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GOVERNOR

STATE OF MICHIGAN  
DEPARTMENT OF LABOR & ECONOMIC GROWTH  
LANSING

KEITH W. COOLEY  
DIRECTOR

**STATE OF MICHIGAN  
LAND BANK FAST TRACK AUTHORITY BOARD**

**BOARD MEETING MINUTES**  
**Thursday – October 11, 2007 – 2:00 P.M.**

Michigan State Housing Development Authority  
Office Building  
735 E. Michigan Avenue - 4<sup>th</sup> Floor, Board Room  
Lansing, Michigan 48912

Cadillac Place State of Michigan Office Bldg.  
3028 W. Grand Blvd. – MSHDA  
Conference Room – 4-602  
Detroit, Michigan 48202

**VIDEO CONFERENCING AT BOTH LOCATIONS**

**Board Members Present:**     **In Detroit:** Nicole Lamb-Hale, George Jackson, Stacy Fox  
(All Absent and Excused)

**In Lansing:** John Czarnecki (MEDC), Hon. Dan Kildee,  
James Paquet (MSHDA), Rita Canady (DLEG),

**DLEG/Atty. General Staff:**   **In Detroit:** Fred Durhal, Jr.

**In Lansing:** Jeffrey Huntington, Assistant Attorney General  
Patricia Quinn

**Public Attendees:**               **Lansing:** None

**Detroit:** Harry Kalogerakos, Esq., representing the City of  
Hamtramck

**Call To Order / Attendance Call**

Chairman Hon. Daniel Kildee called the meeting to order at 2:05 P.M. Board Staff Secretary Fred Durhal, Jr. presented the roll call. Four members were present. A quorum was declared.

**Approval of Agenda**

Chairman Kildee presented the agenda for approval:

**Motion: Member Paquet / Supported by Member Czarnecki :** *“To approve the agenda.”*  
***MOTION APPROVED UNANIMOUSLY.***

**Approval of Minutes of September 13, 2007:**

Chairman Kildee presented the Minutes of the September 13, 2007 MLBFTA Board Meeting for correction/approval:

**Motion: Member Czarnecki / Supported by Member Canady:** *“To approve the minutes of the September 13, 2007 MLBFTA Board Meeting.”*

***MOTION APPROVED UNANIMOUSLY.***

**Public Comment #1:**

Chairman Kildee asked for public comments. The results:

**Detroit:** None

**Lansing:** None

**MLBFTA Status Report by Jeffrey Huntington**

Mr. Huntington highlighted the following in addition to his written report:

Financial Report: Revenues generated for September is: \$17,277.00. The year to date total is: \$542,041.56. There were no MSHDA Program parcels this month although there are two prospects. Expenditures were \$51,176.00 for the month. All financial information is included in the board folders.

Chairman Kildee gave an update on the candidate search to fill the vacant Executive Director position.

This concluded Mr. Huntington’s Status Report.

**Action Items For Board Approval:**

**Resolution 2007-14: Authorizing Officers To Execute Documents**

The need to have a statutory board member sign documents on behalf of the Board until an Executive Director is appointed by the Governor was discussed. After the discussion, the following motion was made:

**Motion: Member Czarnecki / Supported by Member Paquet:** *“To approve Resolution 2007-14 as offered.”*

***MOTION APPROVED UNANIMOUSLY.***

**Resolution 2007-15: Property Conveyance – Township of Bethany**

This parcel is recommended as a public use conveyance. After brief discussion the following motion was offered:

**Motion: Member Czarnecki / Supported by Member Canady:** *“To approve Resolution 2007-15 and attached Exhibit A as offered.”*

***MOTION APPROVED UNANIMOUSLY.***

**Resolution 2007-16: Property Conveyance - City of Hamtramck**

Attorney Harry Kalogerakos represented the City of Hamtramck (City). He addressed the Board about the circumstances surrounding the proposed property conveyance, discussing the following: The City needed to purchase the state-owned property to comply with a federal district court order and consent judgment that stems from an anti-discrimination civil rights lawsuit filed against the City some 39 years ago (Garrett v. City of Hamtramck). The federal court has ordered the City to comply with its rulings, among other requirements, to purchase properties and construct affordable housing on the properties that were denied to African-American citizens during the 1970's because of restrictive covenants. The properties that relate to this transaction will be turned over to the City and sold for one dollar to a developer for the development of a new single family unit that will be sold to the plaintiffs in the Garrett case.

Chairman Kildee and board members supported lowering the price on these properties so long as there is no added profit to be made by the private developer in regards to the lower purchase price given for the properties to the City. Member Canady expressed a concern that the Authority be able to achieve right of re-entry if the City fails to develop housing on the properties. Mr. Kalogerakos stated that he sees no problem with adding such a provision to the resolution of conveyance. He also added that the City is responsible for the cost to demolish a structure on one of the properties and remediation of both properties. Mr. Kalogerakos said that he would have no problem sharing a report on the transaction with the Authority. He also stated that this transaction is going to be monitored by the federal court. Member Paquet stated, and there was consensus among the Board members, that because the court will supervise the sale, no further condition in the Authority's resolution is necessary.

After discussion was held on the matter, the following motion was made:

**Motion: Member Paquet / Supported by Member Canady:** *"To approve Resolution 2007-16 and attached Exhibit A as offered."*

***MOTION APPROVED UNANIMOUSLY***

Chairman Kildee asked for Public Comment:

**Public Comment #2**

**Detroit:** None

**Lansing:** None

**Adjournment:**

**Motion to adjourn was made by Member Czarnecki.**

***MOTION APPROVED UNANIMOUSLY***

Chairman Kildee adjourned the meeting at: 2:50 PM.