

September 19, 2022 REGULAR MEETING

Ingham County Land Bank  
3024 Turner St, Lansing, MI  
September 19, 2022 – 4:45 p.m.

In-person and virtually via Zoom

<https://us02web.zoom.us/j/85309446766?pwd=blpET2J3ZGtjT3RvaFpNdGVybUZhdz09>

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

Meeting ID: 853 0944 6766

Passcode: 415652

**CALL TO ORDER**

Chairperson Fox called the September 19, 2022 Meeting of the Ingham County Land Bank to order at 4:45 p.m., held in-person at the Ingham County Land Bank Office and virtually via Zoom.

Members Present: Fox, Grebner, Crenshaw, Slaughter

Members Absent: Frischman

Others Present: Tim Perrone, Melissa McKimmy, Roxanne Case, Commissioner Robert Pena, MALB Executive Director Eric Schertzing

**APPROVAL OF THE MINUTES**

MINUTES OF AUGUST 15, 2022 ACCEPTED AS SUBMITTED.

**ADDITIONS TO THE AGENDA**

Introduction of new staff at the Land Bank (though the Limited Public Comment section.)

**LIMITED PUBLIC COMMENT**

Director Case introduced Melissa McKimmy as Land Bank's new Construction Grant Administrator. Ms. McKimmy introduced herself and stated that she has worked for Ingham County Land Bank previously as the Garden Coordinator and also previously with the Ingham County Treasurer's Office under Eric Schertzing. She has been with other companies that have interacted with the Land Bank such as Delta Institute and Michigan Energy Options. The Board and those in the room introduced themselves, as well. Welcome Melissa!

Eric Schertzing spoke about the Reclaiming Vacant Properties conference that was held in Chicago, on September 7-9, 2022. David Burns and Michael Andrick from the Land Bank attended. Mr. Schertzing stated that during the conference's National Land Bank Network, Ingham County Land Bank's Garden Program was featured. It was a very nice feature, and highlighted several parts of the Program.

Commissioner Pena stated that Capital Area Human Services is potentially thinking about housing, and may be rehabilitating a structure in Owosso. So he may look to the Land Bank on guidance on the project.

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### 1. Commercial – Multi-Family

#### A. Sale Status report

Brief discussion. Director Case stated that the tentative development on Norwood has been delayed due to Delhi Township declining the zoning change request. It will be appealed with more information and details. A resolution will be submitted in the next couple months to sell the property for development, if all goes as planned.

Commissioner Crenshaw asked about the Worthington Place property, and what progress has been made. Director Case stated that the developer, Richard Floyd, has had some delays in financing, and therefore, the sale has been delayed. The Land Bank Board has already approved the sale through a resolution back in November 2021, which went along with the resolution to sell the other parcels to the City of Leslie for the water tower installation. Although it's been a slow process, the development is still in progress.

### 2. Residential

#### A. List of Properties – August 2022

Brief discussion. Director Case stated that there was a delay in demolitions due to permitting by the City of Lansing. Those have now been approved, therefore the Contractor is submitting their 10-day notices to EGLE, and will begin hazardous materials abatement soon. Commissioner Crenshaw asked if the Land Bank had notified the Commissioners of the demolitions, as we have always done in the past. Director Case stated that she will double check with staff (Michael Andrick) and make sure that emails were sent out to Commissioners, and that it could even be conveyed again since it's been such a long process. Commissioner Pena asked about the list of demolitions. Director Case stated that the email to Commissioners is just informational so that each Commissioner is prepared to speak about it, if one of their constituents asks.

Chairperson Fox stated that just recently the State Land Bank has announced demolition funds that we can apply for. This will be part of Ms. McKimmy's responsibility to help apply for funds. The allocation is for specific projects and the demolition & development of the old Leslie High School is a priority.

Commission Slaughter asked about the Parade of Homes and the Pattengill renovation. Director Case stated that the Parade was this past weekend, September 14-18. The Parade of Homes is managed by the Home Builders Association, and tickets were sold for \$10. A percent of ticket sales goes to a list of charities. Small amount of people arrived on Wednesday and Thursday. None on Friday. On Saturday, we had 35 folks and Sunday was about 20-25. The point of the Land Bank being in this event is for exposure to help folks understand what the Land Bank does. The Pattengill house was the only renovation and the only one in Lansing; the rest were large new constructions in Williamston and other areas outside of Lansing. Director Case will provide the lockbox, if you wish to check it out.

3. Administration

A. Accounts Payable – August 2022

Accepted and on file.

B. Budget 2023 draft

Director Case stated that this is a draft, and that the budget is just breaking even. The budget does include the MEDC RAP grant funds that was just awarded to us, along with \$2MM from the Housing Trust Fund monies for row housing on the corridors. She reminded the Board that the County Commissioners' resolution to add an extra \$300,000 expires this year, and is not included in the 2023 budget. The Land Bank plans to seal and repair the parking asphalt around the Land Bank Office building; this is included in the budget. The Line of Credit has been paid down and is in decent shape.

Commission Crenshaw asked about the Return of Excess Proceeds – Rafaeli line item. Director Case stated we've plugged a number in this line item, in case we have to repay sale proceeds due to the courts requirement of going retroactive and returning excess monies. Chairperson Fox stated that there are several different lawsuits that are going back 8 years, which could have an impact on monies. Excess proceeds haven't been tracked because there was no reason to, so having an exact amount in the budget isn't feasible at this point. Mr. Perrone stated that the scope of the exposure in the federal courts is not just for the excess proceeds but also looking at the fair market value and this brings on an entirely different dimension in the process.

C. Communications Narrative / Executive Director's Report

Director Case stated that the Land Bank was awarded \$1MM in MEDC RAP funds. This was an application in partnership with the City of Lansing. There were other entities that were included in the joint application, such as Capital Area Housing Partnership for the Walter French building. Although, it was submitted as one large application, we each provided individual applications, and the MEDC awarded per those individuals. The Land Bank received funding for the row houses that are being planned on the corridors of Saginaw, MLK, and Pennsylvania.

Commissioner Slaughter stated that there is funding coming out for housing sustainability, and that he would forward that along. Director Case stated that the Housing Trust Fund is most likely going to match some of those funds to help with energy efficiency in home renovations.

Chairperson Fox stated that many federal and state funds are still planned for disbursement, and so the Housing Trust Fund has hired a person to help with grants and grant writing.

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D. Legal

Mr. Perrone stated that there is nothing to report, and that most of the Land Contract issues have been cleared up. Director Case stated that David Burns has worked hard on the Land Contracts and has done a great job in this process.

4. Limited public comment

None

5. Announcements, Comments, or other Questions

Mr. Perrone noticed that the MALB conference coincides with the next Board meeting. We will still plan to have it since we need to approve the 2023 budget.

6. Adjournment - accepted. THE MOTION CARRIED UNANIMOUSLY.

Chairperson Fox adjourned the meeting at 5:21pm.

Next meeting on October 17, 2022, at 4:45pm at the Land Bank office.