

KALAMAZOO COUNTY LAND BANK

BOARD OF DIRECTORS MEETING MINUTES—September 13, 2012

Members Present: Mary Balkema, Cari DeLong, Terry Dorgan, James Marquardt, Chuck Vliek

Members Late: Jerome Kisscorni

Staff Present: Kelly Clarke, Mike Deditius, Amanda Woodin, Natalie Youakim

Others Present: Lee Adams, Kalamazoo County Planning; Thell Woods, Brownfield Redevelopment Authority

The regular meeting of the Kalamazoo County Land Bank Board of Directors was called to order by Chair Balkema at 8:32 a.m. in room 105 of the County Administration Building, 201 W. Kalamazoo Avenue, Kalamazoo, Michigan 49007.

Board Member Marquardt made a motion to approve the July 12, 2012 meeting minutes. The motion was seconded by Treasurer Dorgan.

No additions were made to the agenda.

No comments were made during Citizens' Time.

CHAIR'S REMARKS

1. Land Bank Conference Update Registration Promotion

Chair Balkema reminded the Board that the Land Bank Conference is planned for next month and is taking place in Kalamazoo. The conference is an excellent opportunity for those interested in Land Banks, the reuse of vacant parcels, or community development in general.

Executive Director Clarke added that the Land Bank is interested in contacting local universities/colleges to purchase blocks of tickets for faculty and/or students. Secretary DeLong indicated that she will reach out to her contacts at WMU.

2. 2013 Tax Foreclosure Picture and Trends

Chair Balkema announced that the Treasurer's second parcel auction, a scavenger sale, will take place on September 24. The minimum bid for this auction is \$1. A chart demonstrating the foreclosure trends from 2008 to 2012 and a map showing next year's potential foreclosures were presented and discussed.

3. Strategic Planning Take Away-Need to build a more diverse funding base

Chair Balkema discussed a recent Land Bank strategic planning discussion. One of the major conclusions from this session is that the Land Bank needs to diversify its funding sources and, with guidance and involvement of the Board, should seek increased private donations.

Other strategies discussed include continuing to build investments for Land Bank's 5 year, 50% tax re-capture. The Land Bank will continue to work on its budget for next year, and will be convening the Finance Committee to review a draft budget in early fall with presentation to the board following.

Vice Chair Kisscorni joined the meeting-8:40 a.m.

Board Member Vliek noted that the Land Bank has been spending its NSP2 funds on time and has maintained exceptional quality of work.

Vliek indicated looking forward the importance of dealing with the current oversupply of housing though rehabs in addition to demolition. He also stated that the Land Bank will have the additional challenge of finding ways to help people new homeowners obtain financing to acquire these homes, and that the Land Bank should explore alternative financing mechanisms for those who may not be able to obtain conventional mortgages.

Chair Balkema replied that the Land Bank's programs have generated much interest, but it takes a very large pool of clients to generate enough mortgage ready homebuyers. At the same time, sales are strong given the amount of energy that has been devoted to marketing and the Kalamazoo Consortium is seeing one of the highest sales out of all Michigan Consortium members.

REGULAR AGENDA

1. Approval of June and July Financials

Finance and Administration Manager Woodin reviewed the June and July financials with the Board. The most significant items took place in July. During that month, the Land Bank received its final allocation payment from the County and its first 5 year, 50% tax payment from the City. This payment is received on any Land Bank-owned parcels that were sold.

Woodin described that grant expenditures are progressing as expected.

Board Member Vliek made a motion to approve June and July financials. Vice Chair Kisscorni seconded the motion, and it passed unanimously.

Executive Director Report

1. Strategic Retreat-Programmatic Takeaways

Clarke described several key conclusions from the retreat. These include continuing rehabs, expanding the rental program, providing land contracts, and continuing a place-based strategy.

2. 306 Grand-Schoolcraft

Clarke reported that the Land Bank is working with the County Brownfield Authority to explore how the two entities can work together to utilize their existing tools and has identified 306 Grand as a parcel that might provide an opportunity to assist local redevelopment objectives in the County. Clarke and County redevelopment staff will be visiting Schoolcraft officials to discuss their thoughts on this parcel and determine if there is interest/support in the Land Bank and the Brownfield working together to attempt to attract development on this site.

3. NSP2 Grant Update

Clarke informed the board that to-date NSP2 grant expenditures for the Land Bank are at 84% of the grant, and are on track to reach 100% in the late fall of 2012 ahead of schedule. As a local consortium, the Land Bank and City are jointly at 85% expenditure.

Vice Chair Kisscorni asked about the recent bank settlement funds for demolition. Clarke informed him that the funds will be administered through MSHDA and a competitive process is anticipated. Chair Balkema and Executive Director Clarke attended the bill signing in Lansing earlier in the week.

Clarke added that Marketplace homes are selling well, and that marketing for the Prairie Gardens senior housing development will soon begin soon and reported on the progress of scattered site new builds.

Board Member Marquardt exited the meeting—9:28 a.m.

Additional items described by Clarke include the former Creamery site restoration and open house (October 6 from 10am to noon-730 Lake Street) and a planned greenhouse that will accompany the Eastside garden shed.

Vice Chair Kisscorni motioned to adjourn the meeting. The motion was seconded by Treasurer Dorgan. The meeting adjourned at 9:40 a.m.

Respectfully submitted,

Cari DeLong, Secretary