

A regular meeting of the Leelanau County Land Bank Authority (LCLBA) was held on Tuesday, April 16, 2024 at the Leelanau County Government Center.

CALL TO ORDER

Meeting was called to order at 9:02 am by Chair Gallagher who led the Pledge of Allegiance

ROLL CALL

Members Present: J. Gallagher, D. Heinz, R. Foster, G. Allgaier

Members Absent: G. Myer, R. Isphording
(prior notice)

Public Present: T. Searles, L. Mawby, J. Stimson, C. Hartesvelt, R. Lewis

Staff Present: J. Herman, Planning Secretary

PUBLIC COMMENT

Mawby told members to keep up the good work.

APPROVAL OF AGENDA

Gallagher added “Item 2. HomeStretch Purchase Agreement” under “Discussion/Action Items”

Motion by Heinz, seconded by Allgaier, to approve the agenda as amended. Motion carried 4-0.

APPROVAL OF MARCH 19, 2024 MINUTES

Heinz mentioned the discussion during the approval of meeting minutes at last month’s meeting which related to the \$15,000.00 payment to HomeStretch and a motion that did not reference the \$15,000.00 that was being approved for payment. He is suggesting his applicable sentence made during this discussion be added to the March 19th meeting minutes.

Motion by Foster, seconded by Allgaier, to approve the minutes as amended. Motion carried 4-0.

UNFINISHED BUSINESS- None.

DISCUSSION/ ACTION ITEMS

Oath of Office

Gallagher requested to move this discussion forward to next month when there is a full body present.

Discussion ensued on certain members needing to take an Oath of Office.

Interim County Administrator, Richard Lewis, will check into the Oath of Office requirements with the County Clerk.

HomeStretch Purchase Agreement

Motion by Allgaier, seconded by Foster, to approve the purchase agreement as presented for the lots awarded to HomeStretch.

Discussion

Stimson said that all sites will have a modular house and one lot will also have a garage. Stimson briefly described the specs of the houses and plans to have them up as soon as possible. The total cost per house will be around \$300,000.00. Stimson said they will be applying for the MI Neighborhood Grant through MI State Housing Development Authority (MSHDA) to help with costs. Gallagher said the intent for this purchase agreement and three additional similar lots, with the lots individually spelled out per attorney's request, would conclude the sale and the RFP award from last year.

Motion on the table carried 4-0.

New Waves Housing Project

Gallagher said he is working with corporate counsel to draft a proposal to Habitat for Humanity for the pledge of \$12,500.00 towards the purchase of the remaining seven lots not to exceed \$25,000.00 with no reversionary clause and no renting. It must be 100% owner occupied. Heinz asked for clarification on the next steps. Gallagher said they would be an investor for the development of the seven lots. They will lower the home acquisition price and provide 5/50 back to the LBA to repay itself the existence based on half of the taxable State Equalized Value (SEV). Gallagher hopes to have a document by next month for this board's approval to present to Habitat for Humanity.

Chery Home Property Counteroffer

Gallagher said the initial counteroffer fell through and that he is presenting a full offer for a different owner. This will be a clean sale and they will get 5/50 on a market rate build with deed restrictions.

Motion by Allgaier, seconded by Heinz, to approve the offer to sell Lot 134- N. Cherrywood Ct. for \$24,900.00. Motion carried 4-0.

Any Other Business

Heinz followed up from last month's minutes that Gallagher was going to check into the bylaws. The Intergovernmental Agreement says that they have to detail annual activities to the Board of Commissioners (BOC) and the state. Gallagher said that the F65 is a report they send to the state that includes all of the activities and component unit financial activities. Additionally, those reports are presented to the BOC.

CLAIMS & ACCOUNTS – \$3,444.50

Motion by Heinz, seconded by Allgaier, to approve Claims & Accounts in the amount of \$3,444.50. Motion carried 4-0.

POST AUDIT- \$15,000.00

Gallagher stated this Check #1185 for \$15,000.00 to HomeStretch was a “housekeeping” item for the 1/3 matching grant for upgrades to the Vineyard View Affordable Housing Development.

Motion by Allgaier, seconded by Foster, to approve Check #1185 to HomeStretch Nonprofit Housing Corporation for 1/3 matching grant for upgrades for Vineyard View Affordable Housing Development in the amount of \$15,000.00, as clarification of a previous action.

Gallagher stated again that this was to clarify prior minutes that did not have a clear enough motion. The intent was there, the invoice was paid and they did the budget amendment, but forgot to post audit.

Motion on the table carried 4-0.

CORRESPONDENCE/COMMUNICATION ITEMS

Members welcomed Interim County Administrator Richard Lewis.

PUBLIC COMMENT

Searles stated that the request for formal proposal (RFP) for the demolition of the former hospital in Northport has been released and there is a bid walk through today at 1 p.m.

MEMBER COMMENTS

Members discussed the time for their Special Meeting which will be held May, 7. This meeting will start at 9 a.m.

CHAIRPERSON COMMENTS - None.

ADJOURNMENT

Meeting adjourned at 9:54 a.m.