

A regular meeting of the Leelanau County Land Bank Authority was held on Tuesday, November 15, 2022 at the Government Center.

CALL TO ORDER

Meeting was called to order at 9:00 am by Vice-Chair Dan Heinz, who led the Pledge of Allegiance.

ROLL CALL

Members Present: D. Heinz, L. Bahle, R. Foster, T. Galla, R. Isphording, C. Janik

Members Absent J. Gallagher

(Prior Notice):

Public Present: T. Searles, L. Mawby, Z. Hillyer, S. Lautner, M. Black

APPROVAL OF AGENDA

It was moved by Janik, seconded by Bahle, to approve the agenda as presented. Motion carried, 6-0.

APPROVAL OF OCTOBER 18, 2022 MINUTES

Corrections:

Page 1 – remove the page numbers listed after 1.a,

Page 4 – insert the word ‘health’ before department in the 2nd paragraph, 7th line,

Page 5 – insert the categories as listed on the Agenda: Post Audit, Claims & Accounts, and Correspondence/Communication Items and enter ‘none’ behind each.

It was moved Bahle, seconded by Foster, to approve the minutes as corrected. Motion carried 6-0.

PUBLIC COMMENT

L. Mawby, Peninsula Housing, commented on Item #2 Blight Elimination on the agenda and said he strongly advocates for the Land Bank to apply for blight elimination funds. Peninsula Housing has a project they are working on and think it would qualify and they would love access to those funds.

UNFINISHED BUSINESS

Heinz pointed out that Gallagher sent an email about the Shocko property. About a month or so ago we said we would sell it for \$1.00 and other consideration to the Grand Traverse Band. Heinz read from the email thread that the Tribe is interested in acquiring the property but will require an environmental assessment be completed. They have requested staff from their Natural Resources Department to perform this and then they will ask the Tribal Council to make a motion requesting the property be transferred from the County to the Tribe.

DISCUSSION/ ACTION ITEMS

- 1. Property Update and Discussion
 - a. Market Rate Lot RFP *update*

Heinz reported that Gallagher sent an email and said the RFP was recommended to go before Corporate Counsel and he is waiting for a response. Nothing received from Corporate Counsel yet.

- b. Marek Road discussion

Heinz noted that Gallagher reported he had completed the easement document and signed and returned it to Cherryland Electric. Gallagher also reported that in regard to Marek Rd and Homestretch’s request to waive performance or other requirements, Gallagher was not in favor of that step. But Gallagher was in support of the project and willing to sign something, if needed, to give authority to Homestretch to apply for permits.

Galla also noted that it didn’t appear the Road Commission had acted on a request for some funds for the road improvement.

2. Blight Elimination <https://www.michigan.gov/leo/bureaus-agencies/landbank/requests-for-proposals-and-qualifications>

a. Application Discussion

Heinz stated that Gallagher said he was in support of applying with Envirollogic in support of administering the application.

Galla reviewed the RFP and what the Land Bank would need to do to put in an application. She also noted that Envirollogic had not been asked to do anything with regard to the application, and it might put them in an awkward position if they have a project they want to bring forward. The Land Bank has to decide how to administer the funds, if approved.

Heinz asked if we have to apply in Round 1 or could we wait for Round 2 to make a full proposal. Or, do a partial proposal under Round 1. This is for \$200,000 for Leelanau County. Galla said she was told there is no confirmation there will be additional funds in Round 2. Foster wanted to be sure our \$200,000 would be available in Round 2 if we don't apply now.

Bahle's opinion was to go for the money. We will have to determine how we vet projects. According to the application, we need to have the information and data from developers for the application.

Heinz noted we have \$250,000 in EPA assessment funds coming and potentially another \$200K coming in for blight elimination between the Brownfield and the Land Bank. This is money we didn't have last year. We work for the benefit of the county and Heinz felt we should apply. Foster agreed.

Heinz commented on the amount of time left before the grant deadline and staff is busy. It may make sense to have an outside party assist with this. Gallagher previously sent communication to all townships and villages about this grant opportunity but we haven't notified private landowners yet. There may be business entities or government agencies interested. It could be announced in the paper and on the website. That would be Step B. Step A. is to figure out if we want to apply now for the 1st round.

Galla noted that she and Gallagher were trying to arrange a telephone meeting with the State Land Bank to ask some questions on the RFP and get more details.

It was moved by Bahle, seconded by Janik, to apply for Round 1 application for Blight Elimination grant funds.

Discussion:

Searles commented that Envirollogic would be willing to support the Land Bank in whatever way they could to help out – with the application or administering the grant. Heinz asked what would happen if Envirollogic had a project they wanted to bring forward. Searles responded that might be a question Galla could ask with her meeting with the state. Would that be a conflict?

Motion carried 6-0.

Heinz said, if need be, we could hold a special meeting if we have to hit deadlines and get this submitted in January.

b. Scoring/Ranking Discussion

This will be discussed at a future date, dependent on whether or not funding is received.

3. Year End Adjustments Authorization

It was moved by Bahle, Seconded by Ispording, for Chairman Gallagher to work with the County Treasurer's office, Finance Director and staff on any year-end budget adjustments and/or transfers, and to authorize the County Treasurer and Finance Director to make any necessary year-end budget adjustments and/or transfers for the Land Bank Authority. Motion carried 6-0.

4. Appointment Recommendation

It was moved by Bahle, seconded by Ispording, to recommend to the Board of Commissioners to reappoint Dan Heinz to the Land Bank for a 3-year term expiring 12/31/2025.

Motion carried 5-0, Heinz abstained.

Foster said he was impressed by the qualifications of the applicants.

CLAIMS & ACCOUNTS - None

POST AUDIT - None

CORRESPONDENCE/COMMUNICATION ITEMS - None

PUBLIC COMMENT

Mawby thanked the members for their work.

MEMBER COMMENTS

Foster complimented Heinz on running the meeting.

Janik said he would bring the new County Administrator to the December meeting. The first Tuesday in January the Board of Commissioners will make commissioner appointments to the boards and commissions.

CHAIRPERSON COMMENTS - None

ADJOURN

Meeting adjourned at 9:30 am.