



CCLBA Board of Directors Meeting Minutes

3:00pm Tuesday, May 3, 2022 (Rescheduled)

Calhoun County Building – Marshall

Law Library – 3rd Floor

AND 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 3:06pm.

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

Staff: Krista Trout-Edwards, Executive Director; Angela Whitesell, Office & Program Coordinator; Amy Rose Robinson, Property & Project Coordinator; Jim Dyer, General Counsel – all in person. Mariah Monahan, Administrative Assistant and Janie Brown, Grant Support Technician – both via Zoom.

2. Pledge of Allegiance

3. Approval of the Agenda

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

4. Citizen Comment

None.

5. Consent Agenda

Approval of Land Bank Minutes – February 24, 2022

Mr. Reed moved to approve the consent agenda including the meeting minutes of February 24, 2022.

Lenn Reid 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.

Ms. Trout-Edwards provided highlights on the following:

- a. Property Sales - as submitted
- b. Property Listing & Rehabilitations – as submitted
- c. Grant Update– as submitted.
Ms. Trout-Edwards, highlighted the progress on the WHN Advisory Committee which was discussed further in new business.
- d. Budget Report – as submitted
- e. Informational Items – as submitted
 - i. MALB - \$50 Million Blight Elimination Program Proposal
Ms. Trout-Edwards provided an update on the continuing work of the Michigan Association of Land Banks to pursue and secure an improved funding strategy for Land Banks across the state.
 - ii. Funding Update
Ms. Trout Edwards shared news of an additional ARPA award of \$250,000 from the Calhoun County Board of Commissioners as well as and additional \$200,000 in grant funds from the W.K. Kellogg Foundation
 - iii. Partnerships

7. Discussion Items

a. Title Insurance Priorities

Ms. Trout-Edwards shared the recent addition of funding for title work, clarified the importance of the same and noted that to date the Land Bank had been splitting the cost of title work with Buyers.

b. MALB Blight Elimination Program

c. Hazelwood Properties

An overview of the Hazelwood properties now in the Land Bank inventory was provided by Ms. Trout-Edwards, including the existence of a master deed for the condominium development. Discussion followed regarding approach to sales, potential complications and general approach to putting said properties on the market. Ms. Trout-Edwards stated that staff intended to notify all adjacent neighbors that the property is available for sale.

Lynn Ward Gray arrived at 3:22pm.

8. New Business

a. Discuss and ratify sale of 307 E Cass St to the City of Albion for development

Lynn Ward Gray made a motion to approve the sale of 307 E Cass St to the City of Albion. John Hart seconded the motion, which passed by unanimous voice vote. RES 2022-02

b. Confirm Washington Heights Neighborhood | NPC2 Advisory Committee Nominations.

Mr. King made a motion to approve the roster of the Washington Heights Neighborhood Advisory Committee as submitted. Mr. Hart seconded the motion, which passed by a unanimous voice vote. RES 2022-03

c. Discuss and provide discretion to the Executive Director to acquire properties in the City of Albion and in the Washington Heights Neighborhood in the City Battle Creek.

Ms. Trout-Edwards provided an overview of the staff report as well as area maps. She gave background information and briefed the Board on the importance that acquisition could play in site assembly for infill development.

Ms. Gray moved to authorize discretion for the Executive Director to acquire properties in the City of Albion and in the Washington Heights Neighborhood in the City of Battle Creek. RES 2024-04

9. Accept Report of Accounts Payable

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

10. Citizen Comment

None.

11. Board Member Comments & Announcements

Mr. Hart indicated that the "Meet & Greet" in WHN for the Advisory Committee was a success and that lots of people had commented how informative it was.

12. Adjournment

Ms. Reid made a motion to adjourn. Mr. Reed seconded, and the motion passed by unanimous voice vote. The meeting was adjourned at 3:50pm.

The next meeting is scheduled for **June 23rd 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.