

## Oakland County Land Bank Authority Approved Minutes

**Board Meeting** 

May 4, 2023 @ 11:00am

Board of Commissioner's Committee Room A 1200 N Telegraph Pontiac, MI 48341

- 1. Call to Order at 11:07am.
  - a. Wittenberg (P) Campbell (P) Manna (P) Mitchell (P) Stephens (Absent Excused)
- 2. Approval of Agenda
  - a. Motion to amend agenda to add item 7E by Mitchell. Second by Manna. APPROVED
  - b. Motion to approve amended agenda by Mitchell. Second by Manna. APPROVED
- 3. Approval of 3-9-23 Minutes
  - a. Motion to approve minutes by Campbell. Second by Mitchell. APPROVED
- 4. Public Comment regarding items on agenda only 3 minutes per person
  - a. None
- 5. Executive Director report
  - a. Update on Transformational Brownfield in Pontiac. Conversations continue.
  - b. Update on Farmington Hills Winery. Conversations had stalled but active again.
  - c. Various Missing Middle Projects including conversations with Habitat Oakland.
  - d. Honor Health seeking a new location that they own with parking.
  - e. Weaver School current option agreement with Community Housing Network.
  - f. Franklin small strip center on Franklin Road.
  - g. Southfield potential transformational brownfield on Evergreen Rd.
  - h. 111 Oneida, Pontiac may connect some board members with interested developer.
  - i. Oak Park WWJ Building, 12700 W. 8 Mile Rd, Oak Park. Art Deco building with historic designation. Possible Round 2 Blight Elimination Program option.
  - j. Rochester Hills landfill.
- 6. Old Business
  - a. Blight Elimination Program update
    - Round 1 3 houses in GM Modern Housing Neighborhood. Posted RFP. No responses to RFP. Grant not large enough to cover all three. Will demolish one house. Facilities is getting bids from contractor. Repost RFP for stabilization for other two houses.
- 7. New Business
  - a. Insurance recommendations

- i. Jimm Huttenlocher, insurance broker from Huttenlocher Agency who is County's agent. Covers two main components: general liability coverage (primary and umbrella) \$6 million coverage and directors and officers liability coverage with \$5 million coverage. General liability is property specific and needs to be added to policy every time property is acquired. Annual premium is ~\$14,000. Additional premiums would occur when new property is added to insurance policy. Will revisit each year upon renewal.
- ii. Not covered: workers compensation, property coverage, no pollution coverage, no professional liability coverage.
- iii. Motion to approve recommendations and make effective 5/4/23 by Campbell. Second by Mitchell. **APPROVED**
- b. Budget
  - i. Motion to approve FY23-FY26 budget by Manna. Second by Mitchell.

## **APPROVED**

- c. Expedited Quiet Title Action
  - i. Service able to offer under statue. Engaged in conversations with Colonial Title Company. More to come.
- d. Board Resolution Round 2 Blight Elimination Program
  - i. Stabilization grant available up to \$1 million.
  - ii. WWJ Building project seems closest to ready to proceed. Will stay in private hands. SLBA will lien property.
  - iii. Motion to approve application for Round 2 by Manna. Second by Mitchell.

    APPROVED
- e. Approve access agreement for WWJ Building, 12700 W. 8 Mile, Rd, Oak Park.
  - Motion to approve language added to agreement requested by BRA by Campbell. Second by Mitchell. Pending administrative review by Legal and Executive Director. APPROVED
- 8. Public Comment 3 minutes per person
  - a. None
- 9. Other Business
- 10. Next meeting date
  - a. Motion to cancel June 1, 2023 by Manna. Second by Mitchell.
  - b. Next meeting is July 13, 2023
- 11. Adjournment at 11:50am.