



CCLBA Board of Directors Meeting Minutes

3:00pm Thursday, February 27, 2020

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

Roll Call: Brian Wensauer, Lenn Reid, Jack Reed and Derek King in attendance. John Hart arrived at 3:08pm. Lynn Ward Gray was excused.

Staff: Krista Trout-Edwards, Executive Director; Angela Whitesell, Office & Program Coordinator; and Amy Rose Robinson, Property & Project Coordinator.

2. Pledge of Allegiance

3. Approval of the Agenda

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

4. Citizen Comment

Brian Wensauer introduced Al Smith, Representative of the 3rd Precinct on the Albion City Council.

5. Consent Agenda

Approval of Land Bank Minutes – December 17, 2019

Mr. King moved to approve the consent agenda including the meeting minutes of December 17, 2019. Mr. Reed 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
- c. Grant Update– as submitted
- d. Budget Update – as submitted
- e. Communications Update – as submitted
- f. Informational Items – as submitted

Ms. Trout-Edwards also shared that the RFQ for the Eastside Redevelopment project showcase was successful with seventeen developers in attendance.

7. New Business

- a. Elect 2020 Officers

John Hart moved to elect Lynn Ward Gray as Vice Chair and Derek King as Secretary. Mr. Reed seconded that motion and the motion passed by unanimous voice vote.

- b. Adopt and Sign Code of Ethics

Lenn Reid moved to approve the 2020 Code of Ethics as presented. Mr. Hart seconded, and the motion passed by unanimous voice vote.

- c. Review and Approve the sale of lot at 797 E Michigan Ave.

Ms. Trout-Edwards shared that this property was part of the Hardest Hit Blight grant and that in order to release this property for sale, honor the grant restrictions and save money, the Board is being asked to approve the sale price which is an exception to the side lot sale guidelines.

Mr. King moved to approve the sale of 797 E Michigan Avenue for \$500. Mr. Hart seconded, and the motion passed by unanimous voice vote.

- d. Ratify executed and revised 5:50 Specific Tax Agreement for 50 Michigan Ave W.
Ms. Trout-Edwards clarified that this agreement spells out the payment in lieu arrangement on this project so that the OPRA can be utilized and also accommodates the developers name change.
Mr. Reed moved to ratify the agreement. Ms. Reid seconded, and the motion passed by a unanimous voice vote. John Hart abstained.
- e. Ratify executed amendment to the Developer Agreement for 50 Michigan Ave W.
Ms. Trout-Edwards indicated that this amendment revises the Right of Reverter language in the current developer agreement such that all parties are protected and that the Land Bank is not tied to the mortgage or other financing mechanisms in the event of default.
Mr. Reed moved to ratify the agreement. Mr. King seconded, and the motion passed by a unanimous voice vote. John Hart abstained.
- f. Discuss and Approve Amendment to Extend the ARC Land Banking Agreement.
Ms. Trout-Edwards highlighted that this extension affords the time to resolve the issues with the 5:50 Specific Tax, ARC and Albion EDC for the projects included.
Mr. King moved to approve the amendment. Mr. Hart seconded, and the motion passed by a unanimous voice vote.

8. Accept Report of Accounts Payable

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

9. Citizen Comment

none

10. Board Member Comments & Announcements

Mr. Hart shared his excitement about Battle Rock and other Battle Creek happenings including occupancy rates at the Milton, the Record Box, Hand Map Brewing, New Holland Brewing, the move of Umami Ramen downtown, Café Rica's new location, the purchase of the old K-Mart by BCU, the redevelopment plans on the west side and most recently, cement river studies opportunities for potentially re-engineering the river.

Mr. Wensauer shared news of the National Cereal Festival downtown this summer and a recent walk-thru at a Habitat for Humanity house in Marshall and an upcoming dedication of one in Albion.

Mr. King mentioned the Alwyn Downs housing project movement in Marshall and asked about the Hazelwood Lots near Goguac Lake in Battle Creek. (Ms. Trout-Edwards relied they are for sale as a group currently.)

Ms. Reid is super excited about the pending demolition of Union Steel and also shared news of work to come on the Albion St Bridge.

Mr. Reed was pleased with the turnout at the Eastside Redevelopment Showcase event and also shared in the good news regarding upcoming development at Alwyn Downs. He further shared that the State is supporting work the Marshall airport which will include a 1,950 square foot new terminal building. On average 800 people use the airport per week.

11. Adjournment.

Ms. Reid made a motion to adjourn. Mr. Reed seconded, and the meeting was adjourned at 3:50pm.

The next meeting is scheduled for **April 23, 2020 at 3:00pm** in the Garden Level Conference Room at the Calhoun County Building.