

APRIL 20, 2020 REGULAR MEETING

Ingham County Land Bank Zoom Meeting

<https://zoom.us/j/97178865482?pwd=dWFmaWdjZFdhRjc1TUxpSXVcbWISUT09>

Meeting ID: 971 7886 5482

Password: 4XLEJQ

April 20, 2020 – 4:30 p.m.

CALL TO ORDER

Chairperson Schertzing called the April 20, 2020 Regular Meeting of the Ingham County Land Bank to order at 4:32 p.m. in a Zoom meeting.

Members Present: Schertzing, Grebner, Crenshaw, Frischman

Members Absent: Slaughter

Others Present: Tim Perrone, Roxanne Case, David Burns, John Krohn, Alan Fox, Tricia Phelps of Taste the Local Difference

APPROVAL OF THE MINUTES

COMMISSIONER CRENSHAW MOVED TO APPROVE AS AMENDED. COMMISSIONER GREBNER SUPPORTED THE MOTION. THE MOTION TO APPROVE THE MINUTES CARRIED UNANIMOUSLY. MINUTES OF MARCH 16, 2020 STAND AS AMENDED.

ADDITIONS TO THE AGENDA

3. C. Unemployment for Jeanna Paluzzi and Linda Weber

LIMITED PUBLIC COMMENT

Tricia Phelps of Taste the Local Difference gave a powerpoint presentation on the idea of marketing and connecting local farmers to nearby restaurants, farm markets, stores, etc. Director Case will upload to the Land Bank website when received by Tricia.

