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Agenda
Kalamazoo County Land Bank Fast Track Authority
Board of Directors Meeting Minutes – March 12th, 2026
Riverview Launch

The Thursday, March 12th, 2026 meeting of the Kalamazoo County Land Bank Authority Board of Directors was called to order by Board Chair Thomas Whitener at 9:30 a.m.

Approval of January Minutes

Luksomski made a motion to approve the January 2026 minutes.
Mitchell seconded the motion.

Motion carried unanimously.

Approval of Closed Session

Taylor made a motion to approve the closed session minutes
Ferraro seconded the motion

Motion carried unanimously.

Additions to the Agenda

Ogrin made a motion to approve the agenda as presented.
Ferraro seconded the motion.

Motion carried unanimously.

Citizens Time - N/A

Commissioner Liaison Comments:
Commissioner Taylor stated that Kalamazoo County is working hard.

Regular Agenda

Officer Elections

APPROVED

Vice Chair
Taylor made a motion to nominate Luksomski for Vice Chair
Ferraro seconded for the nomination.

Motion carried unanimously.

Taylor made a motion to amend the bylaws to combine the roles of Treasurer and Secretary.
Ferraro seconded the motion

Motion carried unanimously.

Treasurer & Secretary
Lukomski made a motion to nominate Ogrin for Treasurer and Secretary.
Ferraro seconded the motion.

Motion carried unanimously.

Rose Street Advisors: New Hire Waiting Period
Bauer provided insight on the new hire waiting period and the desire to change the new hire waiting period. The current health insurance waiting period states employees who work a minimum of 30 hours per week are eligible for insurance benefits on the 1st of the month after 30 calendar days of employment. The life insurance waiting period states new employees shall be covered on the 1st of the month after 45 calendar days of employment. With the proposed change, this will assist the transition with new employees from their previous employment.

Discussion ensued on Kalamazoo County new hire waiting period.

Bauer presented the recommendation to amend the new hire waiting period for health insurance to state Employees who work a minimum of 30 hours per week are eligible for insurance benefits on their date of hire. Additionally, amend the life insurance new hire waiting period to state new employees shall be covered on their date of hire.

Ferraro made a motion to approve the benefit eligibility as proposed.
Luksomski seconded the motion.

Motion carried unanimously.

Homeward Promise Maintenance Memo

Wilson provided insight on the maintenance of Homeward Promise homes. Valley Vision Construction & Development has been assisting with the maintenance since December 2025. Since December 2025, Valley Vision has been able to complete over seventy maintenance projects varying from water intrusion, drywall repair, sink and shower replacement to loose toilets.

APPROVED

Acquisition of 864 Lumbard, Comstock Township

Whitener provided an insight on the history of 864 Lumbard and the foreclosure process with the property. Bauer has had some meetings with Superintendent Scott Hess from Comstock Township to discuss this property as well as a meeting with a representative for Veteran Services. There is a fourplex that will need to be rehabilitated with the potential additional units. The KCLBA engaged 7th Generation to complete a zoning analysis for the property to better understand the property's potential. Additionally, the County Housing Department is able to provide funds as Comstock previously received a grant for this project and the KCLBA will have to raise the remaining funds. Bauer expressed that this project aligns with the KCLBA's strategic goals.

Taylor inquired on the management structure of the property. Bauer informed the board that this would be managed through a third party similarly to the Prairie Gardens project.

Luksomski inquired on the additional funds that will need to be raised. Bauer informed that the remaining funds could be a combination of grants and debt.

Taylor made a motion to approve the purchase of 864 Lumbard subject to Comstock Township approval, environmentals, and Kalamazoo County Housing Millage grant approval. Once requirements are met to allow either the Executive Director or Board Chair to enter into a purchase agreement and sign the closing documents.
Mitchell seconded the motion

Motion carried unanimously

Acquisition of 304 N Burdick, City of Kalamazoo

Bauer provided insight on the history of the building at 304 N Burdick. Mr. Presidents was a dining and live entertainment space. In 2025, the KCLBA was approached by Stryker Johnston requesting the KCLBA and the Cultural Land Stewardship for the redevelopment of the building.

Luksomski inquired on the financial risk for the project. Bauer provided insight on the risk for the project. The financial risk may be limited as Stryker Johnston Foundation is willing to assist with this project.

Balkema informed the board that the address is listed as 308 N Burdick instead of 304 N Burdick. Staff will look into this for the corrected address.
Mitchell made a motion to approve the purchase of the 304 N Burdick/ 308 N Burdick, authorize legal counsel to draft a MOU, authorize entering into a purchase agreement and allow either Executive Director or Board Chair to sign closing documents.
Ferraro seconded the motion

Motion carried unanimously.

Taylor exited the meeting at 10:07 a.m.

Reports and Presentations

APPROVED

Secondwave Media
Kathy Jennings provided the board a presentation on the A Way Home: Housing Solution Impact. Jennings overview the stories that were covered last year and the reach of the stories.

Kalamazoo County Housing Framework
DiTarnato and Balkema presented on the Kalamazoo County Housing Framework.

Financial Report: Brian K.

Krol provided the board insight on the financial report through January. The audit has begun and is due at the end of June.

Legal Counsel

Foster provided insight on the access agreement for environmental work at 350 Blaine. There has been a party interested in 350 Blaine and they have been in conversations with the City of Kalamazoo.

Lukumski made a motion to authorize the Executive Director to sign the access agreement for 350 Blaine
Ferraro seconded the motion

Motion carried unanimously

Foster provided background on the Kalamazoo Community Foundation Loan. This has been previously discussed in prior meetings. Bauer informed the board that the KZCF Loan can act as a bridge to get work done quickly and efficiently. The staff has been in the process of receiving a broker's opinion for the Riverview Launch as they are asking for collateral.

Lumski made a motion to approve and authorize the Executive Director or Board Chair to sign the loan agreement upon necessary review.
Ferraro seconded the motion.

Motion carried unanimously

Hannapel informed the board of the Department of Insurance and Financial Services decision. The KCLBA petitioned the Department of Insurance and Financial Services to be exempt from the requirements needed. The KCLBA will explore nontraditional financing options.

<u>Chair's Remarks</u>
Whitener remarks regarding the previous officers and thanked the newly elected officers.

<u>Executive Director Report</u>
Bauer provided insight on the hiring and collaboration with Rose Street Advisors. Bauer has the goal to hire by the end of March.

KCLBA staff is working with Dover Birch and have re-listed the previous Open Roads space and greenhouse.

The Center for Community Progress will provide a final draft of the Strategic Plan for the next board meeting.

APPROVED

Committee Reports:
Finance Committee - N/ A
Policy Committee - N/A
Real Estate Committee - N/A

Board Member Comment -

Ferraro expressed gratitude for getting the board packet out a week early.

Mitchell will have a recommendation for his replacement. He will be recommending Christina Anderson.

Adjournment:

Meeting adjourned at 11:17

APPROVED