

GRAND TRAVERSE COUNTY  
LAND BANK AUTHORITY (GTCLBA)  
SPECIAL SESSION

April 17, 2018

Chair Scheppe called the meeting to order at 4:30 p.m. in Conference Room 300 located on the third floor of the Governmental Center, 400 Boardman Avenue, Traverse City, Michigan.

MEMBERS PRESENT: Heidi Scheppe, Addison Wheelock, Dean Bott

MEMBERS EXCUSED: Richard Lewis

STAFF PRESENT: Karen McIntyre

OTHERS PRESENT: Jean Derenzy, Downtown Development Authority

Chairman Scheppe reported an addition to the Agenda, Item (3) – Gray Road Tower. There being no objection, the Agenda was amended to reflect the change.

**Consideration of Offer for Blair Property Purchase:** Jean Derenzy, CEO of the Downtown Development Authority reported on the offer of \$300,000 received from HM Development, LLC for 23 +/- acres of the 80-acre parcel of Land Bank Authority (LBA) owned property located in Blair Township, which was foreclosed on in 2015. Derenzy stated that the offer meets the requirements set forth by the LBA and reported that there is a desire to put in place a Brownfield Plan for the entire property. Derenzy indicated that the intent as the former Brownfield Redevelopment Authority Director for Grand Traverse County, is to assist the County by drafting the Brownfield Plan. **MOVED** by Wheelock, seconded by Scheppe to accept the offer from HM Development, LLC in the amount of \$300,000 for the 23 +/- acres of the 80-acre parcel located in Blair Township contingent upon the approval of a Brownfield Plan. **APPROVED** unanimously.

Discussion of closing for Blain Supply for parcel 28-02-005-001-03. Property will be sold for \$2,189,599, parcel 28-02-005-001-03. Closing will be occurring as soon as letter is received from MDOT relating to placing traffic signal at Rennie School Road and US 31. Authorization is needed for signature at closing on behalf of the Land Bank. **MOVED** by Bott, seconded by Scheppe that Addison Wheelock be authorized to sign closing documents between the Land Bank Authority and Blain Supply Inc. **APPROVED** unanimously.

**Whitewater Township Parcels Sold – 2017:** Chairman Scheppe reported relative to 8 parcels in Whitewater Township foreclosed on in 2017, and agreement of the Township assessor to assist in restoring the parcels to the Millbrook Condominium Association common area. As common areas are not taxable, it is recommended that the Whitewater Township assessor maintain the parcels as Ad Valorem. **MOVED** by Bott, seconded by Wheelock to approve the Whitewater Township Assessor's intent to keep the (8) parcels as Ad Valorem instead of reclassifying them to the Land Bank Authority special tax roll for the next 5 years. **APPROVED** unanimously.

**Gray Road Tower:** Chairman Scheppe reported that communication was received by the attorney for Great Northern indicating that they have a ‘hardship’ and are able to pay \$200 per month on the court-ordered judgment, which is required to be \$2,500 per month; further, should this be unacceptable to the LBA, are requesting 120 days to vacate. Board discussion and consensus was that next steps would be for Chair to contact the LBA attorney, Ross Hamersley and convey that the request proposed is unacceptable.

**Public Comment/Input:** None

**Other Business:** None.

Meeting adjourned at 5:05 p.m.

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Heidi Scheppe, Chair