

DECEMBER 21, 2020 REGULAR MEETING

Ingham County Land Bank Zoom Meeting

Virtually Meeting held via Zoom

<https://us02web.zoom.us/j/84765650186?pwd=eUZDTG5CT0N6WVFMcmNHWGRmWjZXdz09>

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

Meeting ID: 847 6565 0186

Passcode: 637142

December 21, 2020 – 4:30 p.m.

CALL TO ORDER

Chairperson Schertzing called the December 21, 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 NOVEMBER 16, 2020 ACCEPTED AND STAND AS PRESENTED.

ADDITIONS TO THE AGENDA

None

LIMITED PUBLIC COMMENT

None

1. Commercial

A. Sale Status report

Brief discussion regarding list.

Chairperson Schertzing discussed the topic of a lawsuit that has named Ingham County, Ingham County Treasurer, City of Lansing, and Ingham County Land Bank. This lawsuit, by the former owner, pertains to the old bottling plant on N. Grand River Ave. We've turned that over to MMRMA and they are assigning legal counsel. This is a continuation of a series of possible lawsuits in regards to the Rafaeli case that went to the Supreme Court in July 2020. Tim Perrone clarified that there is a claim of an unconstitutional taking of the excess proceeds. Lawsuit requests to get inside to complete an appraisal for their evaluation, and bailment for the personal property. More information will be shared as it comes available.

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2. Residential

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

Brief discussion about the list. Chairperson Schertzing shared good stories about the folks that he has met during the closings of all our lot sales. It's good to see these people and their conditions made better by the selling of lots. The sales are allowing for more yard space and the elimination of shared drives, and in general, improve the richness of the different citizens in Lansing. Director Case stated that kudos goes to John Krohn and David Burns who have worked hard at selling lots this past year, in spite of the pandemic. Michael Andrick posts our signs, and these signs really have a good impact in the sales.

B. Resolution to Authorize a Return of Some or All Properties Acquired in Resolution 20-15

COMMISSIONER CRENSHAW MOVED THE RESOLUTION. SUPPORTED BY COMMISSIONER SLAUGHTER.

INGHAM COUNTY LAND BANK FAST TRACK AUTHORITY

RESOLUTION TO AUTHORIZE A RETURN OF SOME OR ALL OF THE PROPERTIES
ACQUIRED IN RESOLUTION 20-15

RESOLUTION 20-16

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; and

WHEREAS, the Land Bank acquired under the County's local option residential improved properties 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	33.01.01.22.252.021	1107 Bensch St	\$10,127.20
8	33.01.05.08.280.011	1001 W Edgewood	\$18,950.78

WHEREAS, the redevelopment opportunities and funding options have shifted for certain properties and a need to minimize Land Bank carrying costs; and,

THEREFORE, BE IT RESOLVED, the Land Bank authorizes its Executive Director to prepare deed(s) for some or all of the properties to return them prior to December 31, 2020, to the Treasurer's tax foreclosure process.

AYE: Schertzing, Grebner, Crenshaw, Slaughter, Frischman NAY: None Approved 12/21/2020

THE MOTION CARRIED UNANIMOUSLY.

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Chairperson Schertzing explained that the non-profit ACHD's money situation has changed, and it is unsure which ones, if any, of the 8 properties that they could acquire by the end of the year. This resolution unwinds some or all of the transactions to help unburden the Land Bank with possible carrying costs. ACHD had to re-deploy some of their assets to other projects.

Director Case stated that Land Bank staff have inspected the properties to determine whether to hold them or return them to the Treasurer. With the pandemic and low funding sources and capabilities, the Land Bank needs to be careful with our dollars, and the wisest move may be to return them. The Land Bank is required to report sales to each municipality before the end of the year so we have a deadline looming.

Tim Perrone pointed out that one of the properties, at 217 N Fairview, is subject to a federal lawsuit. Someone attempted to get an injunction against the sale of that property.

Commissioner Slaughter asked for clarity of ACHD's understanding of the process. Chairperson Schertzing stated that we believe we expressed the challenge of the cost of carrying the properties after the end of the year. If the properties are returned, most likely they will be auctioned off. Director Case stated that an option for ACHD would be that the Land Bank would hold them but the carrying costs would be charged to them. She plans to reach back out to ACHD to confirm, and will let the Board know of the decisions made.

3. Administration

A. Accounts Payable – November 2020

COMMISSIONER SLAUGHTER MOVE TO ACCEPT. DIRECTOR FRISCHMAN SUPPORTED. Accepted and on file.

B. Board of Directors' Meeting Schedule 2021 draft

Discussion ensued. It was agreed to leave the meetings on Mondays but change the time to 5pm, except for the January 28th annual meeting, which will be held at 4:30pm.

C. Communications Narrative / Executive Director's Report

Brief discussion.

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D. Legal

Tim Perrone stated that we finally had a hearing and obtained a judgment on the Land Contract forfeiture. The eviction date was extended to April 2, 2021 to allow for more time for moving.

Mr. Perrone prepared a reverter extension for the Land Bank for the property at 414 Baker Street. Mr. Max Boortz has had delays in renovations but is making progress.

There is an extension for the open meetings act until the end of March, and then we can make a decision about meeting remotely or face to face.

4. Limited public comment

None

Commissioner Crenshaw stated that the City of Lansing announced that DeLisa Fountain has been appointed Director of Neighborhood and Community Engagement, replacing Andi Crawford. DeLisa has worked for the City of Lansing since 2014.

Chairperson Schertzing shared the news about a new software database that the Treasurer, City of Lansing, and the Land Bank will be using soon. It will be a good tool that's fairly robust about sub-neighborhood levels, occupancy, and possible housing trends.

Director Frischman is looking for an administration assistant for the Assessor's Office. If you know of anyone, please refer them to the City's website.

5. Adjournment

Chairperson Schertzing adjourned the meeting at 5:11pm.