

Calhoun County Land Bank Authority

Minutes of a Public Meeting

Date.....December 17, 2013
Time.....12:30pm
Place.....Calhoun County Bld.
Law Library
315 W. Green Street
Marshall, MI 49068

1. Call to Order:

Christine Schauer called the meeting of the Calhoun County Land Bank Authority Board to order at 12:41 p.m. in the Law Library of the Calhoun County Building located at 315 West Green Street, Marshall, MI.

2. Roll Call: Christine Schauer, Terris Todd, Nola Batch, Rob Behnke, and Peggy Sindt. Excused Lynn Ward Gray and Jeremy Andrews.

Staff: Krista Trout-Edwards, Executive Director, Richard C. Lindsey, Jr., General Counsel, Leigh Davis, Property Assistant, and Caitlyn Berard, Intern.

3. Pledge of Allegiance

4. Approval of the Agenda

Christine Schauer called to approve the agenda.

Peggy Sindt moved to approve the agenda as presented. Terris Todd seconded, and the motion passed by unanimous voice vote.

5. Citizen Comment

None

6. New Business:

a. Discuss and Approve First Land Banking Agreement with Proactis for nine unoccupied properties in the City of Albion.

Krista Trout-Edwards stated that this land banking project has been in discussion for some time, and that it concerns nine unoccupied structures in downtown Albion. This agreement would be with Proactis, a non-profit organization that Peggy Sindt is a member of. Because Peggy is also a member of the CCLBA Board, there may be of a conflict of interest, therefore, staff thought it best to present the agreement to the Board for its approval.

Ms. Trout-Edwards stated that the following nine properties would be included in this agreement: 103 S Superior; 109 S Superior; 111 S Superior; 113 S Superior; 115 S Superior; 119 S Superior; 208 S Superior; 210 S Superior; and 215 S Superior. She then presented photos of each structure, and gave a history of each. She explained that this portion of the City's downtown is a registered historic district with the State, and it should therefore be a target area for the Land Bank and others to do work. She said that this agreement is an important step for Albion because it presents an opportunity for Proactis to attract outside investment in the City and that it makes sense to assist in the long-term goal of preservation and rehabilitation by putting these properties into the Land Bank. She added that MSHDA is leading a place-making effort and is interested in communities that can demonstrate investment.

She further explained that this agreement contains provisions designed to protect the Land Bank by requiring proper environmental work, as well as making Proactis responsible for the day to day care of the structures. It was her recommendation that this agreement be approved for a term of eight months, and that the Board review and evaluate a renewal or modification of this agreement next August to ensure that it complies with any CCLBA policies adopted between now and then.

Terris Todd asked if the properties that were previously owned by local individuals or companies for an extended period of time.

Peggy Sindt replied that historically they were owned by families for decades, but in recent years speculators had owned them and had said they wanted to renovate them but never did.

Mr. Todd said he taught social studies and history and enjoys the historical aspect of the City of Albion, but he sees the college and downtown are like two different worlds. He said he sees the possibility and potential of improving the downtown to compliment the college, and supports this agreement 100 percent.

Peggy Sindt abstained from the vote.

Nola Batch moved to approve the first Land Banking Agreement with Proactis for nine unoccupied properties in the City of Albion. Robert Behnke seconded, and the motion passed unanimously by voice vote.

b. Discuss and Approve Second Land Banking Agreement with Proactis for two occupied properties in the City of Albion.

Krista Trout-Edwards stated that this proposal is very similar to the one just discussed, but that these two properties, 101 S Superior and 117 S Superior, are occupied and therefore were put into a separate agreement as there would be a leases involved. She added that this agreement required the Board's approval not only because of the potential conflict of interest as described in the previous agreement, but also because the structures are occupied. She then showed photos, discussed the lease terms, and asked Richard Lindsey, General Counsel, to speak about potential liability.

Richard Lindsey stated that there is limited risk with this endeavor, and that the leases would be assigned to the Land Bank. He stated that the Land Bank would be added to the renters' insurance policies, and that it would receive a monthly fee for each property. He said that the rest of the agreement is structured like the one just discussed, and that this would also come back before the Board in August

Peggy Sindt abstained from the vote.

Robert Behnke moved to approve the first Land Banking Agreement with Proactis for nine unoccupied properties in the City of Albion. Nola Batch seconded, and the motion passed unanimously by voice vote.

7. Announcements

None

8. Citizen Comments

None

9. Board Member Comments

None

10. Adjournment:

The Calhoun County Land Bank Meeting was adjourned at 1:20 p.m.

Terris Todd moved to adjourn the meeting. Rob Behnke seconded, and the motion passed by unanimous voice vote.