

OCTOBER 19, 2020 REGULAR MEETING

Ingham County Land Bank Zoom Meeting

Virtually Meeting held via Zoom

<https://us02web.zoom.us/j/85894370428?pwd=VU9OSXVBSVdiSnIRWkk4UExTYIR2QT09>

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

Meeting ID: 858 9437 0428

Passcode: 604715

October 19, 2020 – 4:30 p.m.

**CALL TO ORDER**

Chairperson Schertzing called the October 19, 2020 Regular Meeting of the Ingham County Land Bank to order at 4:35 p.m., held virtually in accordance with the Governor's Executive Orders regarding the Open Meetings Act and the Ingham County Health Department's Directives.

Members Present: Schertzing, Grebner, Crenshaw, Slaughter, Frishman

Members Absent: none

Others Present: Tim Perrone, Alan Fox, David Burns, Roxanne Case, William Walker, Bob Pena

**APPROVAL OF THE MINUTES**

MINUTES OF SEPTEMBER 21, 2020 ACCEPTED AND STAND AS PRESENTED.

**ADDITIONS TO THE AGENDA**

None

**LIMITED PUBLIC COMMENT**

William Walker attended and spoke about securing housing for prisoner re-entry facilities. He stated that he is trying to help folks obtain a house and become totally integrated as part of society. Instead of destroying houses, they could be a good rehabilitation program. A house represents the future and could become a good foundation and an investment to call home. Give people a chance. He appreciated the opportunity to speak with the Board.

Bob Pena, candidate for District 10 County Commissioner, and wanted the Land Bank Board to know that he is available to do what he can for the district. He stated that he has some history in Habitat for Humanity chapter and land acquisition. He has some interest in the Bicycle Co-op and Leslie/Kalamazoo Street areas. He thanked the Board for being able to listen in and be available.

1. Commercial

A. Sale Status report

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Commissioner Crenshaw asked about the property on Willow. David Burns stated that this is the 10.5 acres on Princeton and Willow, where the cottages were. The Land Bank is trying to determine a plan of attack for development. Chairperson Schertzing stated that the company that did the development on the north side of School of the Blind campus did not exercise the option years ago for this section. We do not know if they have a future interest in it. Director Case stated that part of the 10.5 acres includes half the Mid-Michigan Leadership Academy track.

### 2. Residential

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

No comment or questions.

#### B. Resolution to Authorize the Sale of 3 Vacant Lots at 1414-1420-1422 Lansing Ave to Meegan Wieczorek

COMMISSION CRENSHAW MOVED TO APPROVE. COMMISSIONER SLAUGHTER SUPPORTED. THE MOTION CARRIED UNANIMOUSLY.

INGHAM COUNTY LAND BANK FAST TRACK AUTHORITY

**RESOLUTION TO AUTHORIZE SALE OF THREE (3) VACANT PARCELS ON  
(1414-1420-1422) LANSING AVE, LANSING TO MEEGAN WIECZOREK**

**RESOLUTION 20-14**

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 (the “Authority”) to exercise those functions; and

WHEREAS, the Ingham County Treasurer, with Ingham County Board of Commissioners approval, has 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 Ingham County Land Bank Fast Track Authority (the "Land Bank"), in its Priorities, Policies, and Procedures document, indicates in Section 7.B.2. that sale of three (3) or more properties to the same buyer within a twelve month period must be approved by the Land Bank Board; and

WHEREAS, no member of the Land Bank Board of Directors nor Land Bank staff has disclosed any direct or indirect personal or financial interest in this matter, and the Land Bank management is unaware of any such conflict of interest.

