



CCLBA Board of Directors Meeting Minutes

3:00pm Thursday, June 27, 2019

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 3:06pm in the Garden Level Conference Room of the Calhoun County Building located at 315 West Green Street, Marshall, MI 49068.

Roll Call: Brian Wensauer, Lynn Ward Gray, Lenn Reid, Jack Reed and Derek King in attendance. John Hart was excused.

Staff: Krista Trout-Edwards, Executive Director; Angela Whitesell, Office & Program Coordinator; Amy Rose Robinson, Property & Project Coordinator; Jim Dyer, General Counsel and Heidi Case, Administrative Assistant

2. Pledge of Allegiance

3. Approval of the Agenda

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

4. Citizen Comment

None

5. Consent Agenda

Approval of Land Bank Minutes – April 25, 2019 Meeting

Mr. Reed moved to approve the consent agenda including the meeting minutes of April 25, 2019. Lynn Ward Gray seconded, and the motion passed by unanimous voice vote.

6. Executive Director's Report

Krista Trout-Edwards provided highlights from the Executive Director's Report.

- a. Property Sales - as submitted
- b. Property Listing & Rehabilitations – as submitted
Ms. Trout-Edwards noted that more TTH projects have been sold in the first six months of 2019 than were sold in all of 2018.
- c. Grant Update– as submitted
Ms. Trout-Edwards highlighted that there will be tour July 10 for a representative from the EPA and that the EPA grant is nearly fully allocated.
- d. Budget Update – as submitted
- e. Informational Items – as submitted

7. Discussion Items

- a. Impact of local marihuana ordinances on CCLBA owned properties

Ms. Trout-Edwards led brief discussion regarding the end use of marihuana establishments and CCLBA properties. Consensus to maintain the present guidelines and policies for program which require end use to be permitted in the current zone and allowed by the local jurisdiction.

b. Eastside Redevelopment (410 East Dr)

Ms. Trout-Edwards provided a presentation which highlighted the expertise and learnings of recent development activities and provided data to compare alternate paths to development. She introduced Tony McGhee from Abonmarche who also provided support for the data driven presentation.

Ms. Trout-Edwards will provide at the August meeting for further review, additional data on the "go/no go" figure, which was determined to be the land value plus the potential 5:50 capture, as well as potential cost reduction avenues to development such as alternative building materials, State subsidies or other programs that could significantly reduce development costs.

c. Incremental Development Alliance – *tabled until August Meeting*

8. New Business

a. Ratify executed 5:50 Specific Tax Agreement for 17 W Michigan Ave.

Ms. Trout-Edwards provided a summary clarifying the advance capture of the 5:50 Specific Tax on this property.

Mr. King moved to ratify the executed 5:50 Specific Tax Agreement for 17 W Michigan Ave. Mr. Reed seconded, and the motion passed by unanimous voice vote.

b. Discuss and Approve the proposed Eligible Tax Reverted Property Specific Tax Policy.

Ms. Trout-Edwards provided a summary of the policy and the levels of therein.

Ms. Gray moved to approve the proposed Eligible Tax Reverted Property Specific Tax Policy. Mr. King 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. Mr. King seconded and the motion passed by a unanimous voice vote.

10. Citizen Comment

none

11. Board Member Comments & Announcements

none

12. Adjournment.

Mr. King made a motion to adjourn. Ms. Gray seconded and the meeting was adjourned at 4:41pm.

The next meeting is scheduled for **August 22, 2019 at 3:00pm** in the Garden Level Conference Room at the Calhoun County Building.