

NOVEMBER 21, 2019 REGULAR MEETING

Ingham County Land Bank Main Conference Room
3024 Turner St, Lansing, Michigan
November 21, 2019 – 5:30 p.m.

CALL TO ORDER

Chairperson Schertzing called the November 21, 2019 Regular Meeting of the Ingham County Land Bank to order at 5:30 p.m. in the main conference room at the Land Bank, 3024 Turner Street, Lansing.

Members Present: Schertzing, Grebner, Crenshaw, Trubac

Others Present: Commissioner Derrell Slaughter, Tim Perrone, Roxanne Case, Linda Weber, David Burns, Michael Andrick, Alan Fox

APPROVAL OF THE MINUTES

THE MOTION TO APPROVE THE MINUTES CARRIED UNANIMOUSLY. MINUTES OF OCTOBER 23, 2019 STAND AS AMENDED.

ADDITIONS TO THE AGENDA

None

LIMITED PUBLIC COMMENT

None

1. Residential

A. List of Properties – Sold & In Progress, October 2019.

Roxanne stated that this month she added the list of properties that are being renovated and/or sold. Reviewed and discussed.

2. Administration

A. Receive Accounts Payable, October 2019

Reviewed. No comments or questions.

B. Financial Statements through September 2019

Discussed. No comments or questions.

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C. Land Contract status

Linda Weber and David Burns discussed the status of Land Contracts, and the summary that was in the Board packet. Linda and David are re-connecting with each Land Contract holder. The goal is to re-establish communication and get folks back into good standing. David stated that he has been giving options for mortgages and other ideas to help take the Land Bank out of the equation. Linda stated that many of the holders are just confused and it's really all about communication.

D. Strategic Plan and Budget 2020 draft #2

Interim Executive Director Roxanne Case discussed the Strategic Plan. Some wording and a couple items were added, such as the Governor's Thriving Communities Initiative and the Saginaw Street Corridor Improvement Authority. Chairperson Schertzing suggested that if anyone had other topics, to send it to Roxanne for staff to review. Commissioner Crenshaw stated that he appreciated the work put into the Strategic Plan. Roxanne stated that this Plan is only a 1-year Plan, but the Land Bank should have a 5-year proposal eventually.

Roxanne discussed the 2nd draft of the budget. It has not changed much; the numbers were just tweaked a bit. One change that was discussed was the Retirement Plan that is proposed. It's been determined that MERS is costly, and Roxanne is recommending that the Land Bank promote the current 401(k) plan, adding a percent into each staff's account, and matching some of each staff's portion. Discussion pursued. Roxanne requested the Board to think about the percent and let her know if they had suggestions. Chairperson Schertzing stated that he thought the percentages were in line and were reasonable costs for payroll costs.

Discussion on the 2020 Board Meeting Schedule. Roxanne stated that it was decided that board meetings would land on the 3rd Monday of every month at 4:30pm, but in January and February, those Mondays are holidays. Discussion ensued. Commissioner Crenshaw requested Roxanne to connect with Becky Bennett to compare with the Commissioner's board meetings to determine conflicts, and then Roxanne will email everyone to confirm.

E. Update on properties, Michael Andrick, Property Maintenance Specialist

Michael introduced himself. He stated that he started in April 2019, and does much of the maintenance with vacant lots. He stakes for sale signs on the lots, to help sell them. He works closely with the Treasurer's Office during the foreclosure process with staking signs and managing the properties. He is managing the snow removal contracts, and is learning the procurement process. Michael works off a list of properties, to make sure he visits every property, in an attempt to eliminate dumping and trash issues. Commissioner Slaughter asked what tools Michael uses to keep up. Michael stated that he works closely with City of Lansing Code Compliance in order to

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cut down costs from violations; he said Code Compliance has been really good at connecting with him. Soon he will be shadowing Roxanne on the demolition process to take that off her hands, as well.

F. Communication from Interim Executive Director

Renting out garage to our cleaning company, Feldpausch Cleaning, for Nov & Dec 2019. Needed a temperature regulated space so water tank doesn't freeze. Gives them more time to find a suitable space.

We continue with the Incremental Develop Alliance. Still working on scheduling the 2-day workshop this upcoming spring 2020.

Roxanne also stated that she emailed out the RFQ for the Bottling Plant to the Commissioners and mentioned the upcoming event meeting at the Marquis in Old Town on December 5th. She stated that she would also forward it to Commissioner Slaughter.

G. Legal

Nothing to report. Tim Perrone stated that he was available to help us with Land Contracts and any documents needed.

3. Commercial

A. Sale Status Report, October 2019

David Burns briefly discussed the report. David confirmed that the School of the Blind's Superintendent's House is scheduled for closing this Friday. Roxanne stated that due to the inspection, the buyers requested some concessions. Staff agreed to half the concession cost. With the concessions, the sale price was reduced to \$162,000, rather than the \$175,000 which was approved as a Board Resolution in September 2019.

COMMISSIONER CRENSHAW MOTIONED TO ACCEPT THE \$162,000 SALE PRICE ON THE SUPERINTENDENT'S HOUSE. COMMISSIONER GREBNER SUPPORTED THE MOTION. ACCEPTED UNANIMOUSLY.

