



CCLBA Board of Directors Meeting Minutes
3:00pm Thursday, October 22, 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 3:02pm via Zoom video conference.

Roll Call: Brian Wensauer, Lenn Reid, Jack Reed, Derek King, John Hart, in attendance. Lynn Ward Gray joined at 3:04pm

Staff: Krista Trout-Edwards, Executive Director; Angela Whitesell, Office & Program Coordinator; and Amy Rose Robinson, Property & Project Coordinator; Mariah Monahan, Administrative Assistant. Jim Dyer, General Counsel joined at 3:04pm.

2. Pledge of Allegiance

3. Approval of the Agenda

John Hart moved to approve the agenda. Lenn Reid seconded, and the motion passed by unanimous voice vote.

4. Citizen Comment

none

5. Consent Agenda

Approval of Land Bank Minutes – August 27, 2020

Mr. Hart moved to approve the consent agenda including the meeting minutes of August 27, 2020. Derek King 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. Transform This Commercial Property Program
Ms. Trout-Edwards stated that the attached revised version had taken into consideration the feedback given and learnings since the program had been introduced.
- b. Develop This Lot program
Ms. Trout-Edwards explained the development of this program. Brief discussion followed. Several board members commented positive feedback on the comprehensive guidance in the program. Lynn Ward Gray inquired about including a checklist/progress quick form. Staff will consider and review that addition.
- c. Vacant Land Pricing
Ms. Trout-Edwards provided a synopsis of the occasions where residential lots are too large for the Side Lot program but may be desired by neighbors as a side lot or could be held for possible infill housing. In these instances, the immediate issue is one of establishing price when the sale to the adjacent property owner makes sense. Discussion followed. Board concluded that lots

with development potential should be sold for FMV with \$800 as an established minimum and that policies should be updated to reflect that.

8. New Business

- a. Discuss and Approve property sales request for 8870-00-127-0

Ms. Gray made a motion to approve the property sales request for 8870-00-127-0. John Hart seconded. Dissenting responses from Lynn Ward Gray, Lenn Reid, Derek King, Jack Reed and John Hart. Affirmative response from Brian Wensauer. Motion failed and the request is denied.

Return to Item 6.f.i.c. Director's Report Informational Item - Eastside Redevelopment missed in error.

Ms. Trout-Edwards shared the outcome of the bid process for this project which was interrupted by the pandemic outbreak in March. She shared that the result of the market interruption yielded no submissions to the extended RFQ. Ms. Trout-Edwards highlighted conversations had with the City and MAEDA regarding alternative methods to launch activity, including an incremental approach. Discussion followed.

9. Accept Report of Accounts Payable

Mr. Hart made a motion to accept the Report of Accounts Payable. Ms. Reid seconded, and the motion passed by unanimous voice vote.

10. Citizen Comment

none

11. Board Member Comments & Announcements

none

12. Adjournment

Mr. Hart made a motion to adjourn. Mr. Reed seconded, and the motion passed by unanimous voice vote. The meeting was adjourned at 4:22pm.

The next meeting is scheduled for **December 17, 2020 at 3:00pm** and will be held via Zoom. Information on how to participate will be available at calhounlandbank.org.