

MICHIGAN ASSOCIATION OF LAND BANK AUTHORITIES

MEETING MINUTES

JUNE 17, 7:30 AM PARK PLACE HOTEL, TRAVERSE CITY

Present: Dave Allen (Kent County LB), Jim Graham (Calhoun County LB), Michelle Story-Stewart (Detroit LBA), John Gallagher (Leelanau County LB), Anne Giroux (Marquette County LB), Brad Slagh (Ottawa County LB), Heidi Scheppe (Grand Traverse County LB), Michelle Thompson (Benzie County LB), Kelly Clarke (Kalamazoo County LB), Krista Trout-Edwards (Calhoun County LB), Christine Schauer (Calhoun County LB), Tim Novak (Saginaw County LB), Eric Schertzing (Ingham County LB), Deb Cherry (Genesee County LB), Mary Balkema (Kalamazoo County LB)

Meeting was called to order at 7:30 AM

A review of the current by-laws was undertaken by the group. Some of the suggestions included meeting quarterly with the full membership and forming a Policy Committee. A motion was made by Tim Novak (Saginaw County LB), supported by Eric Schertzing (Ingham County LB) to make the following changes to the bylaws:

- Reduce number of trustees from 11 to 9
- Change term of trustees from 4 years to 2 years

And to elect the following:

1. Mary Balkema (Kalamazoo County LB) President
2. Christine Schauer (Calhoun County LB) Vice President
3. Anne Giroux (Marquette County LB) Secretary
4. Dave Allen (Kent County LB) Treasurer
5. Eric Schertzing (Ingham County LB), Trustee
6. Deb Cherry (Genesee County LB), Trustee
7. Heidi Scheppe (Grand Traverse County LB), Trustee
8. Tim Novak (Saginaw County LB), Trustee
9. Michelle Story-Stewart (Detroit Land Bank), Trustee

Motion passed by unanimous vote.

There was discussion regarding the dues structure. A motion was made by Tim Novak (Saginaw County LB), supported by Heidi Scheppe (Grand Traverse County LB) to set the dues every 2 years by resolution of the board of trustees beginning in 2015. Motion passed unanimously.

Next meeting will be held in conjunction with the Michigan Association of County Treasurer's conference at Boyne Mountain, possibly Tuesday morning.

There was a motion by Tim Novak (Saginaw County LB), supported by Mary Balkema (Kalamazoo County LB) to adjourn the meeting at 8:00 AM; approved unanimously.

MICHIGAN ASSOCIATION OF LAND BANK AUTHORITIES  
MEETING MINUTES  
AUGUST 12, 2014 8:00 AM BOYNE MOUNTAIN RESORT, BOYNE FALLS, MI

Present: Nina Baranowski (Calhoun County LB), Anne Giroux (Marquette County LB), Brad Slagh (Ottawa County LB), Heidi Scheppe (Grand Traverse County LB), Michelle Thompson (Benzie County LB), Krista Trout-Edwards (Calhoun County LB), Tim Novak (Saginaw County LB), Eric Schertzing (Ingham County LB), Mary Balkema (Kalamazoo County LB), Jeniffer Matthews (Muskegon County LB), Marilyn May (Emmet County LB), Bret Witkowski (Berrien County LB), Kathy VanDonkelaar (Lake County LB), Sue Pertile (Gogebic County LB), Kay Sisung (Monroe County LB), Marilyn Cousineau (Charlevoix County LB), Kathleen Beattie (Houghton County LB), Jeff Hawkins (Envirologic), Trudy Nichol (Sanilac County LB), Mary Mitchell (Emmet County LB), David Szymanski (Wayne County), Jenny Beemer-Fritzinger (Clare County LB), Lori Leudeman (Osceola County LB), Courtney Knox (CCP)

Meeting was called to order at 8:05 AM

*There was a motion to accept the minutes of the June 17, 2014 MALB meeting by Heidi Scheppe (Grand Traverse), supported by Trudy Nichol (Sanilac); approved unanimously.*

The modified bylaws, new member structure and executive committee positions were reviewed.