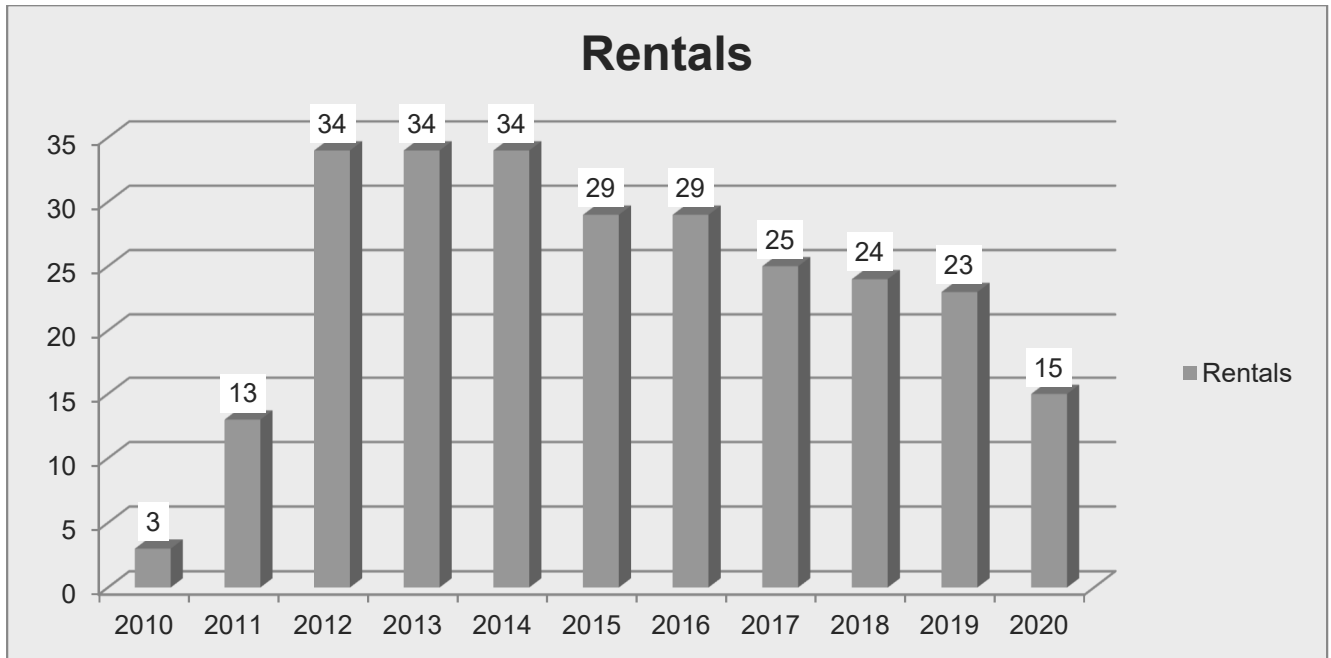
1. Commercial
 - A. Sale Status report

David Burns reiterated a couple points on a few properties, such as the formerly Deluxe Inn site on Malcolm X Street and the old bottling plant on North Grand River Avenue.

2. Residential
 - A. List of Properties - Sold & In Progress, March 2020 - brief discussion.

B. Rental Analysis - 2019

Director Case briefly discussed the figures in the columns. The 2005-2019 Net column includes acquisitions, renovations, maintenance, but not depreciation. As a reminder, the goal is to slowly eliminate the Eden Glen Condominium rentals, per the Association's Bylaws, but with the Covid-19 pandemic, this will be delayed. Director Case shared an updated graph of the rental quantities from 2005 to present time.



C. Restrictive Covenant for vacant lots - Garden Property Restriction

Director Case discussed the additional wording to the Land Bank's current vacant lot covenant. Last year, the City of Lansing recognized the urban farming movement and this gave the Land Bank a good format to sell the properties in the floodplain area to local farmers and gardeners. Chairperson Schertzing confirmed that this covenant will allow us to begin selling properties based on earlier criteria pricing that has already been established. Director Case explained that the intent is for agricultural use, not building. Chairperson Schertzing clarified that this covenant does not prohibit growing flowers or ornamental plants. Director Frischman asked about marijuana growing. Director Case stated that our reverter clause which is built into the conveyance documents, prohibit marijuana growing, sexual businesses, and casinos. Director Frishman asked about enforcement of the covenants. Chairperson Schertzing stated that the Treasurer's Office does track but it's a work in progress and we should work on this more. Director Case stated the Land Bank does have a list and tracks most properties on a yearly basis using the Assessor's website, but this task has a tendency to be low on the priority list.

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D. Restrictive Covenant for improved/structures - Homeowner Occupancy Restriction

Director Case stated that she did research as requested by the Board, and contacted 5-7 different land banks and agencies and found that no land banks had lengthy restrictive covenants. Most all use reverter clauses, which requires folks to complete their tasks or the property is returned back to the land bank or agency. CAHP (Capital Area Housing Partnership) has a 30-year restrictive covenant. Director Case recommends that we leave the 20-year restriction. Chairperson Schertzing stated that nothing has ever prevented a body to come and speak with the Board and request a waiver. Commission Grebner believes that reverters have a tendency to be a bit more powerful and a lively legal tool. Chairperson Schertzing stated that the covenants are a helpful trigger for the City of Lansing. All agreed to stay with our current process.

E. Reverter Clauses - for information only

Board took a 10-minute recess.

3. Administration

A. Communication from Executive Director

Director Case mentioned that she wrote up Land Bank Covid-19 practices and guidelines and sent out to the staff and to the Board. Demolitions and renovations are on hold. Staff is mostly working remotely. John Krohn is working at gardens by himself on a limited basis, in cooperation with the agricultural directives. Michael Andrick and Tony Olivarez are out a couple times a week checking on properties, making sure everything is secure. David Burns and Roxanne are in the office off and on to complete invoicing and payroll.

Land Bank computers have been down, and County IT is working on them. Therefore, March's Accounts Payable data will be included in May's board packet.

B. Legal

Tim Perrone stated that the court date for a pending Land Contract forfeiture case was canceled and the court has not rescheduled. Waiting to hear at this point.

C. Unemployment for Jeanna Paluzzi and Linda Weber

Tim Perrone stated that the unemployment documents are more less informational and for monetary determination, and we need to wait for the UIA's decision on awarding unemployment.

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4. Limited public comment

None

5. Adjournment

Chairperson Schertzing adjourned the meeting at 5:30pm.