

NOVEMBER 16, 2020 REGULAR MEETING

Ingham County Land Bank Zoom Meeting

Virtually Meeting held via Zoom

<https://us02web.zoom.us/j/83917614904?pwd=eG1aYTJlVldDSjJEM2hzck9yNmp4dz09>

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

Meeting ID: 839 1761 4904

Passcode: 453707

November 16, 2020 – 4:30 p.m.

CALL TO ORDER

Chairperson Schertzing called the November 16, 2020 Regular Meeting of the Ingham County Land Bank to order at 4:31 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, Frischman

Members Absent: none

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

APPROVAL OF THE MINUTES

MINUTES OF OCTOBER 19, 2020 ACCEPTED AND STAND AS PRESENTED.

ADDITIONS TO THE AGENDA

None

LIMITED PUBLIC COMMENT

None

1. Commercial

A. Sale Status report

David Burns stated there will most likely be a purchase agreement extension for the former Pleasant Grove School property. The Developer is not moving as quickly as we'd like, but none the less, is progressing. It's a large project, and is going to take time. On the former Deluxe Inn site, we are requesting an extension for the Brownfield Authority Reimbursement Agreement for environmental and pre-development work.

Mr. Perrone stated that the property on North St doesn't look like it's in use any longer and wondered if we were going to put it back on the market. David Burns stated that it may be better to hold it and put it on the market when the bottling plant property has action on site.

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2. Residential

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

David Burns stated that another rental in the Eden Glen Condominium complex has recently been eliminated. Land Bank will most likely renovate it and put it up for sale in the next few months. We're down to 9 units owned by the Land Bank.

3. Administration

A. Accounts Payable – October 2020

Accepted and on file.

B. Budget 2021 Final Proposal – to be approved with Public Notice

Director Case stated that a Public Notice was inserted into the Nov 11th City Pulse for a public hearing. She stated that it is a good budget and unless the virus changes our processes, the Land Bank should be in decent shape in 2021. Director Case stated that John Krohn who is the Garden Coordinator and Vacant Lot Sales person did a really good job of catching up from being delayed due to Covid. We sold a good amount of vacant lots this year. We are currently staking for-sale signs on lots, and that helps the sales process.

COMMISSIONER GREBNER MOVED TO ACCEPT THE BUDGET FOR 2021 AND SUPPORTED BY COMMISSIONER SLAUGHTER. THE MOTION CARRIED UNANIMOUSLY.

C. Board of Directors' Meeting Schedule 2021 draft

Director Case stated that she mimicked the 2020 schedule, but the 3rd Monday in January is a holiday, Martin Luther King Day. The first meeting in January is our annual meeting. Commissioners, in general, were open to the draft. Commissioner Crenshaw stated that he would check on the 2021 County Commissioners' Meeting Schedule and then we can compare and discuss in December's meeting. Director Frischman stated that Mondays were tough for her, and 4:30pm is hard as well, but if it worked for everyone else, she would manage it. Chairperson Schertzing suggested to tentatively list the January meeting on Thursday, January 28, 2021. We would skip the month of February.

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D. Communications Narrative

MERS 457 - The contributions to the 401(k) were frozen on 10/30/20, and the 457 contributions began 10/31/20. Fraser Law has submitted documentation to the IRS for corrective action. Approval or disapproval from the IRS may take 2-12 months to receive.

Demolition of the Bell Oak General Store was completed on 10/26/20. Yay! Both neighbors are interested in purchasing, so it will be sold off, most likely in 2021, after EGLE has completed all their paperwork.

Land Bank 15th Anniversary was November 1st. Digital and hard copies of accomplishments will be emailed/mail out during the week of November 16th, along with a press release and a story in the City Pulse November 18th edition.

414 Baker St – developer has contacted the Land Bank to request a reverter extension. We are working on an addendum to accommodate.

MidMEAC (Mid-Michigan Environmental Counsel) has partnered with several entities, including the Land Bank, for a deconstruction grant through EGLE for C&D Waste Diversion, Salvage, and Reuse Project in MidMichigan. The application request was for \$549,633; EGLE has tentatively given approval for \$100,000. The Land Bank will be involved with segments of the grant, in conjunction with demolitions. Chairperson Schertzing stated that there is a possibility that there will be a second phase of funding. This grant application goes back to a 5-6 year old study that Delta Institute completed and has helped this process move along.

Director Case stated that she reached out to the County Health Department to offer the Land Bank Office grounds for more testing space. Due to the way you can drive in one gate and exit another, it could be an option for pop-up testing. Jeff Davis from the Health Dept came out today and checked out the office property, and they'll let us know if it works.

E. Legal

Tim Perrone stated that we had a pre-trial zoom conference for the Land Contract forfeiture where the Court then scheduled a future hearing. The tenant showed up at the Land Bank to make the call into the zoom session with the courts. Another one of our Land Contract purchasers' filed chapter 13 bankruptcy. Mr. Perrone reached out to the attorney and is waiting to hear back from them as to what they're planning on doing under the land contract.

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4. Limited public comment

None

Chairperson Schertzing discussed a book called, *The Color of Law*, by Richard Rothstein. This book has been discussed in housing conferences and organizations. He has bought extra copies and would like to share if anyone was interested. It is a fairly compelling read about segregation of housing and the United States Government. Commissioner Slaughter stated that he has read it and believes it is a good book and very eye opening.

Director Case asked Commissioner Slaughter how the Racial Equity Taskforce was going. Commissioner Slaughter stated that the kickoff meeting is this Thursday, Nov 19th, on zoom, and they're just having level setting conversations and getting members acclimated to each other.

Commissioner Slaughter asked Chairperson Schertzing to send out the article about Ann Arbor passing a housing trust mileage; it would be interesting for us all to read.

5. Adjournment

Chairperson Schertzing adjourned the meeting at 4:56pm.