

Kent County Land Bank Authority

Board Meeting Minutes

September 21st, 2017

Members

The Kent County Land Bank Authority welcomes newest board member *Tim Haagsma*, Gaines Township Trustee and Director of Traffic and Safety for the Kent County Road Commission.

Present: (4) Kenneth Parrish, Stan Ponstein, Steve Maas, and Tim Haagsma. Absent: (1) Rosalynn Bliss

1. Call to Order – Board Chair Ken Parrish called Meeting to order at 8:02 am.
2. Approval of Agenda – Motion to approve entertained by Parrish. Ponstein and Maas provided motion and support. Motion carried.
3. Approval of Minutes, 6/22/2017 – Motion to approve entertained by Parrish. Haagsma and Ponstein provided motion and support. Motion carried.
4. Financials – Prepared by Vince Lambert & Presented by David Allen.
 - a. July Balance Sheet
 - b. July P&L - Large one-time miscellaneous expense of \$29,000 attributed to Michigan State University's Land Policy Institutes conduction of a Community Impact Assessment of the KCLBA.
 - c. August Balance Sheet - Remaining \$200,000 balance of Grand Rapids Community Foundation loan on track to be paid off completely by next Friday September 29th, 2017.
 - d. August P&L

A motion to approve financial reports was entertained by Parrish. Maas and Haagsma provided motion and support. Motion carried

5. Alpine/Myrtle Property Acquisition

a. **Action Item** - Approval of \$1.1 Million Loan from IFF. See attached Term Sheet
IFF is a mission-driven lender, real estate consultant, and developer that works with nonprofits to create opportunities for low-income communities. This bridge loan will be used to facilitate low income housing on the Northwest section of Grand Rapids near Alpine Avenue and Myrtle Street. KCLBA Director of Real Estate Development David deVelder successfully brought in MDEQ to test the site of an auto repair shop and former gas station with an active tank that was causing considerable contamination. This building along with several others will be demolished before construction will begin. A motion to approve KCLBA's participation in the loan was entertained by Parrish. Ponstein and Maas provided motion and support. Motion carried.

6. Production Update

a. Grand Rapids - KCLBA Board of Commissioners once again approved working with the City of Grand Rapids on the acquisition of tax foreclosures with the requirement that all single-family homes be sold to families making at or below 80% of the Area Median Income based on a household size sliding scale. KCLBA staff concluded that to comply with this city of Grand Rapids requirement and ensure

affordability for the buyers, renovation of each home prior to sale would be necessary. Alicey Property Renovations owner Stacey Dean is one of the local developers performing renovations on these homes with a passionate focus on sustainable 'green' energy to keep utility costs low over time for the moderate-income families.

b. Wyoming - 36th & Michael - The former AT&T Michigan Bell building at 36th & Michael St. received an appraisal of 1.875 Million which will be donated to KCLBA by owner Jerry Vanderveen on November 1st, 2017. KCLBA is in conversation with two different groups about the redevelopment of this site with either low-income housing townhouses or assisted care for seniors among the options at this time. The city of Wyoming is extremely excited to transform this corner and return this building to productive use.

7. Build-able Lots and Construction - A Memorandum of Understanding has been signed with GRCC and local developer Todd Cross of Cross Contracting with the first project on Sigsbee in Grand Rapids set to break ground in November 2017. Also, KCLBA has finally received an approval from the Historic Commission with a zero lot line townhouse project on Donald Pl. and has formed a partnership with local developer Wolverine Construction.

8. Advisory Council - Did not meet. NO Action Required. Will meet in October 2017.

9. Request for Closed Session for Legal Counsel on Current Litigation - Board Chair Parrish entertained a motion begin the closed session. Haagsma and Ponstein provided motion and support. Motion carried.

10. Adjournment - Meeting was adjourned @ 8:40 a.m. by Board Chair Ken Parrish

Next Meeting: November 16th, 2017 – KCLBA Offices @ 347 Division Ave S. Grand Rapids, MI 49503

(The potential for an October meeting was discussed however the Board concluded that November will suffice)