

## Calhoun County Land Bank Authority Minutes

Board Meeting, July 12<sup>th</sup> 2012

### 1. Call to Order:

The Calhoun County Land Bank Authority Board convened at 12:15 p.m. at 11081 Michigan Avenue, Battle Creek MI.

### 2. Roll Call:

Present: Ann Rosenbaum, Peggy Sindt, Lynn Ward Gray, Teresa Durham, Rob Behnke, Terris Todd. Others-Executive Director Jon Bartlett, Nina Smith and Krista Trout-Edwards

Absent: Nola Batch

### 3. Pledge of Allegiance

### 4. Citizen Comment:

Dan Gremore with Albion Economic Development Corporation was present. Mr. Gremore commented on the quality and craftsmanship of the NSP2 homes.

### 5. Additions or Deletions to the Agenda:

- a. Addition - Resolution 8R was asking for the CCLBA's approval to purchase Parcel# 04-670-018-01 (Collier Ave) for the minimum bid amount and to enter into a purchase agreement with Ms. Brenda Douglas (owner of adjacent property) for an amount that exceeds the minimum bid.

*Motion by: Ann Rosenbaum*

*Supported by: Teresa Durham*

*Motion Passed*

### 6. Consent Agenda:

Approval of meeting minutes from July 20<sup>th</sup>, 2011.

*Motion by: Ann Rosenbaum*

*Supported by: Teresa Durham*

*Motion Passed*

### 7. Unfinished Business:

There was no unfinished business.

### 8. New Business

- a. Update on the NSP2 Grant
  - i. Nina Smith provided an update on current status of acquisitions, rehabs and disposition related to the NSP2 grant. As of today, there are 35 total properties that will be redeveloped and marketed under the NSP2 program. 11 of the 35 properties have sold to date. There are approximately 10 properties listed on MLS and another 8 properties currently in the construction. All construction should be completed by the end of November 2012.
  - ii. Nina Smith provided an update regarding the NSP2 expenditure report. As of today, the City of Battle Creek has expended 90% of their grant; they are ranked #1 out of the entire number of grantees in the consortium. The City of Battle Creek and the Land Bank are ranked #2 as a consortium partnership. Only four

of 24 individual grantees met their June expenditure goals, the Land Bank was one of four grantees who met their June expenditure goal. The Land Bank anticipates meeting their July expenditure goal of \$191,000.

- iii. Krista Trout-Edwards provided an update on the NSP2 demolitions and provided an overview of completed and ongoing demolitions as well as an update on the demolition of the Glenwood Trace Apartment Complex. To date, 128 houses have been demolished and 74 are pending. She said that staff expects these remaining houses to be demolished by fall. There are an additional 7 houses slated for demolition, but are being held up by the State Historic Preservation Office (SHPO) because they are located in an which may be historic. She said that they are working with a consultant as well as HUD, SHPO and MSHDA to clarify how these demolitions should be mitigated. She also provided a breakdown of the demolitions by neighborhood and provided a map of the locations of the newest demolition round.
- b. Resolution to approve the Calhoun County Land Bank Authority's audit year ending December 31<sup>st</sup>, 2011, including the Single Audit for the NSP2 grant.  
*Motion by: Peggy Sindt*  
*Supported by: Teresa Durham*  
*Motion Passed*

***Resolutions 8c through 8r were described separately and voted on as one item:***

- c. Resolution to authorize the purchase 140 Paulsen Ave, Pennfield Twp. from the Calhoun County Treasurer in the amount of \$3,234.55 (minimum bid) as an investment property to be marketed by a realtor for resale.
- d. Resolution to authorize the purchase of 9 Hazel St, Battle Creek City, from the Calhoun County Treasurer in the amount of \$3,350.00 (minimum bid) and sell to the Family Health Center for an amount exceeding the purchase price.
- e. Resolution to authorize the purchase 38 Pickford Ave, Emmett Twp. from the Calhoun County Treasurer in the amount of \$2534.93 and sell to adjacent property owner, Jeff Gardiner, for an amount exceeding the purchase price.
- f. Resolution to authorize the purchase 152 Academy, Battle Creek City, from the Calhoun County Treasurer in the amount of \$6895.27 and sell to Michael McGhee for an amount exceeding the purchase price.
- g. Resolution to authorize the purchase 19970 Hatch Rd, Clarence Twp. from the Calhoun County Treasurer in the amount of \$3503.00 and sell to adjacent property owner, Dorothy Sheldon, for an amount exceeding the purchase price.
- h. Resolution to authorize the purchase of vacant property adjacent to 29 Greenwood, Battle Creek City, from the Calhoun County Treasurer in the amount of \$361.26 and sell to the adjacent property owner, Lakechia Barnett, for an amount exceeding the purchase price.

