

**STATE OF MICHIGAN  
LAND BANK FAST TRACK AUTHORITY BOARD MEETING  
(MINUTES)**

**Wednesday – September 20, 2017 9:00 A.M.  
MEDC Lake Superior Conference Room**

**Members Present:**

Roger Curtis, Chairperson  
Michael Turnquist  
Ronald Smedley  
Mike Kapp

**Members Absent:**

Eric Scorsone

**Staff Present:**

Josh Burgett  
Patrick Ennis  
Jeff Huntington  
Linda Horak  
Ryan McNeil  
Carolyn Latin-Smith  
TiAnna Taylor  
Kara Jueckstock

AG Office – Erik Graney

1. Call to Order  
Roger Curtis, Chair called the meeting to order at 9:03 am.
2. Roll Call  
Roll Call taken. Quorum established.

Chairman Curtis welcomed all attendees to the meeting inviting public comment.

3. Public Comment  
Frank Hammer, representing the Greenacres Woodward Civic Association and Karen Hammer representing the State Fairgrounds Development Coalition addressed the Board relative to Agenda Item #9: State Fairgrounds Project. The representatives conveyed concerns of their groups over the lack of progress on the project and that the State of Michigan taxpayers continue to incur costs in maintaining this property, since Magic Plus, LLC was awarded development rights.
4. Approval of Agenda  
The motion was made by Mike Kapp to approve the agenda as presented. Michael Turnquist seconded the motion. Motion carried without dissent.
5. Approval of Meeting Minutes from May 24, 2017  
The Chair proposed that the minutes from May 24, 2017, be revised to reflect that MLBFTA staff was requested to review MLBFTA records and files to determine if any housekeeping actions since the Board last met need to be taken.

The motion was made by Michael Turnquist to approve the revision to the minutes of May 24, 2017. Mike Kapp seconded the motion. Motion carried without dissent.

6. Director's Report

Josh Burgett gave the Director's Report and commented on the following projects: **Hardest Hit Fund** – since 2014, \$11,495,000 have been spent for a total of 491 units demolished and 124 Units contracted for demolition. The MLBFTA is in the process of closing out the project and expects its involvement to be complete by the end of October, 2017. **State Fairgrounds** – updated the project commenting that it will be discussed later on in the meeting. **Highland Park High School** – anticipate the project being complete by the end of the month. Once complete, the property will be marketed for redevelopment by the City of Highland Park.

Director Burgett also commented on additional projects - the Michigan Life Science and Innovation Center (MLSIC), Gordie Howe International Bridge (GHIB) and North Flint Food Market. Additionally, the director reviewed MLBFTA's Staffing Update, Property Information, Disposition Report, the Director's State-Wide County Land Bank Tours, as well as reporting on actions taken by the Director since the last Board meeting pursuant to the Delegation of Authority.

In closing, Director Burgett commented that work will soon begin on the MLBFTA Strategic Plan. He asked members how much they would like to be involved. After comments, Director Burgett stated he will communicate all activities involved with the plan to Board members and members can be as involved as their schedules will permit. The Strategic Plan will be brought back to the Board for its review and approval.

7. Fund Balance and Budget

Resolution No. 2017-7 Approval of Budget for the Period FY2017 - 2018

Chairman Curtis called attention to the MLBFTA Fund Balance and the FY 2018 Spending Plan. Director Burgett reviewed the documents followed by discussion. Members were able to see comparative figures for fiscal years 2012, 2013, 2014, 2015, 2016 and 2017 (through 8/31/17) as well as their associated fund balances.

The motion was made by Mike Kapp to approve the proposed budget for the use of funds by the MLBFTA, as presented, for the period October 1, 2017 through September 30, 2018, and the associated work program to be carried out by the MLBFTA. Motion seconded by Michael Turnquist. Motion carried without dissent.

8. Detroit House of Corrections Property

Director Burgett reviewed the Status Report on the Detroit House of Corrections Property reporting that on August 30, 2017, a press release event was held in conjunction with the release of a "Request for Proposals" to purchase and redevelop this approximately 120-acre property. This RFP requires all qualifying proposals received be reviewed, evaluated, and ranked by a Joint Evaluation Committee (JEC) approved by this Board. It is proposed that the following individuals be approved as the JEC:

Josh Burgett, Director – Michigan Land Bank Fast Track Authority

Mark Morante, Senior Vice President, Special Advisor and MSF Fund Manager – MEDC

Kurt Heise – Supervisor - Plymouth Township

Resolution No. 2017-8 Approval of the Joint Evaluation Committee and Evaluation Criteria for the Detroit House of Corrections (DeHoCo) Property Request For Proposals

The motion was made by Ronald Smedley to approve Resolution No. 2017-8, as presented. Motion seconded by Michael Turnquist. Motion carried without dissent.

Director Burgett discussed the key upcoming dates in the DeHoCo RFP, the role of the RFP and timing for the award. The JEC will make an award recommendation to the Board, necessitating a special Board meeting.

Key upcoming RFP dates:

September 14, 2017	Mandatory Property Site Inspection
September 27, 2017	Questions from Potential Bidders Due
October 25, 2017	Proposal Packages Due
November 30, 2017	Due Diligence Materials finalized and submitted
December 12, 2017	Project Awarded

The motion was made by Michael Turnquist to approve the scheduling of the Special Board Meeting to be held Tuesday, December 12, 2017 at 9:00 am. Motion seconded by Ronald Smedley. Motion carried without dissent.

Director Burgett commented that this Board meeting will be treated like a regular Board meeting, and the Board may address any other Board business at this meeting as well.

9. State Fairgrounds Property

Director Burgett reviewed the Status Report on the Michigan State Fairgrounds calling attention to the recent negotiations and information on carrying costs associated with the State Fairgrounds Property.

10. Litigation Update

Patrick Ennis, MLBFTA General Counsel, gave a Litigation Update to members.

11. Adjournment

The motion was made by Michael Turnquist to adjourn. Mike Kapp seconded the motion. Motion carried without dissent. The Chair adjourned the meeting at 9:50 a.m.