The dues structure for the organization was discussed at length. Bret Witkowski, former Treasurer gave a verbal report indicating there was a balance in the account of \$11,439.17 and that 10 checks had been written over the course of four years. *There was a motion by Tim Novak (Saginaw), supported by Sue Pertile (Gogebic) to modify the dues structure as follows:*

<i>General Fund Operating Gross Revenues</i>	<i>Annual Association fee</i>
<i>\$0-\$50,000</i>	<i>\$100</i>
<i>\$50,001 - \$100,000</i>	<i>\$250</i>
<i>\$100,000 +</i>	<i>\$500</i>

*Motion passed by unanimous vote.*

David Szymanski (Wayne) discussed the need for legislation to allow delinquent land bank parcels to be collected, as well as the idea of rejection of taxes on government owned property. He also said they were working on adding quiet title language to their judgment of foreclosure, and this concept was something that all present seemed interested in.

Anne Giroux (Marquette) asked if there was a desire amongst the membership for additional technical/hands-on training. It was suggested that we piggyback on the Vacant Properties conference in Detroit in May. It was also suggested that sharing of documents and sample documents would be helpful and Courtney Knox indicated that the Center for Community Progress could assist.

*There was a motion by David Szymanski (Wayne), supported by Brad Slagh (Ottawa) to adjourn the meeting at 8:45 AM; approved unanimously.*

Respectfully submitted,

Anne Giroux  
MALB Secretary

MICHIGAN ASSOCIATION OF LAND BANK AUTHORITIES  
MEETING MINUTES  
FEBRUARY 10, 2015 8:00 AM GREAT WOLF LODGE, TRAVERSE CITY, MI

Present: Christine Schauer, (Calhoun County LB), Anne Giroux (Marquette County LB), Brad Slagh (Ottawa County LB), Heidi Scheppe (Grand Traverse County LB), Michelle Thompson (Benzie County LB), Tim Novak (Saginaw County LB), Eric Schertzing (Ingham County LB), Mary Balkema (Kalamazoo County LB), Marilyn May (Emmet County LB), Sue Pertile (Gogebic County LB), Kay Sisung (Monroe County LB), Marilyn Cousineau (Charlevoix County LB), Kathleen Beattie (Houghton County LB), Trudy Nicol (Sanilac County LB), Mary Mitchell (Emmet County LB), David Szymanski (Wayne County), Jenny Beemer-Fritzinger (Clare County LB), Lori Leudeman (Osceola County LB), Marilyn Woods (Lenawee County LB), Sheila Gowell (Oceana County LB), Christy Van Tiem (Gladwin County LB), Kelly Rau (Genesee County LB), David Allen (Kent County LB), Judy Clark (Ionia County LB), Deb Cherry (Genesee County LB), Dana Miller (Lapeer County LB), Courtney Knox (CCP), Steve Liedel (Dykema)

By telephone: Krista Trout-Edwards (Calhoun County LB), Michelle Wildman (State LB), Kelly Clark (Kalamazoo County LB), Michele Stewart (Detroit LB)

Meeting was called to order at 8:00 AM

*There was a motion to accept the minutes of the August 12, 2014 MALB meeting by Sheila Gowell (Oceana), supported by Deb Cherry (Genesee); approved unanimously.*

MALB Update – there was discussion of the past 6 months of activity including the bus tour in Detroit as well as an effort to gather photos and examples of land bank projects to be used on the new website. Goals for 2015 were reviewed and an update on membership dues was provided. 6 memberships had been received, currently MALB has \$9,884 and the goal is 100% collection.

MALB website and online resource guide – the plan is to go live with the new website in the next month. The goal for the resource guide is to have 3 examples of each type of document available. One of the values of MALB membership will be access to the resource guide.

Michigan Land Bank Leadership Summit – Courtney Knox and Anne Giroux reviewed the format for the summit as well as the planned session topics. Several additions were suggested by the membership.

Legislative Update – Mary Balkema and Steve Liedel provided an update of legislation that has passed including PA502 (land exchange/land swap) as well as strategies moving forward. There was discussion on the need to be able to collect/foreclose on the land bank specific tax, as well as the rejection/cancellation of taxes. Kent County provided an update on its lawsuit and the potential for future legislation that would limit how land banks are taking property.

Membership Updates – Deb Cherry provided an update on the outcome of the Genesee lawsuit; treasurer can contract for services with land bank without board approval.

