

Kalamazoo County Land Bank Fast Track Authority

Board of Directors Meeting Minutes—January 22, 2016

Members Present: Mary Balkema, Chuck Vliek, Becky Fulgoni, Carl Roberts, Alberta Griffin, Jerome Kisscorni, Terry Dorgan

Members Absent: None

County Liaison Present: Commissioner Stephanie Moore

Staff Present: Kelly Clarke, Sarah Frame

Community Members Present: Thell Woods, Rachel Grover, Jeff Hawkins, Paul French

The regular meeting of the Kalamazoo County Land Bank Authority Board of Directors was called to order by Balkema at 8:34 a.m. at 1523 Riverview Dr, Kalamazoo, MI 49004.

A motion to approve the December 2015 meeting minutes was made by Dorgan, Kisscorni supported, all were in favor, and the motion carried.

Additions to the Agenda: None

Citizens' Time: None

Regular Agenda

1. Vicksburg Mill

Balkema gave an overview of the site map of the Vicksburg Paper Mill property, including the parcels owned by the Land Bank, the parcels owned by the County Treasurer, and the adjacent vacant land owned by Greenstone Bank. She explained the ongoing healthy and safety concerns with break-ins on the property and the steps they have taken to secure the buildings from casual entry, including fencing, cameras, and a greater presence from the Village of Vicksburg Public Safety officers.

Clarke explained the timeline of when the property came through the foreclosure process. The Land Bank assisted in working through numerous title issues in 2013 and took ownership of a piece of the site in December of that year. The Vicksburg Foundation granted funds to assist in the assembly of land, a landlocked piece of the site which was owned by the now-defunct Michigan Commerce Bank. The harsh winter of 2013-2014 caused a roof collapse on one of the buildings, which is still in a deteriorating condition. The Land Bank received two proposals for development in 2014. Chris Moore's plan had a broad and comprehensive approach to the site, and was accepted by the Land Bank board in 2014. The Land Bank entered into an option with his development company, Paper City LLC. That option expired in 2015 and the developer wants to continue to move forward with the project and secure site control.

Ian Kennedy gave a summary of the three-party purchase option that was negotiated between the Land Bank, County Treasurer and Paper City LLC. He also reviewed the Purchase Agreement. A discussion followed regarding the advantages and disadvantages of the escrow requirements.

Envirologic Environmental Consulting was contracted by the County Treasurer to provide environmental assessment and remediation on the site. Jeff Hawkins gave an overview of the work his company has done to abate environmental hazards on the site.

Balkema called for an approval of the proposed purchase option and purchase agreement exhibit, as well as an authorization for the Executive Director to sign all pertinent documents relating to the purchase agreement.

Kisscorni made the motion, Dorgan seconded, Vliek voted against due to concerns regarding the structure of the

option which includes what he saw as administrative burdens that may hinder the progress of the development. The rest were in favor, and the motion carried.

Strategic/Visioning Discussion session began at 9:51 am.

The meeting adjourned at 11:00 a.m.

Respectfully submitted,
Terry Dorgan, Treasurer and Secretary