

JUNE 15, 2020 REGULAR MEETING

Ingham County Land Bank Zoom Meeting

<https://us02web.zoom.us/j/85299711071?pwd=VVZyTUhnVXVKbnRsZExTT2c3d0RoQT09>

By Phone: 1 929 205 6099 US (New York)

Meeting ID: 852 9971 1071

Password: 655744

June 15, 2020 – 4:30 p.m.

CALL TO ORDER

Chairperson Schertzing called the June 15, 2020 Regular Meeting of the Ingham County Land Bank to order at 4:30 p.m. in a Zoom meeting.

Members Present: Schertzing, Grebner, Crenshaw, Slaughter

Members Absent: Frischman

Others Present: Tim Perrone, David Burns, Alan Fox, Roxanne Case

APPROVAL OF THE MINUTES

COMMISSIONER GREBNER MOVED TO APPROVE. COMMISSIONER SLAUGHTER SUPPORTED THE MOTION. THE MOTION TO APPROVE THE MINUTES CARRIED UNANIMOUSLY. MINUTES OF MAY 18, 2020 STAND AS IS.

ADDITIONS TO THE AGENDA

None

LIMITED PUBLIC COMMENT

None

1. Commercial

A. Sale Status report

David Burns reiterated a couple points on a few properties. The former Pleasant Grove School at 2133 W Holmes Rd is moving forward. Ferguson Development has had conversations with Adam Hussain and engaged with the community action center in the neighborhood. In regards to the former bottling plant at 1506 N Grand River Ave, we are working through the development and purchase agreement. The Cesar E Chavez properties were sold and closed.

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2. Residential

A. List of Properties - Sold & In Progress, May 2020

We have an upcoming Eden Glen condo as-is sale. Director Case will attend the closing to sign documents. Chairperson Schertzing asked if there was a longer list of properties for sale. David Burns stated that we've sold other properties; we have very few structured properties left on our lists.

3. Administration

A. Accounts Payable – May 2020

AP has been received, accepted, and on file.

B. E-Signature Procedures and Guidelines

Chairperson Schertzing noted that this document that will go into the procedure manual for internal use. Director Case stated that this is just informational and wanted to make sure the board knew what our new process was.

C. Communication from Executive Director

Director Case stated that the audit has been completed and we need to respond back to Plante and Moran. Basically, we concur with Plante and Moran that the first half of 2019 we were behind. The second half of the year, we hired a CPA in July 2019 to catch up on our bank reconciliations and strengthened our internal controls. Director Case will email the final audit to the board soon.

We have noticed that crime has been increasing similar to the time period during the housing crisis ten years ago. The Land Bank flatbed trailer was stolen from a lot on the Eastside, and the chain on our gate was cut and Capital Area Housing Partnership's catalytic converter was taken off their truck.

We had an unfortunate accident at one of our rentals, at 1026 S Grand Ave. A visitor came and fell through a railing and was transported to the hospital. Director Case filed a claim and cc'ed Tim Perrone on this process. Tim Perrone stated that the insurer will send out an adjuster and make determinations.

We are renting a lot at Seager / North streets to Consumers for them to use for equipment and materials space for a new gas line. Gas line to be inserted approximately between North Street and MLK Blvd.

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The Land Bank has partnered with MidMEAC (MidMichigan Environmental Action Council) to apply for a deconstruction grant through EGLE. The Land Bank has been doing deconstruction, but this is a push for more salvaging and repurposing materials. Chairperson Schertzing stated that about 6 year ago, the County through the Treasurer's Office, commissioned Delta Institute, an environmental consultant, to complete a study. They completed a tri-county feasibility study for the supply and demand for deconstruction materials. This effort has a rebirth through MidMEAC. This could be good for the Land Bank and the area.

Director Frischman and Commission Crenshaw were waiting to be admitted to the zoom meeting. Director Case admitted Commission Crenshaw in. Director Frischman was no longer online.

Director Case stated that governmental agencies cannot be in a 401(k), and it appears that we are in a 401, but unsure if it's a "k" or not. Director Case is working with 3 different companies to help us through this. We've contacted a financial attorney with Fraser Trebilcock, per David Stoker at Cohl Stoker. We're working with MERS (Municipal Employees' Retirement System of Michigan) and with Paychex, our current 401 provider/payroll company. The cost to get this straightened out could be costly. When more is known, Director Case will inform the board.

The Land Bank is working on a statement for the antiracism/solidarity movement and conversations that are occurring. Commissioner Slaughter offered to review the draft and give some pointers on the document. Chairperson Schertzing stated that housing is a key area that has been problematic for many historical reasons, and there could be a role for housing in some of these areas.

D. Legal

Tim Perrone stated that the courts are reopening on July 6, 2020, 5 days a week. Currently, we are still waiting on a new hearing date for the land contract forfeiture, and we'll see how that's going to work out with in-person hearings.

4. Limited public comment

None

5. Adjournment

Chairperson Schertzing adjourned the meeting at 4:56pm.