



CCLBA Board of Directors Meeting Minutes

3:00pm Thursday, August 23, 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 3:02pm in the Garden Level Conference Room of the Calhoun County Building located at 315 West Green Street, Marshall, MI 49068.

Roll Call: Lynn Ward Gray, Lenn Reid, Steve Buller, and Derek King were in attendance. John Hart listened via speaker phone and abstained from voting.

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

2. Pledge of Allegiance

3. Approval of the Agenda

Derek King moved to approve the agenda. Lynn Ward Gray seconded, and the motion passed by unanimous voice vote.

4. Citizen Comment

None

5. Consent Agenda

Approval of Land Bank Minutes – October 28, 2017 Meeting

Ms. Gray moved to approve the consent agenda including the meeting minutes of June 28, 2018. Mr. King seconded, and the motion passed by unanimous voice vote.

6. Reports:

Executive Director's Report

Krista Trout-Edwards mentioned the video montage running for the Board of images from the Practical Preservation Workshop series and gave highlights of the same (Informational item 6.e.ii). She then provided highlights from the Executive Director's Report.

- a. Property Sales – as submitted
- b. Property Listing & Rehabilitations – as submitted
- c. Grant Update– as submitted with clarification on soil vapor findings slowing progress.
- d. Budget Report– as submitted
- e. Informational Items:
 - i. Former State Farm Headquarters project update: Ms. Trout-Edwards shared that the demolition is ready to commence pending the gas utility disconnect.
 - ii. Practical Preservation Workshops & Historic Property Issues: see notes above
 - iii. Incremental Development Alliance / State Land Bank Training Workshops: Ms. Trout-Edwards indicated item to be covered further down the agenda under New Business.
 - iv. Project Rising Tide Task Force Assignments: Ms. Trout-Edwards indicated that she and board member Ms. Lenn Reid had been appointed to the Post Industrial Task Force and

that she was hopeful that Amy Rose Robinson, CCLBA Property & Project Coordinator, would be assigned to the Housing Task Force.

Ms. Trout-Edwards also noted that she would be a participant in the upcoming 16/50 Project's Women's Municipal Leadership Program offered through the Michigan Municipal League.

7. New Business

- a. Discuss and approve the commitment of funds to work with the Michigan Land Bank Fast Track Authority to bring the Incremental Development Alliance to facilitate the Small Real Estate Developer & Capacity Building Program to the County.

Ms. Trout-Edwards provided an overview of the proposed program and there was brief discussion about the predominantly residential nature of the program.

Ms. Gray moved to approve the commitment of funds in support of the Small Real Estate Developer & Capacity Building Program (RES 2018-04). Ms. Reid seconded and the motion passed by a unanimous voice vote.

- b. Discuss and approve new concept outlining a payment in lieu of the 5:50 tax capture for properties located at 15 Carlyle and 64 Michigan Ave W and support of the Executive Director in finalizing negotiations.

Ms. Trout-Edwards provided an overview of the proposed funding concept that would afford those properties to be placed in an OPRA, therein making them eligible for additional development incentives, and still afford the Land Bank to be paid the equivalent of the remaining 5:50 specific tax. Brief discussion followed.

Ms. Gray moved to approve the funding concept and support of the Executive Director in pursuing the same (RES 2018-05). Steve Buller seconded and the motion passed by a unanimous voice vote.

8. Accept Report of Accounts Payable

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

9. Citizen Comment

None

10. Board Member Comments & Announcements

Mr. Buller inquired about the Westbrook demolitions and the potential acquisition of a burn-out residential property.

Ms. Trout-Edwards provided indicated that the Westbrook demolitions had been scheduled for early September and would follow up on the potential acquisition mentioned.

Ms. Gray indicated that Jim Lance had been appointed the new Ward 5 Commissioner for the City of Battle Creek and that Sherry Sofia, At-Large Commissioner, was the new Vice Mayor. Additionally she shared that new BCFD Chief Brian Sturdevant would be starting 9/24, noting that he was the first African American Chief in BCFD history.

Mr. King inquired whether there was any development regarding the contamination from the Justice Complex build near the Shouldice business.

Ms. Trout-Edwards indicated that the matter was still under review.

Ms. Reid reported that the Superior St project was almost finished and that City Manager candidate interviews were next week.

Ms. Gray added that the new Police Department building was open and that a virtual tour would be on Access Vision's "Keeping You Informed" in September and that the October topic for the program would be "Can I Get a Witness" about public meetings (shows air on channel 17, Wednesdays at 6:00pm).

11. Adjournment

Ms. Gray moved to adjourn at 3:43pm. Mr. Buller seconded, and the motion passed by a unanimous voice vote.

The next meeting is scheduled for **October 25, 2018 at 3:00pm in the Garden Level Conference Room** at the Calhoun County Building.