



CCLBA Board of Directors Meeting Minutes
3:00pm Thursday, August 27, 2020
VIA ZOOM VIDEO CONFERENCE

1. Call to Order

Chair Brian Wensauer called the meeting of the Calhoun County Land Bank Authority Board to order at 3:05pm via Zoom video conference.

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

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

2. Pledge of Allegiance

3. Approval of the Agenda

John Hart 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 – June 25, 2020

Derek King moved to approve the consent agenda including the meeting minutes of June 25, 2020. Mr. Hart 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

7. Discussion Items

- a. Supreme Court Decision – *Rafaeli, LLC v Oakland County - 156849*
Ms. Trout-Edwards gave a synopsis regarding the potential impact of the recent Rafaeli decision, which defines any excess proceeds from Foreclosure as "takings" and potentially impacts the Treasurer's outcome and by association the Land Bank funding via the annual allocation. Ms. Trout-Edwards shared that new legislation is being crafted as a potential solution for the various details that the Rafaeli decision doesn't define and that both Michigan Association of County Treasurers and the Michigan Association of Land Banks are working toward that end. As related to present practical matters, this year's "Right of First Refusal" acquisitions rationale for 205 Austin Ave (51-012-010-00) and Bennett St (0890-00-071-0) was included in a brief discussion of the matter.
- b. Discuss development project at 50 W Michigan Ave
Ms. Trout-Edwards highlighted that the Battle Rock development agreement is still valid until December and that Cereal City Athletics is working to reorganize their financing.

8. New Business

- a. Discuss and Approve new Mission and Vision Statements

Ms. Gray moved to approve the new Mission and Vision Statements as presented. Mr. Hart seconded and the motion passed with affirmative responses from Brian Wensauer, Lenn Reid, Derek King, Lynn Ward Gray, John Hart and Jack Reed

9. Citizen Comment

none

10. Board Member Comments & Announcements

Mr. Hart thanked the Board for the continued support of the Battle Rock project.

Ms. Reid expressed her jubilation at the removal of Union Steel and the impact of the same on the City of Albion.

Ms. Gray noted the amount of work required to for the Side Lot sales results as well as the Transform This Home properties and acknowledged the productivity of the staff. She also reminded everyone to complete the Census.

Jack Reed also highlighted the progress of the staff through the Covid crisis.

Mr. Wensauer noted that the Marshall Building will be closed on Friday afternoons through the end of the year.

11. Adjournment.

Mr. Hart made a motion to adjourn. Mr. Reed seconded, and the motion passed by unanimous voice vote. The meeting was adjourned at 3:47pm.

The next meeting is scheduled for **October 22, 2020 at 3:00pm** and will be held via Zoom. Information on how to participate will be available at calhounlandbank.org.