



Meeting Minutes

Kalamazoo County Land Bank Fast Track Authority
Board of Directors Meeting Minutes – May 14th, 2026
Riverview Launch

The Thursday, May 14th, 2026 meeting of the Kalamazoo County Land Bank Authority Board of Directors was called to order by Board Chair Thomas Whitener at 9:32 a.m.

Members Present: Thomas Whitener, Barb Ogrin, Sharon Ferraro, Antonio Mitchell

Members Absent: Riley Lukomski, John Taylor

County Liaison: Tami Rey

Staff Present: Bauer, Buwalda, Wilson

Community Members: Janell O’Keefe of Center for Community Progress, Rachel Foster & Caryn Hannapel of Warner Norcross + Judd, Kate Jefferson & Julee Wheadon of Seber Tans, Chris Hudson

Approval of March Minutes: Motion for approval by Ferraro, second Ogrin. Motion carried unanimously

Additions to the Agenda: Motion to approve agenda by Mitchell, second by Ogrin. Motion carried unanimously

Citizens Time: None

Closed Session Motion to enter into closed session by Ogrin, second by Mitchell, Motion carried unanimously

Regular Agenda:

Second wave Media Renewal: Motion to approve up to \$7000 to renewing agreement by Ferraro, second by Mitchell. Motion carried unanimously

MMRMA Insurance: Motion to approve up to \$56,716 for renewal of MMRMA insurance coverage with authority to negotiate and execute by Mitchell, second by Ferraro. Motion carried unanimously

Proposal Princeton Ave Cottage Homes: Request for Proposal: Motion to authorize KCLBA to enter into construction contract with Alloyed LLC to construct three new single-family homes located at 924, 928, 932 Princeton Ave (Princeton St Cottage Project) not to exceed \$1,098,177 motioned by Ferraro, second by Ogrin, approved via voice vote, Abstention: Mitchell

Eastside Square

- **Condominium Sales**

- **MOTION:** to approve the sale of 618 Southworth Terrace, Kalamazoo, MI 49048 – Unit 7 of East Side Square Condominium to Noah Shankool pursuant to the terms set forth in the Purchase Agreement.

The Board hereby ratifies, confirms, and approves all actions previously taken by the Executive Director, Chair, and the officers and authorized agents of KCLBA in connection with the negotiation, execution, and delivery of the Purchase Agreement and related to the transaction.

The Board hereby authorizes the Executive Director and Chair of KCLBA (each and not together) to execute and deliver any and all documents necessary or advisable to consummate the transaction, and to take action necessary or advisable to consummate the transaction, including any seller-financing or downpayment assistance, if necessary.

Motion by Ferraro, second by Mitchell, Motion carried unanimously

- **MOTION:** I move to approve the sale of 616 Southworth Terrace, Kalamazoo, MI 49048 – Unit 6 of East Side Square Condominium to Marcel Price pursuant to the terms set forth in the Purchase Agreement.

The Board hereby ratifies, confirms, and approves all actions previously taken by the Executive Director, Chair, and the officers and authorized agents of KCLBA in connection with the negotiation, execution, and delivery of the Purchase Agreement and related to the transaction.

The Board hereby authorizes the Executive Director and Chair of KCLBA (each and not together) to execute and deliver any and all documents necessary or advisable to consummate the transaction, and to take action necessary or advisable to consummate the transaction, including providing any seller-financing or downpayment assistance, if necessary.

Motion by Mitchell, second by Ferraro, Motion carried unanimously

- **MOTION:** to approve the sale of 612 Southworth Terrace, Kalamazoo, MI 49048 – Unit 4 of East Side Square Condominium to Jasmine Childress pursuant to the terms set forth in the Purchase Agreement.

The Board hereby ratifies, confirms, and approves all actions previously taken by the Executive Director, Chair, and the officers and authorized agents of KCLBA in connection with the negotiation, execution, and delivery of the Purchase Agreement and related to the transaction.

The Board hereby authorizes the Executive Director and Chair of KCLBA (each and not together) to execute and deliver any and all documents necessary or advisable to consummate the transaction, and to take action necessary or advisable to consummate the transaction, including providing any seller-financing or downpayment assistance, if necessary.

Motion by Ferraro, second by Ogrin, Motion carried unanimously

- **MOTION:** to approve the sale of 606 Southworth Terrace, Kalamazoo, MI 49048 – Unit 2 and 608 Southworth Terrace, Kalamazoo, MI 49048 – Unit 3 of East Side Square Condominium to the interested parties pursuant to the terms set forth in substantially the same form as the KCLBA's standard Purchase Agreement for East Side Square Condominium.

The Board hereby ratifies, confirms, and approves all actions previously taken by the Executive Director, Chair, and the officers and authorized agents of KCLBA in connection with and related to the negotiation of the transaction.

The Board hereby authorizes the Executive Director and Chair of KCLBA (each and not together) to execute and deliver any and all documents necessary or advisable to consummate the transaction, and to take action necessary or advisable to consummate the transaction, including providing any seller-financing or downpayment assistance, if necessary.

Motion by Ferraro, second by Ogrin, Motion carried unanimously

- Commercial Unit: Letter of Intent

- **MOTION:** to approve the sale of 1601 E Main Street, Kalamazoo, MI 49048 – Unit 1 of East Side Square Condominium to the interested parties pursuant to the terms set forth in

substantially the same form as the KCLBA's standard Purchase Agreement for East Side Square Condominium, subject to any additional terms required by the unit's commercial nature.

The Board hereby ratifies, confirms, and approves all actions previously taken by the Executive Director, Chair, and the officers and authorized agents of KCLBA in connection with and related to the negotiation of the transaction.

The Board hereby authorizes the Executive Director and Chair of KCLBA (each and not together) to execute and deliver any and all documents necessary or advisable to consummate the transaction, and to take action necessary or advisable to consummate the transaction, including providing any seller-financing or downpayment assistance, if necessary.

Motion by Ferraro, second by Ogrin, Motion carried unanimously

Homeward Promise: Valley Vision Construction & Development LLC

- Maintenance Contract: Motion to approve contract by Ferraro, second by Ogrin, Motion carried unanimously
- Motion to approve rehab of two units at 1510 Washington by Ferraro, second by Mitchell, Motion carried unanimously

Reports & Presentations:

Financial Report: Kate Jefferson of Sieber Tans provided the board insight on the financial statements for the KCLBA.

Center for Community Progress: Janell O'Keefe presented a Strategic Plan Overview. Motion to officially adapt plan by Ferraro, second by Ogrin, approved unanimously by voice vote

Legal Counsel: No additional report

Chair's Remarks: Chair Whitmer provided remarks on the current work and landscape of land banking and tax foreclosure. Foreclosures in the county are at an all time low-- 29 total parcels.

Executive Director Report: Director Bauer introduced board to new staff member Megan Buwalda, and referred to the memo in board packet

Committee Reports: None

Finance Committee

Policy Committee

Real Estate Committee

Board Member Comment: None

Adjournment: Next Meeting: July 9th, 2026

Adjourned at 11:48am by Chair

DRAFT