*There was a motion by David Szymanski (Wayne), supported by Trudy Nicol (Sanilac) to adjourn the meeting at 8:50 AM; approved unanimously.*

Respectfully submitted,

Anne Giroux  
MALB Secretary

MICHIGAN ASSOCIATION OF LAND BANK AUTHORITIES  
MEETING MINUTES

MAY 18, 2015 4:15 PM DETROIT MARRIOTT AT THE RENAISSANCE CENTER, DETROIT, MI

Present: Christine Schauer, (Calhoun County LB), Anne Giroux (Marquette County LB), Brad Slagh (Ottawa County LB), Eric Schertzing (Ingham County LB), Mary Balkema (Kalamazoo County LB), Marilyn Cousineau (Charlevoix County LB), Mary Mitchell (Emmet County LB), David Szymanski (Wayne County), Jenny Beemer-Fritzinger (Clare County LB), Marilyn Woods (Lenawee County LB), Christy Van Tiem (Gladwin County LB), David Allen (Kent County LB), Judy Clark (Ionia County LB), Deb Cherry (Genesee County LB), Michelle Story-Stewart (Detroit Land Bank), Tim Burgess (Muskegon County Land Bank), Kelly Clarke (Kalamazoo County Land Bank), Krista Trout-Edwards (Calhoun County Land Bank), John Gallagher III (Leelanau County Land Bank), Laura Settlemyer (CCP), Courtney Knox (CCP)

Meeting was called to order at 4:20 PM

*There was a motion to accept the minutes of the February 10, 2015 MALB meeting by Eric Schertzing (Ingham), supported by Brad Slagh (Ottawa); approved unanimously.*

LEGISLATIVE UPDATE – Mary reported on the 5/50 collection legislation; hopeful it would be pushed through in 2015.

FINANCIAL UPDATE – Dave Allen reported a balance of \$1,085 in the MALB account; over \$5,000 has been spent on the website; 24 land banks have paid dues; 13-14 have not.

NEXT STEPS FOR MALB – Courtney reported that the website would be up and running within a week. There was a discussion of the need for financial sustainability moving forward. Courtney also introduced Laura as a new staff member. There was a suggestion from Eric (Ingham) that a subgroup be setup to discuss deconstruction.

UPDATES FROM VARIOUS LAND BANKS – Members present provided updates from their respective land banks. There was discussion on building trades programs, loan servicing programs as well as other topics.

NEXT MEETING: MACT conference in Grand Rapids

*There was a motion by Deb Cherry (Genesee), supported by Anne Giroux (Marquette) to adjourn the meeting at 5:30 PM; approved unanimously.*

Respectfully submitted,

Anne Giroux  
MALB Secretary

MICHIGAN ASSOCIATION OF LAND BANK AUTHORITIES  
MEETING MINUTES  
AUGUST 11, 2015 8:00 AM AMWAY GRAND PLAZA HOTEL, GRAND RAPIDS, MI

Present: Christine Schauer, (Calhoun County LB), Anne Giroux (Marquette County LB), Brad Slagh (Ottawa County LB), Eric Schertzing (Ingham County LB), Mary Balkema (Kalamazoo County LB), Marilyn Cousineau (Charlevoix County LB), Mary Mitchell (Emmet County LB), Jenny Beemer-Fritzinger (Clare County LB), Marilyn Woods (Lenawee County LB), Christy Van Tiem (Gladwin County LB), David Allen (Kent County LB), Judy Clark (Ionia County LB), Deb Cherry (Genesee County LB), Michelle Story-Stewart (Detroit Land Bank BY PHONE), Michelle Wildman (MI Land Bank BY PHONE), Heidi Scheppe (Grand Traverse County LB), Cheryl Clark (Ottawa County LB), Kathy Beattie (Houghton County LB), Trudy Nicol (Sanilac County LB), Lori Leudeman (Osceola County LB), Sheila Gowell (Oceana County LB), Jana Barry (Saginaw County LB), Kay Sisung (Monroe County LB), Kelly Rau (Genesee County LB), Laura Settlemyer (CCP), Courtney Knox (CCP)

Meeting was called to order at 8:00 AM

*There was a motion to accept the minutes of the May 18, 2015 MALB meeting by Christine Schauer (Calhoun County LB) supported by Eric Schertzing (Ingham County LB); approved unanimously.*

MEMO ON GOVERNMENTAL IMMUNITY – Mary Balkema provided a memo on governmental immunity from Steve Liedel at Dykema

FINANCIAL UPDATE – Dave Allen reported a balance of \$10,884 in the MALB account and encouraged all those who had not paid dues to pay them soon. *There was a motion to accept the financial report by Sheila Gowell (Oceana County LB) supported by Trudy Nicol (Sanilac County LB); approved unanimously.*

LEADERSHIP SUMMIT – Courtney Knox reported on the positive feedback received on the summit held in Detroit. She introduced the idea of holding the summit in Marquette in 2016 and there was a positive response.