David stated that he has scheduled a meeting with City of Lansing Planning & Development Office and Ferguson Development to discuss and make sure we're all on the same page with the property at 2130 W Holmes Rd.

B. Resolution to Authorize Sale of Bonanza, Okemos to Ponderosa Drain Drainage District managed by the Ingham County Drain Commissioner

**Adopted November 21, 2019
Agenda item #3B**

INGHAM COUNTY LAND BANK FAST TRACK AUTHORITY

RESOLUTION TO AUTHORIZE SALE OF BONANZA, OKEMOS TO PONDEROSA DRAIN DRAINAGE DISTRICT MANAGED BY THE INGHAM COUNTY DRAIN COMMISSIONERS

RESOLUTION 19-20

WHEREAS, the Land Bank Fast Track Act, 2003 PA 258, being MCL 124.751 *et seq.*, ("the Act") establishes the State Land Bank Fast Track Authority; and

WHEREAS, the Act allows a foreclosing governmental unit, such as the Ingham County Treasurer, to enter into an intergovernmental agreement with the State Land Bank Fast Track Authority providing for the exercise of the powers, duties, functions, and responsibilities of an authority under the Act, and for the creation of a County Land Bank Fast Track Authority to exercise those functions; and

WHEREAS, the Ingham County Treasurer, with Ingham County Board of Commissioners approval, entered into such an intergovernmental agreement under the Act; and established the Ingham County Land Bank Fast Track Authority (the "Land Bank") in 2005; and

WHEREAS, the Land Bank received title of the property at Bonanza, Okemos, Meridian Township (Ponderosa Pond) (33-02-02-35-476-001) in 2010 by local unit rejection; and

WHEREAS, the Ponderosa Drain Drainage District managed by the Ingham County Drain Commissioners would like to purchase the property for \$1.00 through a quit claim deed process, in order to maintain proper drainage for residents and neighboring properties; and

THEREFORE, BE IT RESOLVED, the Land Bank authorizes its Chairperson or Interim Executive Director to negotiate and execute the transaction of this property for a total of \$1.00. The property conveyances shall contain a reverter clause prohibiting the property's use of any sexually oriented business as defined by law, medical marijuana business or dispensary, or casino.

The motion carried. **Yeas:** Crenshaw, Grebner, Schertzing, Trubac **Nays:** None

COMMISSIONER CRENSHAW MOTIONED TO APPROVE. COMMISSION GREBNER SUPPORTED THE MOTION. ACCEPTED UNANIMOUSLY.

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- A. Resolution to Authorize Sale of a Vacant Lot on Edmore St to City of Lansing Parks and Recreation (Blue Sheet)

Adopted November 21, 2019

INGHAM COUNTY LAND BANK FAST TRACK AUTHORITY

RESOLUTION TO AUTHORIZE SALE OF A VACANT LOT ON EDMORE ST TO CITY OF LANSING PARKS AND RECREATION

RESOLUTION 19-21

WHEREAS, the Land Bank Fast Track Act, 2003 PA 258, being MCL 124.751 *et seq.*, ("the Act") establishes the State Land Bank Fast Track Authority; and

WHEREAS, the Act allows a foreclosing governmental unit, such as the Ingham County Treasurer, to enter into an intergovernmental agreement with the State Land Bank Fast Track Authority providing for the exercise of the powers, duties, functions, and responsibilities of an authority under the Act, and for the creation of a County Land Bank Fast Track Authority to exercise those functions; and

WHEREAS, the Ingham County Treasurer, with Ingham County Board of Commissioners approval, entered into such an intergovernmental agreement under the Act; and established the Ingham County Land Bank Fast Track Authority (the "Land Bank") in 2005; and

WHEREAS, the Land Bank purchased the residential improved property at (406) Edmore St, Lansing (33-01-01-09-179-081) in 2015 and subsequently demolished the blighted structure with federal Hardest Hit Fund monies; and

WHEREAS, the City of Lansing through its Parks and Recreation Department, would like to purchase the vacant parcel for the sale price of \$1.00, in order to add more land to the adjacent Edmore Park; and

THEREFORE, BE IT RESOLVED, the Land Bank authorizes its Chairperson or Interim Executive Director to negotiate and execute the transaction of this vacant lot for a total of \$1.00, plus closing costs. The property conveyances shall contain a reverter clause prohibiting the property's use of any sexually oriented business as defined by law, medical marijuana business or dispensary, or casino.

The motion carried. **Yeas:** Crenshaw, Grebner, Schertzing, Trubac **Nays:** None

COMMISSIONER CRENSHAW MOTIONED TO APPROVE. COMMISSION GREBNER SUPPORTED THE MOTION. ACCEPTED UNANIMOUSLY.

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2. Limited public comment

None

Chairperson Schertzing discussed the December board meeting. Commissioner Crenshaw confirmed that we are approving the budget in December's meeting with a public notice. Roxanne confirmed. The December's meeting was changed to December 19, 2019, at 5pm.

3. Adjournment

Chairperson Schertzing adjourned the meeting at 6:12pm.