

October 17, 2022 REGULAR MEETING

Ingham County Land Bank

3024 Turner St, Lansing, MI

October 17, 2022 – 4:45 p.m.

In-person and virtually via Zoom

<https://us02web.zoom.us/j/86236854222?pwd=T3Mvd1Q1Z0FPSjRyeXZFa0dqa3VYUT09>

Meeting ID: 862 3685 4222

Passcode: 163863

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

**CALL TO ORDER**

Commissioner Grebner called the October 17, 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 (virtually), Grebner, Crenshaw, Slaughter, Frischman

Members Absent: none

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

**APPROVAL OF THE MINUTES**

MINUTES OF SEPTEMBER 19, 2022 ACCEPTED AS SUBMITTED.

MINUTES OF SEPTEMBER 27, 2022 ACCEPTED AS AMENDED.

**ADDITIONS TO THE AGENDA**

2B. Resolution to Authorize to Enter into a MSHDA Mod Housing Production Agreement (Bluesheet)

**LIMITED PUBLIC COMMENT**

None

1. Commercial – Multi-Family

A. Sale Status report

Brief discussion.

2. Residential

A. List of Properties – September 2022

Brief discussion. Director Case stated that we had several offer on 2701 Pattengill Ave, and accepted an affordable sales price.

B. Resolution to Authorize to Enter into a MSHDA Mod Housing Production Agreement (Bluesheet)

COMMISSIONER GREBNER MOVED THE RESOLUTION. SUPPORTED BY COMMISSIONER CRENSHAW.

**INGHAM COUNTY LAND BANK FAST TRACK AUTHORITY  
RESOLUTION TO AUTHORIZE TO ENTER INTO A MICHIGAN STATE HOUSING  
DEVELOPMENT AUTHORITY MODULAR CONSTRUCTION AGREEMENT**

**RESOLUTION 22-10**

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; and

WHEREAS, the Land Bank is applying for Michigan State Housing Development Authority (MSHDA) funds for the purpose of creating modular construction within the City of Lansing and Ingham County. Plans are to apply and obtain funding to construct several homes for as long as funding is available; and

WHEREAS, the current funding provides a sum of not to exceed \$210,000 per unit, and

WHEREAS, these functions fall under the mission and policies of the Ingham County Land Bank; and

WHEREAS, the Land Bank lists below the possible parcels that would be a good fit for modular placement:

	Parcel #	Address	Year Acquired	Received by
1	33-01-01-14-357-211/201	500-504 Fairview St	2014/2010	Local Unit Rejection/Purchase Tax Frc
2	33-01-05-06-201-321	Midwood St	2022	Donation
3	33-01-05-06-201-331	Midwood St	2022	Donation
4	33-01-01-31-402-068	(4318) Ingham St	2014	Local Unit Rejection
5	33-01-01-32-351-352	(2101) Reo Rd	2014	Local Unit Rejection
6	33-01-01-20-451-011	(1637) Pattengill Ave	2019	Swap-Tax Frc
7	33-01-01-34-229-051	(1905) Rex St	2007	Purchase-Tax Frc (in Brownfield 242)
8	33-01-01-34-229-045	Rex St	2016	Local Unit Rejection (in Brownfield 242)

THEREFORE, BE IT RESOLVED, the Land Bank authorizes its Chairperson or Executive Director to enter into an Agreement under the MSHDA Mod Program.

AYE: Grebner, Crenshaw, Slaughter, Frischman      ABSENT: Fox      NAY: None      Adopted 10/17/22

MOTION APPROVED UNANIMOUSLY.

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Director Case stated the Land Bank is applying for MSHDA grant funds to construction modular housing. This grant application is the FY23 MSHDA Mod Program. The application is due October 21, 2022. Director Case explained the process that the Land Bank will go through including earthwork, concrete, utility hookups, connections, etc. These are single-family units. Review and inspections of vacant parcels were completed; there are only certain properties that modular will be fit for, due to power lines and other obstructions for setting and placing the house.

Member Frischman asked about the buyer and if they need to be income qualified. Director Case wasn't sure, and she will investigate and let everyone know.

### 3. Administration

#### A. Accounts Payable – September 2022

Accepted and on file.

#### B. Budget 2023 draft

Brief discussion. Not adopted due to no Public Notice submitted. Budget approval will be delayed until the November 21, 2022 meeting after a Public Notice has been submitted.

Member Frischman asked about the Blight Elimination Program. Director Case stated that funds are being funneled through the State Land Bank totaling \$21,550,000. Ingham is in a Prosperity Region with Eaton and Clinton counties. The 3 counties together will receive up to \$1,077,500. We have met with Eaton County to discuss funds, and Treasurer Fox has reached out to Clinton County. Treasurer Fox explained that there will be 2 rounds, and we could apply for funds in the 2<sup>nd</sup> round if needed. Land Banks have the first dibbs on the funds. We would like to use the funds on demolition of the old Leslie High School, and may be 2 houses that need razed. Eaton County also has 2 structures to demolish.

#### C. Communications Narrative / Executive Director's Report

Director Case pointed out the section on the National Community Stabilization Trust (NCST). NCST is basically a middleman between the mortgage foreclosure institutions and non-profits, Land Banks, and developers. NCST has the capability of turning properties around in a quick-time period and at a discounted rate. These are properties that the Land Bank would not be privy to until it went to auction or out on the open market at a higher rate. The Land Bank could have the opportunity to purchase properties that may be residential improved, commercial, or vacant land, which could be beneficial if it's adjacent to a development or next to land that's being foreclosed. The Land Bank would like to have authorization under specific circumstances and/or conditions to purchase quickly.

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Commissioner Slaughter asked about the MOU with Habitat for Humanity Capital Region. Director Case stated that both entities have the same mission of creating affordable housing, and that Habitat has a pipeline of people waiting for housing. Habitat has the workforce volunteers that make it less costly to create, and so we're partnering together to move forward on building together.

D. Legal

Mr. Perrone stated that there was nothing to report.

4. Limited public comment

Commissioner Pena asked if the Land Bank and the Housing Commission work together. Director Case stated that both entities do work together. Currently, Ingham County Housing Commission manages the Land Bank's rentals, and that we worked together on housing-related issues.

5. Announcements, Comments, or other Questions

None

6. Adjournment - accepted. THE MOTION CARRIED UNANIMOUSLY.

Commissioner Grebner adjourned the meeting at 5:25pm.

Next meeting on November 21, 2022, at 4:45pm at the Land Bank office.