WHEREAS, the Land Bank received title to the residential improved property at:

Parcel #	Address	Received By:	Year Foreclosed	Funds Used	Sale Price
33-01-01-08-228-231	(1414) Lansing Ave	Local Unit Rejection	2014	Hardest Hit Funds	\$500
33-01-01-08-228-211	(1420) Lansing Ave	Local Unit Rejection	2011	Hardest Hit Funds	\$1000
33-01-01-08-228-201	(1422) Lansing Ave	Purchased	2015	Hardest Hit Funds	\$1000

WHEREAS, Ms. Meegan Wieczorek would like to purchase the three (3) parcels, with the intent to add extra yard space for a garden, eventually build a garage, and possibly in the future, build a new house; and

THEREFORE, BE IT RESOLVED, the Land Bank authorizes its Chairperson or Executive Director to negotiate and execute the transaction of these three (3) parcels to Meegan Wieczorek for the total market rate of \$2500, plus closing costs.

FURTHER, BE IT RESOLVED, property conveyances shall contain a deed restriction clause prohibiting the property’s use of any sexually oriented business as defined by law, medical marijuana business or dispensary, or casino .

AYE: Schertzing, Grebner, Crenshaw, Slaughter, Frischman

NAY: None

Approved 10/19/2020

Absent: none

THE MOTION CARRIED UNANIMOUSLY.

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Commissioner Grebner stated that the resolution lists that a house may be built in the future, and he was requesting clarification on restrictions of lots in regards to rental. He stated that he understands that there are restrictions when using specific funding. Chairperson Schertzing suggested research and discussion of the Priority, Policies, and Procedures in another meeting. He stated that this a different time period compared to 12-15 years ago. Director Case stated that we should revisit all of the restrictions and clauses, and determine if anything needs amending.

- C. Resolution to Authorize the Sale of 9 Properties to Advancement Corporation Housing Development

COMMISSION CRENSHAW MOVED TO AMEND THE LANGUAGE PROVIDED BY LEGAL COUNSEL. COMMISSIONER SLAUGHTER SUPPORTED. THE MOTION CARRIED UNANIMOUSLY.

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Adopted October 19, 2020  
Agenda item #2.C.

INGHAM COUNTY LAND BANK FAST TRACK AUTHORITY

RESOLUTION TO AUTHORIZE SALE OF NINE (9) VARIOUS PARCELS IN LANSING TO  
ADVANCEMENT CORPORATION HOUSING DEVELOPMENT

RESOLUTION 20-15

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 (the "Authority") to exercise those functions; and

WHEREAS, the Ingham County Treasurer, with Ingham County Board of Commissioners approval, has 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 Ingham County Land Bank Fast Track Authority (the "Land Bank"), in its Priorities, Policies, and Procedures document, indicates in Section 7.B.2. that sale of three (3) or more properties to the same buyer within a twelve month period must be approved by the Land Bank Board; and

WHEREAS, no member of the Land Bank Board of Directors nor Land Bank staff has disclosed any direct or indirect personal or financial interest in this matter, and the Land Bank management is unaware of any such conflict of interest.

WHEREAS, the Land Bank purchased title to the residential improved properties in fall 2020 at the following:

	Parcel #	Address	Purchase Price
1	33.01.01.05.182.141	1519 Biltmore	\$9,431.16
2	33.01.01.06.127.231	3017 Sheffer St	\$5,748.14
3	33.01.01.10.354.162	909 E Saginaw St	\$21,085.41
4	33.01.01.14.151.181	217 N Fairview Ave	\$25,105.86
5	33.01.01.15.452.031	409 Clifford St	\$6,191.31
6	33.01.01.17.401.501	1233 W Michigan Ave	\$10,453.65
7	33.01.01.17.401.511	Lot (1235) W Michigan Ave	\$1,725.00
8	33.01.01.22.252.021	1107 Bensch St	\$10,127.20
9	33.01.05.08.280.011	1001 W Edgewood	\$18,950.78
			\$108,818.51

WHEREAS, Advancement Corporation Housing Development (ACHD), a non-profit arm of Metro Lansing Poor People's Campaign (MLPPC) would like to purchase the nine (9) parcels, with the intent to renovate and rent out in order to help people with housing. ACHD intends to use Section 8 Vouchers through the Lansing Housing Commission to help very low income residents gain housing. ACHD implements a variety of programs and local partnerships to address the needs of poor, disenfranchised, and marginalized communities. The MLPPC currently is working on a list of initiatives that aims to improve lives in the areas of criminal justice, affordable housing, advocating for living wages, community organizing, urban farming/food sovereignty, easily accessible mental health services, business development, affordable healthcare advocacy, training, education, and more; and

THEREFORE, BE IT RESOLVED, the Land Bank authorizes its Chairperson or Executive Director to negotiate and execute the conveyance of these nine (9) properties to Advancement Corporation Housing Development for the price of \$ 108,818.51, plus all closing costs.

