

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

Wednesday, September 19, 2018 9:00 A.M.
MEDC Lake Superior Conference Room

Members Present:

Jeremy Hedges, Chair
Shelbi Frayer
Myron Frierson
Ronald Smedley
Michael Turnquist

Staff Present:

Josh Burgett
Patrick Ennis
Jeff Huntington
Jim Tischler
Ryan McNeil
Jennifer Quinlivan
Brian Woodin
Rodney Parkkonen
Carolyn Latin-Smith

AG Office– Erik Graney

1. Call to Order
Jeremy Hedges, Chair, called the meeting to order at 9:00 am.
2. Roll Call
Roll Call taken. Quorum established. Chairman Hedges welcomed new board member designee, Shelbi Frayer, and all in attendance. He asked for public comments.
3. Public Comment
None received.
4. Approval of Agenda
The motion was made by Michael Turnquist to approve the agenda as presented. Myron Frierson seconded the motion. Motion carried without dissent.
5. Approval of Meeting Minutes from March 21, 2018
The motion was made by Myron Frierson to approve the minutes of March 21, 2018. Michael Turnquist seconded the motion. Motion carried without dissent.
6. Director's Report
Josh Burgett highlighted the status of the following projects: **Hardest Hit Fund** – the Land Bank received its final reimbursement in late July and is working to close out this program; **Michigan State Fairgrounds**- the Land bank has executed a Restated Purchase Agreement with Magic Plus, LLC, and anticipate completing the Purchase Agreement with the City of Detroit within 30 days. The lot split has been agreed to and is awaiting City approval. The closing will occur shortly after the lot split approval is received. **Detroit House of Correction (DeHoCo)** – Hillside Reality Investments - local Brownfield Plan has been approved. Environmental activities and site investigation have begun. **REDICO** – our legal teams are working on a real estate development and sales agreement. **719 Prospect Ave NE** the Land Bank released an RFQ for development of this .82 acre site in Grand Rapids. The Land Bank has reviewed submittals and identified a qualified submission. Staff

anticipates an Act 381 brownfield project. **Muskegon Heights Schools** – the Land Bank owns two abandoned schools and has met with the local mayor regarding the vision for those properties. The Land Bank will be submitting a redevelopment plan to the City Council. **Marquette County Land Bank**– Staff toured the UP earlier this year and are currently working on several initiatives from condo | workforce housing to renewable energy developments. Additionally, the Director provided an update on the upcoming UP Land Bank Training; State Surplus Redevelopment; Brightfields (solar energy development); Housing Development Loan Program; and Side Lot Campaigns. The Land Bank is also working with DTMB Real Estate Division on the following projects - DOC Camp Pugsley and Tuscola as well as DHHS Caro Center.

Director Burgett also commented on the following: CY 2018 Property Information; Strategic Plan; Report on Exercise of Delegation of Authority; Disposition and Inventory Reports.

7. Fund Balance and Budget

Director Burgett reviewed the Land Bank’s Fund Balance and Budget Reports and presented the proposed Resolution 2018-3 - Approval of Budget for the Period FY 2018-2019.

The motion was made by Shelbi Frayer to approve the Resolution 2018-3 - Approval of Budget for the Period FY 2018-2019 as presented and discussed. Myron Frierson seconded the motion. Motion carried without dissent.

8. State Surplus Redevelopment Initiative

Director Burgett discussed the request from DTMB to adjust the language approved at the March 21, 2018 Land Bank Board meeting in Resolution 2018-2 to more accurately reflect other state agencies ability to transfer properties to the Land Bank. Director Burgett presented Resolution 2018-4 – Revised Authorization to Create a State Surplus Redevelopment Initiative.

The motion was made by Michael Turnquist to approve the Resolution 2018-4 – Revised Authorization to Create a State Surplus Redevelopment Initiative as presented and discussed. Ronald Smedley seconded the motion. Motion carried without dissent.

9. Land Bank Housing Development Loan Program Overview

Director Burgett expanded upon his earlier comments regarding the Land Bank Housing Development Loan Program and requested that the program be approved, actions taken and loans issued to date be ratified, and a program loan authorization amount be established. Director Burgett presented Resolution 2018-5 -Land Bank Housing Development Loan Program.

The motion was made by Shelbi Frayer to approve Resolution 2018-5 – Land Bank Housing Development Loan Program as presented and discussed. Myron Frierson seconded the motion. Motion carried without dissent.

10. MITC Redevelopment Authority

Director Burgett reviewed the DeHoCo development efforts and the Land Bank’s discussions with Plymouth Township and Northville Township. The townships have voted to create a joint brownfield redevelopment authority. The townships have requested the Land Bank’s involvement and the Land Bank desires to assist and be involved. Director Burgett requested that the Board authorize the Land Bank to pursue negotiations for an agreement pursuant to 1967 PA 8 with the to be created authority. Director Burgett presented Resolution 2018-6 – Authorization to Negotiate a Transfer Contract Pursuant to 1967 PA 8.

The motion was made by Myron Frierson to approve Resolution 2018-6 – Authorization to Negotiate A Transfer Contract Pursuant to 1967 PA 8 as presented and discussed. Ronald Smedley seconded the motion. Motion carried without dissent.

11. Calendar of Meetings

Director Burgett then addressed the Board and expressed the need for the Board to meet more frequently. He recommended that the Board meet 4 times a year instead of only twice, on the dates provided on the Memorandum to the Board dated September 19, 2018.

The motion was made by Michael Turnquist to approve the quarterly meeting schedule as presented. Motion seconded by Shelbi Frayer. Motion carried without dissent.

12. Litigation Update

Patrick Ennis, General Counsel, updated members on the status of all pending litigation the MLBFTA is involved in.

13. The Chair acknowledged Roger Curtis in the audience and invited comments. Mr. Curtis commented on the excellent work the Land Bank has achieved in the last eighteen months and credits the hard work of the Director and his staff.

14. Adjournment

The motion was made by Ronald Smedley to adjourn. Shelbi Frayer seconded the motion. Motion carried without dissent. The Chair adjourned the meeting at 10:17 a.m.