



# Leelanau County Land Bank Authority (LC-LBA)

Website: <http://www.leelanau.gov/landbank.asp>

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## NOTICE OF MEETING

The Leelanau County Land Bank Authority (LC-LBA) will meet on **Tuesday October 15, 2024 at 9:00 am**

at the

Leelanau County Government Center

### **DRAFT AGENDA**

**CALL TO ORDER AND PLEDGE OF ALLEGIANCE**

**ROLL CALL**

**APPROVAL OF AGENDA**

**PUBLIC COMMENT**

**APPROVAL OF SEPTEMBER 17, 2024 MEETING MINUTES** pgs. 2-4

**UNFINISHED BUSINESS**

1. Brewery Creek Update
2. TIF Handout **pg. 5**

**DISCUSSION/ ACTION ITEMS**

1. Northport High Street Update/Partial payment for Demo, Site Restoration and Bonds
2. 2025 Proposed Budget (handout at meeting)
3. Any other business

**FINANCIALS**

1. Claims & Accounts \$5,258.80 (handout at meeting)

**CORRESPONDENCE/COMMUNICATION ITEMS**

**PUBLIC COMMENT**

**MEMBER/CHAIRPERSON COMMENTS**

**ADJOURN**

### **Members**

John A. Gallagher III-Chair  
Dan Heinz- Vice Chair  
Gail Myer- Secretary  
Rick Foster-Treasurer  
Gwenne Allgaier  
Richard Lewis  
David King

**A regular meeting of the Leelanau County Land Bank Authority (LCLBA) was held on Tuesday, September 17, 2024 at the Leelanau County Government Center.**

**CALL TO ORDER**

Meeting was called to order at 9:00 am by Chair Gallagher who led the Pledge of Allegiance

**ROLL CALL**

**Members Present:** G. Allgaier, R. Foster, J. Gallagher, D. Heinz, R. Lewis (9:13 am), G. Myer

**Members Absent:** D. King  
(prior notice)

**Public Present:** C. Hartesvelt, T. Searles, J. Stimson

**Staff Present:** J. Herman, Senior Planner

**APPROVAL OF AGENDA**

Heinz changed the Claims and Accounts total to \$312,412.40.

*Motion by Heinz, seconded by Allgaier, to approve the agenda as amended. Motion carried 5-0.*

**APPROVAL OF AUGUST 20, 2024 MEETING MINUTES & AUGUST 28, 2024 SPECIAL MEETING MINUTES.**

*Motion by Heinz, seconded by Foster, to approve the August 20, 2024 Meeting Minutes & the August 28, 2024 Special Meeting Minutes as presented. Motion carried 5-0.*

**PUBLIC COMMENT-** None.

**UNFINISHED BUSINESS-**None.

**DISCUSSION/ ACTION ITEMS**

HomeStretch Update

Stimson stated that they submitted a MI Neighborhood Reservation Memorandum application to the MI State Housing Development Authority (MSHDA) and has received funding for one single family residence and that MSHDA is going to have a board meeting soon to approve funding for the other three Leelanau County properties. He is currently putting together a construction budget for the projects. Each site will have the same model of single panel homes and they plan to get the foundations in before winter. Stimson explained that their budget is \$325,000.00 per home. The grant is \$100,000.00 each, so they anticipate a selling price of \$225,000.00 with a 15-year deed restriction with up to 120% Area Median Income (AMI).

Stimson continued, saying that per the agreement between HomeStretch and the LBA, they will be making an \$8,000.00 payment to the LBA. Heinz asked when the 5/50 will begin? Gallagher said it will be on the roll in 2025 whether or not construction is completed and there is an assessment that is yet to be done.

(Lewis present)

Stimson said they tried to get 2% grant funding for repair work that is needed at Provemont Pines Condominiums and it was turned down. They have identified \$110,000.00 of rehabilitation that the Homeowners Association (HOA) is responsible for. That includes, fogged windows, broken asphalt, cracked concrete patios, deteriorating decks, etc. He said that MSHDA will award HomeStretch with \$58,000.00 if they match \$58,000.00 for the repairs. They have a \$15,000.00 donation and they have increased the HOA fees to the max.

Discussion ensued on possible ways to match funding.

Stimson will talk to the Leelanau County Brownfield Redevelopment Authority (LCBRA) on a possible brownfield plan.

#### Brewery Creek Update

Gallagher asked if Wade Trim paid T. Basch Inc. Excavating? Seales said Adam from Wade Trim indicated that he wants the lien waiver from T. Basch Inc. Excavating which is the last piece of documentation they need. Gallagher explained that they are wrapping up all of the financials and reports. The township had paid in lieu of the reimbursement of the contract which the LBA has reimbursed the township and they are now looking for reimbursement from the state. The state is requiring a lien waiver and Gallagher is trying to pinpoint who needs to provide that. He said that T. Basch Inc. Excavating hasn't produced one to Wade Trim and that Wade Trim has been unresponsive.

Searles said this project was for parking lot restoration so a lot of their typical documents did not apply and it was also part of a larger project. When it came to submit the reimbursement, they did not have the lien waiver. She is hopeful that they will get this cleared up soon. Gallagher will follow up next month as they close it out.

