



CCLBA Board of Directors Meeting Minutes

3:00pm Thursday, October 27, 2016

Calhoun County Building – Marshall
Garden Level Conference Room

1. Call to Order

Christine Schauer called the meeting of the Calhoun County Land Bank Authority Board to order at 3:04pm in the Garden Level Conference Room of the Calhoun County Building located at 315 West Green Street, Marshall, MI 49068.

Roll Call: Christine Schauer, Lenn Reid, Rob Behnke, Derek King, in attendance. Patrick McLean was excused. Lynn Ward Gray arrived at 3:15pm.

Staff: Krista Trout-Edwards, Executive Director; Amy Rose Robinson, Property & Project Coordinator; Angela Hartung, Administrative Assistant; and Jim Dyer, Corporation Counsel.

2. Pledge of Allegiance

3. Approval of the Agenda

Rob Behnke moved to approve the agenda. Derek King seconded, and the motion passed by unanimous voice vote.

4. Citizen Comment

None.

5. Consent Agenda

Approval of Land Bank Minutes – August 25, 2016 Meeting

Mr. King moved to approve the consent agenda including August 25, 2016 meeting minutes as corrected (clerical error) in discussion. Mr. Behnke seconded, and the motion passed by unanimous voice vote.

6. Reports:

Executive Director's Report

Krista Trout-Edwards gave highlights of the Executive Director's report.

a. Property Sales

Ms. Edwards highlighted the recent sale of 107 Virginia Avenue in Bedford Township which was a rehab project. Total properties sold is 119.

b. Property Listing & Rehabilitation

Ms. Trout-Edwards added that 435 Cornell is pending rehab project similar to the Virginia Ave property. Total properties currently listed is 18.

c. Demolition Projects & Grant Updates

Ms. Trout-Edwards shared that the BC Home grant project at 253 McKinley Ave N is complete and up for sale. She also mentioned the \$3.8M in Hardest Hit funds recently awarded by the State as well as \$3500 award for the Neighborhood Mow & Maintenance Program from the Firekeepers Local Revenue Sharing Board.

d. Budget Report

There were no questions regarding the budget. Christine Schauer commented on the positive status of actuals v. budget and that the year should end well barring any unforeseen expenses.

e. **General Announcements**

Ms. Trout-Edwards mentioned that a development contract is being negotiated for 17 W Michigan Ave.

She also provided an update on the Albion Land Banking Agreement and the transition from Proactis to ARC (Albion Reinvestment Corporation), citing a meeting on the same earlier in the day. Ms. Trout-Edwards indicated that she will have a new agreement to present to the Board in December.

7. Discussion Item

Ms. Schauer shared the status of the former State Farm facility in Marshall, which at present is owned by the Treasurer but will likely default to the Land Bank following the second auction. The property is of significant size and is made up of several parcels. The Treasurer, Land Bank and City of Marshall representatives have had several discussions as to options for disposition of this challenging property which will be a part of the Treasurer's second auction on Monday, October 31.

8. New Business

Elect a new Secretary

Ms. Schauer indicated that with the recent retirement of Peggy Sindt from the Board, it was necessary to elect a new Secretary.

Ms. Schauer nominated Derek King. Lenn Reid seconded, Mr. King was elected by unanimous voice vote to the position of Secretary.

9. Presentation

Chris Lussier shared a presentation on the City of Battle Creek's Neighborhood Stabilization Initiatives highlighting the efficacy of the partnership between the City and the Land Bank. There was a brief question and answer period.

10. Accept Report of Accounts Payable

Lynn Ward Gray moved to accept the accounts payable report as presented. Mr. King seconded and the motion passed by a unanimous voice vote.

11. Citizen Comment

None.

12. Board Member Comments & Announcements

Mr. Behnke shared that Pennfield Township did adopt a rental and vacant properties ordinance and that the initial work of registration of the same is being completed and inspections are being scheduled.

Ms. Reid announced a Celebrity Soup Supper to benefit Holland Park. The meal will be on Veterans' Day 11/11/2016 at the Albion/Marshall Community School Building on Watson Street.

Ms. Gray added a welcome to Ms. Reid.

Ms. Trout-Edwards added that the jail demolition was proceeding well as could be seen on the way into the building.

Ms. Schauer commented on the value the Land Bank had added to the management of the project.

13. Adjournment

Mr. Behnke moved to adjourn the meeting. Ms. Gray seconded, and the motion passed by unanimous voice vote.

The Calhoun County Land Bank Board of Directors Meeting was adjourned at 3:59pm. The next meeting is scheduled **December 15, 2016 at 3:00pm in the Garden Level Conference Room** at the Calhoun County Building.