



CCLBA Board of Directors Meeting Minutes

3:00pm Thursday, December 15, 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 3:03pm in the Garden Level Conference Room of the Calhoun County Building located at 315 West Green Street, Marshall, MI 49068.

Roll Call: Christine Schauer, Derek King, Lenn Reid, Steve Buller, Patrick McLean and John Hart in attendance. Lynn Ward Gray was excused.

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

2. Pledge of Allegiance

3. Approval of the Agenda

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

4. Citizen Comment

Dave Sciacca, President of 180Urban Development, which is presently engaged with the Land Bank in a Development Agreement for three downtown Battle Creek properties, introduced himself and provided a synopsis of events following a partners meeting on December 1 and expressed concern about the conditions for extension on said Agreement.

5. Consent Agenda

Approval of Land Bank Minutes – October 27, 2016 Meeting

Mr. King moved to approve the consent agenda including October 27, 2016 meeting minutes. Ms. Reid 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 total properties sold of 124.

b. Property Listing & Rehabilitation

Ms. Trout-Edwards added that total properties currently listed is 22.

c. Demolition Projects & Grant Updates

Ms. Trout-Edwards indicated that through diligent grant management, the Land Bank was able to add 3 more demolitions to the HHF Albion grant. She also added that Habitat for Humanity had partnered with the Treasurer and the Land Bank to purchase 247 N McKinley which is adjacent to the recently completed 253 N McKinley.

Ms. Trout-Edwards noted that the Golden Rule property has a purchase and development agreement pending and that Dalrymple School was still in Treasurer ownership and environmental work was being done by the Treasurer.

- d. Budget Report
There were no questions regarding the budget.

7. Discussion Item

- a. Development Agreement with 180Urban
Ms. Trout-Edwards provided the Board with an update on the progress of the Agreement. Discussion followed. The Board affirmed the authority given to the Executive Director to make decisions as necessary and will await reports from further negotiations with 180Urban.
- b. Development Agreement with Cereal City Athletics
Ms. Trout-Edwards indicated that there is an MEDC application in process and highlighted that the Land Bank still owns the building at 50 W Michigan.

8. Public Hearing – 2017 Budget

Mr. King moved to open the public hearing on the 2017 Budget. Steve Buller, seconded and the motion passed by unanimous voice vote.

Ms. Trout-Edwards provided a synopsis of the 2017 Budget.

Mr. King moved to close the public hearing. John Hart, seconded and the motion passed by unanimous voice vote.

9. New Business

- a. **Approval of 2017 Budget**
Mr. Hart moved to approve the 2017 Budget as presented. Ms. Reid seconded and the motion passed by unanimous voice vote.
- b. **Discuss and Approve 2017 Meeting Schedule**
Mr. McLean moved to approve the 2017 Meeting Schedule as presented. Mr. Kind seconded and the motion passed by a unanimous voice vote.
- c. **Discuss and Approve contract with Jim Dyer to serve as General Counsel**
Mr. King moved to approve the contract with Jim Dyer as General Counsel. Patrick McLean seconded and the motion passed by a unanimous voice vote.

*Lynn Ward Gray joined the meeting by speaker phone at 4:05pm.

- d. **Discuss and Approve Albion Reinvestment Corporation Land Banking Agreement**
Ms. Trout-Edwards gave a brief synopsis of the agreement and also stated that the Albion City Manager, acting on with the full support of the City Council, provided a letter of support.

Mr. King moved to approve the ARC Land Banking Agreement. Ms. Reid seconded and the motion passed by a unanimous voice vote.

10. Accept Report of Accounts Payable

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

11. Citizen Comment

Dave Sciacca of 180Urban shared further his perspective on the funding aspect of the development agreement and tenant commitments. Brief discussion followed.

Board Member Comments & Announcements

Welcomes were extended to new board members John Hart and Steve Buller as well as thank yous to Christine Schauer for the good work moving the Land Bank forward during her tenure.

Mr. Hart mentioned the group grant application for environmental assessment funds.

Ms. Reid mentioned that the Albion City Counsel is pleased with the same.

Mr. McLean announced that the Ludington Center at 101 Superior should be open by Martin Luther King Day.

Ms. Schauer encourages the board to follow up on a 2016 performance review for Ms. Trout-Edwards.

12. Adjournment

Mr. McLean moved to adjourn the meeting at 4:26. Mr. Hart seconded, and the motion passed by unanimous voice vote.

The Calhoun County Land Bank Board of Directors Meeting was adjourned at 4:26pm. The next meeting is scheduled **February 23, 2017 at 3:00pm in the Garden Level Conference Room** at the Calhoun County Building.