate the 10th anniversary of the Land Bank. Chase has agreed to sponsor but other sponsors are needed. Vibrant will be putting together an affirmative marketing committee for the Eastside Square project. The plan is to get the word out early and provide information to community members about pathways to credit repair and financial readiness for home ownership.

Board Member Comments

Crump shared that she like the Real Estate Opportunity Chart.

Move to adjourn:

Balkema presented motion to adjourn. Hudson moved, Crump seconded, all were in favor meeting was adjourned at 9:55.