LEGISLATIVE ISSUES – Mary reported on the 5/50 collection legislation and the ability to foreclose on delinquent land bank parcels.

OTHER POLICY ITEMS OF INTEREST – There was discussion about changing language in building code applications for demo requirements when getting a demo permit. Laura from CCP indicated she is starting to track legislation and will provide an update; also that she is researching funding options for property maintenance. Courtney indicated that CCP submitted a grant application to MSHDA for MALB support and also that she is moving into a new role within CCP – a national education/leadership focus.

*There was a motion by Dave Allen (Kent County LB), supported by Christy Van Tiem (Gladwin County LB) to adjourn the meeting at 8:45 AM; approved unanimously.*

Respectfully submitted,

Anne Giroux, MALB Secretary

MICHIGAN ASSOCIATION OF LAND BANK AUTHORITIES  
MEETING MINUTES  
DECEMBER 1 10:00 AM CONFERENCE/VIDEO CALL

Present: Christine Schauer, (Calhoun County LB), Anne Giroux (Marquette County LB), Brad Slagh (Ottawa County LB), Eric Schertzing (Ingham County LB), Mary Balkema (Kalamazoo County LB), Jenny Beemer-Fritzinger (Clare County LB), Marilyn Woods (Lenawee County LB), Christy Van Tiem (Gladwin County LB), Michelle Story-Stewart (Detroit Land Bank), Michelle Wildman (MI Land Bank), Heidi Scheppe (Grand Traverse County LB), Kathy Beattie (Houghton County LB), Trudy Nicol (Sanilac County LB), Kay Sisung (Monroe County LB), Brooke Milbrandt (Emmet County LB), Kelly Clarke (Kalamazoo County LB), Pam Johnson, (Alger County LB), Jeff Huntington (MI Land Bank), Sue Pertile (Gogebic County LB), Geoffrey Donaldson (St. Clair County LB), Tim Burgess (Muskegon County LB), John Gallagher (Leelanau County LB), Jeff Burdick (Ingham County LB), Michelle Thompson (Benzie County LB), Dan Massy (Osceola County LB), Ken Parrish (Kent County LB), Jelani Karamoko (Wayne County LB), (Laura Settlemyer (CCP), Peyton Heins (CCP)

Meeting was called to order at 10:00 AM

ANNOUNCEMENT ABOUT MSHDA GRANT – Mary Balkema reported that a \$60,830 grant was awarded to MALB from MSHDA for 2016 to be used for the Leadership Summit, Peer to peer exchange, research a financial plan for MALB and MALB meeting expenses.

DUES REMINDER – Balkema reminded everyone that dues invoices would be coming soon with the same fee structure as prior years.

POLICY UPDATE – Balkema noted that the 5/50 legislation will not likely move this year but will be on the legislative agenda for 2016. Mary will send a draft to everyone.

NEWS ALERTS & PROJECT SPOTLIGHTS – It is planned to have monthly news alerts along with project spotlights on the MALB website. Members are encouraged to submit projects for the spotlights to Laura Settlemyer.

LEADERSHIP SUMMIT – Settlemyer indicated that a poll had been emailed to get feedback on the summit location being in Marquette. There were 17 responses, the majority indicating they would like it in Marquette even though MACT is in Marquette the same year. The alternative location suggested was Saginaw. Members were encouraged to provide feedback.

SENSE OF PLACE COUNCIL – Eric Shertzing reported that he has been participating as a land bank representative. He noted that Detroit will host the Congress for New Urbanism conference and encouraged members to attend.

ISSUE SPOTTING – Settlemyer encouraged members to submit ideas for topics at the summit.

NEXT MEETING – The next meeting of MALB is scheduled during the MACT conference in Novi.



There was a question about the itinerary for the Summit; Settlemyer noted that it would kick off on Monday evening with a working reception/dinner; sessions the following morning; afternoon with peer to peer exchange.

The call ended at 10:30.

Respectfully submitted,

Anne Giroux, MALB Secretary