

OCTOBER 20, 2021 REGULAR MEETING

Ingham County Land Bank

3024 Turner St, Lansing, MI

October 18, 2021 – 5:00 p.m.

In-person and virtually via Zoom

<https://us02web.zoom.us/j/82972156347?pwd=OXR5WFNQRnMVdsdncxMEMwbkJKdz09>

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

Meeting ID: 829 7215 6347

Passcode: 193893

CALL TO ORDER

Commission Grebner called the October 18, 2021 Regular Meeting of the Ingham County Land Bank to order at 5:00 p.m., held in-person at the Ingham County Land Bank Office and virtually via Zoom.

Members Present: Schertzing (late), Grebner, Crenshaw, Slaughter, Frischman (virtually challenged)

Members Absent: none

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

APPROVAL OF THE MINUTES

MINUTES OF SEPTEMBER 20, 2021 ACCEPTED AND STANDS AS PRESENTED.

ADDITIONS TO THE AGENDA

None

LIMITED PUBLIC COMMENT

Commissioner Pena gave an update on the Bike Co-op at 1715 E Kalamazoo. He stated that it is a great community space, and that he appreciated what the Land Bank has done there. It is open a couple days during the week and residents really like the services.

1. Commercial – Multi-Family

A. Sale Status report

David Burns briefly discussed that City of Leslie properties, and that we're working on a purchase agreements with Leslie and with a developer. Commissioner Grebner asked about the size of the properties. Mr. Burns stated that it's all total about 20 acres. Mr. Burns also mentioned that a Request for Proposal was going out for this week on 10.56 acres for development opportunities at the former School of the Blind property.

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2. Residential

A. List of Properties - Sold & In Progress, September 2021

Brief discussion. David Burns stated that the Land Bank received two former rental condominiums at Eden Glen and we planned to renovate them and put them up for sale. Commissioner Crenshaw asked about the costs of renovation. Mr. Burns stated that they would be about \$30,000 in renovations, and that the sales rate would be in the mid-seventies.

B. Resolution to Authorize the Sale of a Vacant Parcel at (316) W Cesar E Chavez to Capital Area Housing Partnership

COMMISSIONER CRENSHAW MOVED THE RESOLUTION. SUPPORTED BY COMMISSIONER SLAUGHTER.

INGHAM COUNTY LAND BANK FAST TRACK AUTHORITY

**RESOLUTION TO AUTHORIZE SALE OF A VACANT PARCEL AT (316) W CESAR E CHAVEZ TO
CAPITAL AREA HOUSING PARTNERSHIP**

RESOLUTION 21-17

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, 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 Ingham County Land Bank Fast Track Authority (the "Land Bank"), in its Priorities, Policies, and Procedures document, indicates in Section 7.A.2. that sale of any property, in the hands of the transferee which will be exempt from property taxes, must be approved by the Land Bank Board; and

WHEREAS, the Land Bank received title to the residential improved property at (316) W Cesar E Chavez (W Grand River Ave), Lansing (# 33-01-01-09-329-24) in 2012, and was subsequently deconstructed through Zero Day Construction and Development, a company that pursued workforce training with veterans; and

WHEREAS, Capital Area Housing Partnership (CAHP) just finalized the purchase of the vacant parcel next door at (306) W Cesar E Chavez Ave, where a house had burned, and would like to purchase the Land Bank parcel to build a small multi-unit affordable housing in 2022-2023.

THEREFORE, BE IT RESOLVED, the Land Bank authorizes its Chairperson or Executive Director to negotiate and execute the transaction of this parcel to Capital Area Housing Partnership for the total market rate of \$3500 plus closing costs.

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

AYE: Grebner, Crenshaw, Slaughter

ABSENT: Schertzing, Frischman

NAY: None

Approved 10/18/21

THE MOTION CARRIED UNANIMOUSLY.

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Brief discussion. Commissioner Crenshaw asked about the location of the lot. Tim Perrone stated that it was between N. Grand River Ave and Walnut St. Director Case clarified that it was between the multi-unit building and the Romario's store on the north side of the street.

3. Administration

A. Accounts Payable – September 2021

Accepted and on file.

B. Budget – final

Commissioner Grebner asked if this was a public hearing. Director Case stated that a public notice was inserted into the City Pulse to announce the opportunity for the public to speak about the budget. Tim Perrone confirmed that the meeting needed to be opened up to a public hearing. Commissioner Grebner opened the public hearing to hear any comments from the public. There were no comments in person or virtually, and therefore, Commissioner Grebner closed the public hearing.

Director Case stated that the Garden Program needs a new tractor. The Land Bank has outgrown the current one, and it is getting old. The new one would be 0% financing and the current one would be sold to help cover costs. The tractor is used tremendously in the gardens and helping folks to fresh food resources. Director Case also confirmed that the Lawn/Snow line item was increased per Commission Crenshaw's previous request. The Property Sales lines increased in anticipation of a couple house sales, so the net is currently slated to be \$2634 above budget.

COMMISSIONER CRENSHAW MOVED TO ACCEPT THE BUDGET FOR 2022 AND SUPPORTED BY COMMISSIONER SLAUGHTER. THE MOTION CARRIED UNANIMOUSLY.

C. Communications Narrative / Executive Director's Report

Commissioner Crenshaw asked about the escrowed funds for the sale of 1700 Illinois Ave. David Burns stated that it was a no-interest bearing account. Commission Crenshaw asked what the timeframe was. David Burns stated that it was limited to 18 months.

D. Legal

Tim Perrone stated he assisted Land Bank staff on legal documents for the property on 1700 Illinois Ave, and advised staff on the pursuit of a quit claim deed for clear title for the new owner.

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4. Limited public comment

None in-person or virtually

5. Announcements, Comments, or other Questions

None

6. Adjournment

Accepted.

THE MOTION CARRIED UNANIMOUSLY.

Commissioner Grebner adjourned the meeting at 5:24pm.

Next meeting on November 15, 2021, at 5pm at the Land Bank office.