FURTHER, BE IT RESOLVED, the property conveyances shall contain a reverter clause requiring an occupancy permit to be obtained within 12 months, and requiring each property to be used for eligible low-income housing, Section 8 housing, or other programs, and remain as low-income housing for a period of 5 years. Each conveyance shall also contain a deed restriction prohibiting the property's use for any sexually oriented business as defined by law, medical marijuana business or dispensary, or casino.

COMMISSIONER CRENSHAW MOVED TO AMEND THE LANGUAGE PROVIDED BY LEGAL COUNSEL. COMMISSIONER SLAUGHTER SUPPORTED

AYE: Schertzing, Grebner, Crenshaw, Slaughter, Frischman      NAY: None      Approved 10/19/2020 as Amended

Absent: none

THE MOTION CARRIED UNANIMOUSLY.

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Director Case explained that these are properties that were foreclosed in 2020. The Treasurer's Office and the Land Bank intends to sell them to Advancement Corporation Housing Development to help provide much needed low-income housing. Discussion ensued on discuss the reverter and deed restriction language and refine it further. Commissioner Crenshaw asked if ACHD knew about the 12-month reverter. Director Case clarified that ACHD does know about the reverter, and that their goal is to complete renovations and get families into the homes by the end of January 2021. Commission Grebner was concerned about making sure that the occupants are initially eligible, so that we don't trip people up later on in the process if the occupant's status changes. Tim Perrone provided some suggestions (that are reflected in the above resolution.)

### 3. Administration

#### A. Accounts Payable – August 2020

Accepted and on file.

#### B. Budget 2021 Proposal – October draft

Director Case stated that this is the first draft, and believes that it's is a fairly good budget, with just a little tweaking needed. The goal is to adopt the budget in November.

#### C. Communications Narrative

MERS attended a Land Bank Staff meeting on 10/6/20 and discussed options for contribution into a 457 Retirement Plan, in preparation of implementation.

Working through an insurance claim at 1026 S Grand Ave, Lansing. Commissioner Crenshaw asked what the status was of this claim. Director Case and Tim Perrone stated that MMRMA has suggested a settlement. We agreed, so MMRMA is contacting the injured party with the information.

Michael Andrick, Land Bank Property Specialist, is working on preparing property lists for snow removal contractors.

Demolition of the Bell Oak General Store is tentatively scheduled for 10/19/20, awaiting electric disconnect and confirmation.

Land Bank 15<sup>th</sup> Anniversary is coming up, November 1<sup>st</sup>. A celebration will be delayed until next year. Current plans to promote and announce will be the 3<sup>rd</sup> week in November, a couple weeks after the election. Press release, flyers, emails, etc.

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Land Bank is working towards eliminating rentals at Eden Glen Condominiums.

2 new Americorps members coming on board at the end of October. This will help our Garden Program flourish for the next year!

### D. Legal

Tim Perrone stated that we finally received notice from District Court on the Land Contract forfeiture on Maple Street. It isn't set for a hearing, but rather for a pre-trial through zoom with a judge. It remains to be seen if the tenant shows up, and we'll discuss with the court then. Tenant hasn't paid in years.

### 4. Limited public comment

None

### 5. Adjournment

ADJOURNMENT WAS MOVED BY COMMISSION GREBNER AND SUPPORTED BY COMMISSION SLAUGHTER.

Chairperson Schertzing adjourned the meeting at 5:05pm.