



CCLBA Board of Directors Meeting Minutes

3:00pm Thursday, June 28, 2018

Calhoun County Building – Marshall
Garden Level Conference Room

1. Call to Order

Chair Brian Wensauer 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: Lenn Reid, Steve Buller, Derek King, and Patrick McLean were in attendance. Lynn Ward Gray arrived at 3:12pm. John Hart was excused.

Staff: Krista Trout-Edwards, Executive Director; Angela Whitesell, Office & Program Coordinator; Andrew Freund, AmeriCorps VISTA, and Jim Dyer, General Counsel.

2. Pledge of Allegiance

3. Approval of the Agenda

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

4. Citizen Comment

None

5. Consent Agenda

Approval of 2017 Audit and Land Bank Minutes – April 26, 2017 Meeting

Mr. King moved to approve the consent agenda including the meeting minutes of April 26, 2018 and the 2017 Audit. Steve Buller 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 – as submitted
- b. Property Listing & Rehabilitations – as submitted
- c. Grant Update– as submitted
- d. Budget Report– as submitted
- e. Informational Items:
 - i. Former State Farm Headquarters project update: Ms. Trout-Edwards noted that the 2 part bid process had concluded and that after due diligence, Melching Demolition Inc. had been awarded the project.
 - ii. Practical Preservation Workshops: Ms. Trout-Edwards reported a successful first workshop on June 9 and encouraged interested Board Members to check out the July 14 window restoration and repair workshop.
 - iii. Transform This Commercial Property: Ms. Trout-Edwards announced that this program launched with the RFP for the Superior St commercial property and that the Development Review Committee would be meeting to review bid submissions.

- iv. Michigan Association of Land Banks Impact Study: Ms. Trout-Edwards provided copies of the study which are also available on line and cited the data and interpretation which highlighted the real community impact of the work of Land Banks around the state. She indicated that MALB will be holding a press release on July 10.
- v. Treasurer Funding Projects: Ms. Trout-Edwards indicated that the recent allocation from the County Treasurer was approved by the Board of Commissioners and that those demolition projects were presently out to bid.
- vi. Potential State Land Bank Training Workshops: Ms. Trout-Edwards highlighted an opportunity from the State Land Bank to support and be involved in training workshops organized by the State Land Bank around development projects. She pointed out that to support this opportunity would be a financial commitment and encouraged them to review the material distributed for future discussion.

Lynn Ward Gray inquired about the timing on pending demolitions of the properties recently reviewed by SHPO. Ms. Trout-Edwards responded that those properties are currently out for bid and that they will likely be razed by the Fall.

7. Discussion Items

- a. Albion Neighborhood Health Data – AmeriCorps VISTA Andrew Freund presented information on the data collection efforts to better understand community property trends in Albion. Mr. Freund shared graphics and information now able to be delineated by the recently established neighborhood map and efforts to collect property condition/occupancy data which would support pursuit of grant funds and be available as a resource going forward.

Group discussion about how this type of data can be used and potential applications as well as efforts to support accessibility to this type of information county-wide.

8. New Business

- a. Discuss and Approve new lease terms for 601 N Albion St as well as a purchase agreement for adjacent land –

Ms. Trout-Edwards provided a synopsis of the history and present lease by American Colloid for a portion of the 601 N Albion St property and reviewed the proposed lease renewal terms which would be accompanied by a \$9M investment by American Colloid to expand the existing plan operations there. She also reviewed the proposed purchase agreement by American Colloid for an adjacent 11 acres within the same parcel to secure their access to the established railroad spur and land to be developed at a later time.

Jim Dyer, General Counsel, added his perspective of the negotiations and the terms of the proposed lease and purchase agreement.

Ms. Trout-Edwards pointed out that there was a possibility that the Land Bank would be able to offer environmental support to American Colloid through the present EPA grant, but that historical site information was presently being reviewed that would clarify eligibility in that regard.

Mr. King moved to approve the new lease terms for 601 N Albion St and purchase agreement for the adjacent land with American Colloid. Ms. Gray seconded and the motion passed by unanimous voice vote.

9. Accept Report of Accounts Payable

Ms. Gray moved to approve the Report of Accounts Payable as presented. Patrick McLean seconded and the motion passed by a unanimous voice vote.

10. Citizen Comment

None

11. Board Member Comments & Announcements

Ms. Trout-Edwards added that Cereal City Athletics Project received approval from the MEDC.

Mr. King commented that he was excited about the development of downtown Battle Creek with this project and others.

Lenn Reid asked about side lot/property inquiries to which Ms. Trout-Edwards indicated she could pass information to Angela Whitesell as needed.

Mr. McLean offered to discuss placement of an intern from Albion College with the Land Bank staff if useful in the future.

12. Adjournment

Mr. McLean moved to adjourn at 4:08pm. Mr. King seconded, and the motion passed by a unanimous voice vote.

The next meeting is scheduled for **August 23, 2018 at 3:00pm in the Garden Level Conference Room** at the Calhoun County Building.