- i. Resolution to authorize the purchase of vacant property on Main St adjacent from Community Action in Battle Creek from the Calhoun County Treasurer in the amount of \$2044.47 and sell to Community Action for an amount exceeding the purchase price.
- j. Resolution to authorize the purchase 410 S. Dalrymple, Albion City, from the Calhoun County Treasurer in the amount of \$6951.00 and sell to Rudolph and Irma Slone, for an amount exceeding the purchase price.
- k. Authorizing the Executive Director and/or Property Manager to enter into negotiations with Starr Commonwealth on the purchase of County Treasurer and Land Bank owned properties for rehabilitation using the Starr Commonwealth's Youth Build grant.
- l. Resolution to authorize the purchase of vacant land on E. Goguc St., Battle Creek City, from the Calhoun County Treasurer in the amount of \$442.13 and sell to adjacent property owner, William Chesney, for an amount exceeding the purchase price.
- m. Resolution to authorize the purchase of vacant land previously known as 136 Strongwood Ave., Emmett Twp., from the Calhoun County Treasurer in the amount of \$3367.77 and sell to adjacent property owner, Tim Johnston, for an amount exceeding the purchase price.
- n. Resolution to authorize the purchase of vacant land, previously known as 2 Riverview Court, Springfield City, from the Calhoun County Treasurer in the amount of \$369.66 and sell to adjacent property owner, Stacy Green, for an amount exceeding the purchase price.
- o. Resolution to authorize the purchase of 61 N 29<sup>th</sup> Street and 81 S 20<sup>th</sup> Street from the Calhoun County Treasurer is there is a legitimate offer that exceeds the purchase price prior to August 31<sup>st</sup>, 2012.
- p. Resolution to accept title to all properties that doesn't sell at the second auction in October 2012.
- q. Resolution to pay \$500.00 for the 2012 Michigan Land Bank Association dues.
- r. Resolution to authorize the purchase of vacant land on Collier Ave., Bedford Twp., from the Calhoun County Treasurer in the amount of \$824.34 and sell to adjacent property owner, Brenda Douglas, for an amount exceeding the purchase price.

*Motion on items 8c through 8r made by: Ann Rosenbaum*

*Supported by: Rob Behnke*

*Motion Passed*

**9. Payment of Bills:**

*Motion by: Lynn Ward Gray*

*Supported by: Rob Behnke*

*Motion Passed*

**10. Public Comment:**

There was no public comment

**11. Board Members Personal Privilege:**

- a. Teresa Durham was thankful to tour a few NSP2 homes; she was impressed with the quality of workmanship. Teresa suggested increasing the number of Land Bank meetings to 3 or 4 times a year.

- b. Rob Behnke wanted to encourage and inquire about what activities local government units can do to further support Land Bank efforts.
- c. Lynn Ward Gray said great job on the NSP2 homes and to keep up the good work. She also encouraged more frequent Land Bank meetings, recommended 2-3 times a year. She would like to see some ideas from the Executive Director on how to encourage and generate Land Bank revenue.
- d. Peggy Sindt appreciation the hard work of the staff and encouraged Land Bank meeting to be held as often as needed. She expressed an interest in generating ideas as soon as possible on how to generate revenue. She said she supported the growth of the Land Bank.
  - i. In response, Teresa Durham added that we should look for ways to increase the Land Bank's visibility.
  - ii. In response, Rob Behnke suggested that we could stuff flyers into utility and other bills.

**12. Announcement:**

The next meeting will be in October 2012.

**13. Adjournment:**

The Calhoun County Land Bank Meeting was adjourned at 1:15 p.m.

*Motion by: Peggy Sindt*

*Supported by: Terris Todd*

*Motion passed*