



CCLBA Board of Directors Meeting Minutes
3:00pm Thursday, December 16, 2021
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 3:00pm via Zoom video conference.

Roll Call: Brian Wensauer, Lenn Reid, Jack Reed, Derek King, John Hart, Lynn Ward Gray (arrived at 3:05pm) in attendance.

Staff: Krista Trout-Edwards, Executive Director; Angela Whitesell, Office & Program Coordinator; Amy Rose Robinson, Property & Project Coordinator; Mariah Monahan, Administrative Assistant. Kelli Scott, County Administrator/Controller was also in attendance.

2. Pledge of Allegiance

3. Approval of the Agenda

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

4. Citizen Comment

Vester Davis, City Manager, City of Springfield, greeted the Land Bank and indicated that he was attending to learn more about the Land Bank.

5. Consent Agenda

Approval of Land Bank Minutes – October 22, 2021

Lynn Ward Gray moved to approve the consent agenda including the meeting minutes of October 22, 2021. John 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 Report – as submitted
- e. Informational Items – as submitted
 - i. Battle Rock / 50 W Michigan Ave, Battle Creek
Ms. Trout-Edwards stated that the benchmarks in the development and purchase agreements with 50 W Michigan Ave LLC, formerly Cereal City Athletics, were not met and that all have expired. Staff does plan to meet with the developers to hear updates to their plans, with the understanding that any interest at this property would require a new agreement. Staff is pursuing an appraisal for the property and will be listing the building in 2022.
 - ii. Communications
 - a. 26 Fremont St
Ms. Trout-Edwards shared that a press release would be going out announcing the property being listed for sale.
 - iii. Open Meetings Act 2022
Ms. Trout-Edwards noted that the board meetings would likely be in-person in 2022 unless the legislature moves to extend provisions allowing virtual options.

7. Public Hearing – 2022 Budget

Mr. Hart moved to open the public hearing regarding the 2022 Budget. Lenn Reid seconded, and the motion passed by unanimous voice vote.

No public comment or questions.

Ms. Gray moved to close the public hearing. Ms. Reid seconded, and the motion passed by unanimous voice vote.

8. New Business

a. Approval of 2022 Budget

Ms. Gray moved to approve the 2022 Budget as presented. Jack Reed seconded, and the motion passed with a roll call vote. All in support: Brian Wensauer, John Hart, Lenn Reid, Derek King, Jack Reed and Lynn Ward Gray. Opposed: none. RES 2021-08

b. Discuss and Approve the 2022 Meeting Schedule

Ms. Gray moved to approve the 2022 Meeting Schedule as presented. Ms. Reid seconded, and the motion passed by unanimous voice vote. RES 2021-09

c. Ratify Amendment to the ARC Exemption Agreement

Ms. Trout-Edwards highlighted the need for the exemption agreement in order to coordinate environmental work on the site and the impact of that work on the culmination of the Land Banking agreement, which precipitated the need for item d. the extension.

Ms. Gray moved to ratify the Amendment to the ARC Exemption Agreement as presented. Mr. Hart seconded, and the motion passed by unanimous voice vote. RES 2021-10

d. Approve Amendment to Extend the ARC Land Banking Agreement.

Mr. Hart made a motion to approve the extension for the ARC Land Banking Agreement. Ms. Reid seconded, and the motion passed by a voice vote. RES 2021-11

9. Accept Report of Accounts Payable

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

10. Citizen Comment

Mr. Davis thanked the Board and wished Happy Holidays to all.

11. Board Member Comments & Announcements

Ms. Gray reported that The Milton (former Heritage Tower) is holding open houses Mondays, Wednesdays, Fridays, and Saturdays from 11:00-2:00pm. She acknowledged the staff for an outstanding job.

Mr. Hart indicated his appreciation for the work done to secure resources for environmental assessment.

Ms. Reid wished all Happy Holidays.

Mr. Reed extended his thanks to Amy Rose Robinson and Angela Whitesell for their work on bringing the 2021 sales to fruition.

Mr. Wensauer wished everyone a safe New Year.

12. Adjournment

Mr. Reed made a motion to adjourn. Ms. Gray seconded, and the motion passed by unanimous voice vote. The meeting was adjourned at 3:35pm.

The next meeting is scheduled for **January 27, 2022 at 3:00pm** and will be held in person in the Garden Level Conference Room at the Calhoun County Building, unless meetings are permitted to be held via Zoom. If virtual meetings are permitted, information on how to participate will be available at calhounlandbank.org.