#### Northport High Street Update

Searles said an engineer from AT&T is coming out this afternoon to inspect the utility pole that Bay Area Demolition was unsure if it was an active pole. It is believed that the pole is not being serviced and removal of the pole will be easy. Once the pole has been removed, Gallagher can cut a check and get the final lien waiver to get this project wrapped up to meet the deadline. Gallagher provided a handout of the Bay Area Demolition expenditure contingent upon site restoration and completion.

#### New Waves and Habitat for Humanity Discussion

Gallagher gave a brief history on this development and said there had been concerns on making sure they

have proper title for this property. He suggested the LBA have a title search done to get the assurance they are looking for. Heinz also gave a brief history and was seeking clarification/answers that the LBA could not answer and may need to seek legal counsel.

Lewis suggested that members get all questions to Gallagher so that he can work with legal counsel on how to proceed.

**CLAIMS & ACCOUNTS – \$312,412.40**

Gallagher said that the Claims & Accounts has been revised to include the Bay Area Demolition Application and Certificate for Payment of \$309,750.00.

*Motion by Allgaier, seconded by Heinz, to approve Claims & Accounts in the amount of \$312,412.40 to include 100% payment to Bay Area Demolition subject to the final completion and restoration of the Northport Highlands project. Motion carried 6-0.*

Gallagher will hold the disbursement until it is completed.

**POST AUDIT-** None.

**CORRESPONDENCE/COMMUNICATION ITEMS-** None.

**PUBLIC COMMENT-** None.

**MEMBER COMMENTS**

Heinz asked for follow ups from last month's meeting. Gallagher said he can reproduce the updated TIF Revenue Projection and bring it for next month. Myer stated she had reached out to Wendy Irvin, Habitat for Humanity, confirming that Phase I and Phase II work was conducted on the lots in the New Waves Development as part of their U.S. Department of Agriculture (USDA) funding.

**CHAIRPERSON COMMENTS -** None.

**ADJOURNMENT**

Meeting adjourned at 9:47 a.m.

## Projected TIF Revenue

Owner's Name	Address	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
GRANT JOHN &	S LAKE LEELANAU DR			55.48	59.11	62.15	65.43	67.07			
URBANO MICHAEL CHARLES	21 E WESTERN AVE					590.02	607.38	622.57	638.13	654.08	
GARCIA JODI ANN	23 E WESTERN AVE					592.15	609.58	624.82	640.44	656.45	
EMBURY ERICA LEE	27 E WESTERN AVE					645.60	664.60	681.21	698.25	715.70	
EGGEMAN KRISTINA RAE	29 NW WESTERN AVE					645.60	664.60	681.21	698.25	715.70	
BIGELOW JACCOB L & THOMAS EMM	S MAPLE ST						648.39	664.60	681.21	698.25	715.70
WESTOVER FAMILY TRUST	8516 S MAPLE ST						648.39	664.60	681.21	698.25	715.70
OMIGIS BEACH ROAD OWNERS ASSO	C N MANITOU TRL										
<b>211.70 - NON PROFIT</b>											
WELSH COLLEEN J	N CHERRYWOOD CT						402.02	412.07	422.37	432.93	443.76
CHERRY BAY ORCHARDS	N ROUBAL RD						119.84	122.84	125.91	129.06	132.29
VINEYARD VIEW LIMITED DIVIDEND	MAREK ROAD										
<b>ACT 211.7M NO TAX COLLECTED - Nonprofit</b>											
MCSAUBY MARY JO H	N WEST-BAY SHORE DR					1322.10	1344.36	1377.97	1412.42	1447.73	
CLEMENTS ANDREW W &	11876 S ERIE ST	1280.69	1312.71	1345.53	1379.17	1413.65					
BROWN ADAM	9550 N MANITOU TRL		1366.03	1261.90	1224.00	1281.19	1307.77				
FISCHER KELLY	9556 N MAINTOU TRL		1366.03	1261.90	1224.00	1281.19	1307.77				
RODRIGUEZ RUDY & ANGELA	9562 N MANITOU TRL		1366.03	1261.90	1224.00	1281.19	1307.77				
SCHWIND ELIZABETH A	9568 N MANITOU TRL		1366.03	1261.90	1224.00	1281.19	1307.77				
BUHR KEVIN	112 W MADISON AVE										
<b>NON PROFIT-H4H</b>											
			1889.66	1903.73	2047.46						
HOMESTRETCH	4795 S MANOR DR						80.52	82.54	84.60	86.71	88.88
HOMESTRETCH	S ORCHARD WAY						66.61	68.27	69.98	71.73	73.52
HOMESTRETCH	N FOREST BEARCH SHORES						88.32	90.52	92.79	95.11	97.48
HOMESTRETCH	E TATCH ROAD						145.21	148.84	152.56	156.38	160.29
HABITAT - NEW WAVES	S JUSTICE WAY						1168.11	1197.31	1227.24	1258.92	1291.38
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		<b>\$1,280.69</b>	<b>\$8,666.49</b>	<b>\$8,352.34</b>	<b>\$8,381.74</b>	<b>\$10,396.03</b>	<b>\$19,563.10</b>	<b>\$14,690.30</b>	<b>\$14,988.80</b>	<b>\$15,370.52</b>	<b>\$11,467.28</b>