



Approved Minutes

Board Meeting

July 11, 2024 @ 11:00am

Board of Commissioner's Committee Room

A 1200 N Telegraph

Pontiac, MI 48341

- Call to Order at 11:06am.
Wittenberg (P) Campbell (P) Manna (P) Mitchell (P) Stephens (P)
 - Approval of Agenda
 - Motion to approve agenda by Stephens. Second by Campbell. Approved.
 - Approval of 1-11-24 Minutes
 - Motion to approve minutes by Manna. Second by Campbell. Approved.
 - Public Comment regarding items on agenda only
 - None
 - Executive Director report
 - Pontiac Funders Collaborative – Study on Affordable Housing – Single Family and Multi Family.
 - Old Business
 - Blight Elimination Program update
 - Round 1 – GMMH stabilization. Completed. Final Renovations underway privately.
 - Round 2 – project withdrawn (WWJ/Oak Park). Withdrawn.
 - Round 3 – McCarroll School demolition.
 - Partnership with City of Pontiac. Fence installed. Abatement started. Cleaning contaminated soil around UST. Press Conference with City of Pontiac on 7/31. Plan is to develop a 50,000 sq foot recreational center with pool. Connects two other parks with this property and provides parking.
 - Round 4 – Emerson School demolition
 - Abatement planned then demolition. Plan unit development for pocket neighborhood, smaller houses, community center. Considering a Community Land Trust.
- * Blight Elimination Program Allowable Activities in HUD Qualified Census Tracts: Demo, stabilization, environmental, acquisition, rehabilitation only on publicly owned property*
- 111 Oneida – Casa del Ray

- Michigan Strategic Fund loan finalized. OC Housing Trust fund secured. IFF funding secured. Construction to start in September 2024.
- 204 W New York – Wever School
 - Approval from State Historic Preservation Office to demolish with saving one facade. Plan for supportive housing – 17 sites.
- New Business
 - Michigan Association of Land Banks Conference Shoreline Inn, Muskegon – September 18-20
 - Properties sold – report included in packet.
 - Acquisition of properties held by the State Land Bank Authority.
 - Motion to authorize Executive Director to apply for acquisition of properties held by SLBA by Stephens. Second by Mitchell. Roll Call vote: Wittenberg (Y) Campbell (Y) Manna (Y) Mitchell (Y) Stephens (Y). Approved.
 - Suggestion by Stephens to reach out to CVTs who own property that OCLBA could take on property management services for a fee.
 - Partner Spotlight – Habitat for Humanity of Oakland County
 - Michele Hodges, Executive Director and Ashley McKenna, Grants Manager presented.
 - OCLBA provided lots for 5 new built homes in Pontiac using MSHDA grant called MICH. First Habitat built homes in City of Pontiac since 2018.
 - Partnering with Micah 6 on Emerson School site as future developer.
 - Partner in City of Southfield on new housing development.
 - Habitat University is available to individuals outside of Habitat community.
 - Habitat Restore Centers. New store coming in Southfield on Telegraph Rd between 8 Mile & 9 Mile Rd. Call for donations!
 - Has many federal and state legislative asks for funding. OCLBA offered letters of support to back up their requests.
- Public Comment - 3 minutes per person
 - None
- Other Business
 - Board member Jeff Campbell submitting letter of resignation effective 8/1/2024.
 - Solar Field Discussions by other land banks around the state for consideration; use could be good for out of commission landfills or other contaminated properties; looking for multi-acre properties
- Next meeting date – Thursday, September 12, 2024
- Adjournment at 12:17PM.