



**Meeting Minutes**  
**Kalamazoo County Land Bank Fast Track Authority**  
**Board of Directors Meeting Minutes – Tuesday, January 11th**  
**Riverview Launch**

**The Tuesday, January 11th meeting of the Kalamazoo County Land Bank Authority Board of Directors was called to order by Thomas Whitener, Board Chair at 8:34 a.m.**

Members Present: Thomas Whitener, Carl Roberts, Rebekah Kik, Riley Lukomski, Pat Clark, Tami Rey

Members Absent: Shawntel Lindsey

County Liaison Present: N/A

Staff Present: Sidney Ellis, I'yanna Wilson and Derek Mann

Community Members:

Approval of December Meeting Minutes:

**Kik made a motion to approve the December minutes  
Lukomski seconded the motion**

**Motion carried unanimously.**

Additions to the Agenda:

Ellis requested to add a closed session.

**Lukomski made a motion to add a closed session to the January agenda after board member comments.**

**Roberts seconded the motion.**

**Motion carried unanimously.**

**Clark made a motion to approve the agenda as amended.**

**Kik seconded the motion.**

Citizens Time: N/A

Commissioner Liaison Comments: N/A

Reports and Presentations

Financial Report :

Krol overviewed the November report. The payment for 20 mills and other items will be reflected in the December report. The cash possession at the end of November was \$300,000 not including the Homeward Promise properties. The Land Bank is looking at a fairly large impairment loss from Eastside Square.

Homeward Promise Update:

Ellis presented the information around Homeward Promise. There has been a discussion about arrears for some of the properties and the statuses of writs.

Bauer provided the board with a presentation for Homeward Promise for updates, funder engagement, and future steps. There have been home tours and program socialization. There have been a wide variety of reactions to these homes and the opportunity it presents. Stryker Johnson awarded \$4.5 million for the project. As the project moves forward, LISC will be engaging more funders and conducting tours. LISC and the Landbank are working on the MOU as well as submitting the next round of funding requests. Moving forward, LISC and the Land Bank will be deploying the RFPs for Housing Assessment Contractor and Housing Navigator, finalizing pro forma, and model out the RLP and housing sales process.

Discussion ensued regarding scheduling tours for the board, community land trust, retaining first right of refusal, and the importance of an MOU.

Discussion ensued regarding vacant Homeward Promise properties. The board would like to continue to rent the homes and would like to utilize voucher holders. Mann and Intrepid should schedule a time to conduct walkthroughs of the homes to gain an understanding of maintenance and updates. Foster will review the property management contract for the Real Estate Committee. Conversations concerning Homeward Promise, Intrepid, standard of housing, and rental payments will be continued in the Real Estate Committee.

Eastside Square:

Final Inspection was scheduled for January 8th and Ellis will follow up with the status of the inspection.

Legal Counsel:

Foster provided an insight on grant conditions and 20 mills. Foster requested grant conditions be reviewed to ensure that we are following the funder request in terms of acknowledgement during

Marketing. Review the publicity conditions to take into consideration funders that may not want to be recognized, who want to be recognized under certain conditions, and who would like to be recognized.

Foster provided an updated Rafaeli vs Oakland County. This case stated surplus may go to the property owner after auction. This could affect how the Land Bank receives from the treasurer's office. There is uncertainty how to determine the surplus. Discussion ensued surrounding the determination of surplus. Foster will continue to pay attention to the case and advise for the next steps.

Brauer provided an update on the Pavilion project, IPUSA and Brownfield plan. IPUSA requested the Brownfield Authority to send tax payments directly to the Land Bank. Brauer sent Ellis a copy of the documents for IPUSA and it is dependent if the Brownfield Authority agrees. Brauer does not know the tax increment for IPUSA, but as we move forward toward 2025 there should be an idea of the amount.

The developer for the Comstock Pavilion project is in the process of reviewing the LOI. It appears that they are still interested and will be sending a red line response soon.

There is a meeting scheduled with the Brownfield Authority on January 24th. Brauer will report back after the meeting.

#### Chair's Remarks

Whitener welcomed Lukomski and congratulated Tami Rey on being the new chair for the county board. Whitener expressed his excitement on projects coming up and the potential for growth for Homeward Promise. Whitener thanked everyone for a great 2023 and expressed hope for another great year.

#### Executive Director Report

Ellis provided an update on Round 3 of the Blight Elimination Grant. Ellis will be meeting with the State Land Bank to gain more information. The meeting with the State Land Bank will determine if we have the capacity to conduct the next round

#### Regular Agenda

2024 KCLB Officers

- Vice Chair

**Kik nominated Pat Clark for Vice Chair.  
Clark accepted the nomination.**

**Nomination of Pat Clark for Vice Chair carried and Clark was elected.**

- Treasurer  
**Rey nominated Riley Lukomski for Treasurer**  
**Riley accepted the nomination.**

**Nomination of Riley Lukomski for Treasurer carried and Lukomski was elected.**

- Secretary

**Clark nominated Carl Roberts for Secretary.**  
**Roberts accepted the nomination.**

**Nomination carried for Secretary and Roberts was elected.**

#### Strategic Planning

- Strategic Planning for the Land Bank is scheduled February 13th from 1 p.m. to 5 p.m.

#### Approval of Closed Session Minutes

The board reviewed closed session minutes. There were no additions and discussion for minutes.

**Roberts made a motion to approve the closed session minutes.**  
**Clark seconded the motion.**

**Motion carried unanimously.**

#### Real Estate Committee Update

Whitener provided an update for the Real Estate Committee. There was discussion within the committee concerning the commercial spacing reimbursement and funding. The committee approved \$16-18 per square foot for the commercial space.

#### DEI Committee Update - N/A

#### Board Member Comments

Kik provided an update on her status on the board. Kik has resigned from the Land Bank board due to the change within her position. She has given a recommendation for her replacement and the county shall update the Land Bank for her replacement.

#### Closed Session:

**Clark made a motion to enter a closed session to discuss the sale of a property.**

**Lukomski seconded the motion.**

**Motion carried unanimously.**

A five minute recess was called prior to entering the closed session.

The board of directors entered back into regular session at 10:41 a.m.

**Clark made a motion for Ellis and Whitener to work with legal counsel on the purchase agreement package of 20 mills properties.**

**Roberts seconded the motion.**

**Motion carried unanimously.**

Adjournment: Next Meeting- February 8th, 2024

**Clark made a motion to adjourn**

**Roberts seconded the motion**

**The Land Bank board of directors meeting adjourned at 11:14 a.m.**