

November 21, 2022 REGULAR MEETING

Ingham County Land Bank
3024 Turner St, Lansing, MI
November 21, 2022 – 4:45 p.m.

In-person and virtually via Zoom

<https://us02web.zoom.us/j/83175074610?pwd=Kzg4ZVJFWDBFOHVhaGcvNEFXdkNrdz09>

Meeting ID: 831 7507 4610

Passcode: 388386

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

CALL TO ORDER

Chairperson Fox called the November 21, 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, Frischman

Members Absent: Slaughter

Others Present: Tim Perrone, David Burns, Roxanne Case, Commissioner Robert Pena

APPROVAL OF THE MINUTES

MINUTES OF OCTOBER 17, 2022 ACCEPTED AS SUBMITTED.

ADDITIONS TO THE AGENDA

None

LIMITED PUBLIC COMMENT

None

1. Commercial – Multi-Family

A. Sale Status report

Brief discussion. David Burns pointed out the poster boards in the corners of the conference room, showing drafts of the developments of row houses and the bottling plant.

2. Residential

A. List of Properties – October 2022

Brief discussion. Director Case noted the Avalon all-electric home under contract, along with dates of demolitions that have occurred. David Burns noted the sale of 2701 Pattengill.

B. Resolution to Authorize the Engagement in the Blight Elimination Program through the State Land Bank Authority

COMMISSIONER CRENSHAW MOVED THE RESOLUTION. SUPPORTED BY COMMISSIONER GREBNER.

INGHAM COUNTY LAND BANK FAST TRACK AUTHORITY

**RESOLUTION TO AUTHORIZE THE ENGAGEMENT IN THE BLIGHT ELIMINATION PROGRAM
THROUGH THE STATE LAND BANK AUTHORITY**

RESOLUTION 22-11

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, Ingham County is in Prosperity Region 7 according to the State of Michigan, where we are to share \$1,077,500 with Eaton and Clinton counties; and

WHEREAS, the Land Bank is applying for Blight Elimination funds through the State Land Bank Authority (SLBA) for the purpose of demolishing structures that are dilapidated and past their life cycle for renovation. Plans are to obtain funding to demolish the old Leslie High School and possibly 2-3 residential improved structures. The end-goal is to develop the High School property into housing and the same for the vacant lots if possible; and

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

AYE: Fox, Grebner, Crenshaw, Frischman ABSENT: Slaughter NAY: None Adopted 11/21/22

MOTION APPROVED UNANIMOUSLY.

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Chairperson Fox explained that the State Land Bank Authority with the Michigan Association of Land Banks received blight elimination funds. Each Prosperity Region gets a piece of it so we are sharing our piece with Eaton and Clinton counties. We are working out the division of the shared funds. We anticipate the portion that Ingham will receive, will cover the cost of the demolition at the old Leslie High School, and we are submitting this resolution for the application process.

- C. Resolution to Authorize the Participation in the National Community Stabilization Trust's REO Acquisition Program

COMMISSIONER CRENSHAW MOVED THE RESOLUTION. SUPPORTED BY COMMISSIONER GREBNER.

INGHAM COUNTY LAND BANK FAST TRACK AUTHORITY
RESOLUTION TO AUTHORIZE THE PARTICIPATION IN THE
NATIONAL COMMUNITY STABILIZATION TRUST'S REO ACQUISITION PROGRAMS
RESOLUTION 22-12

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 National Community Stabilization Trust (NCST) is a non-profit organization that serves as a bridge between financial institutions with real-estate owned (REO) properties and local housing providers to stabilize neighborhoods. NCST helps community-based housing providers accomplish housing strategies that ensure low- and moderate-income families have access to affordable, attainable safe homeownership; and

WHEREAS, the Land Bank has applied to participate in NCST's REO Acquisition Programs which facilitates the transfer of properties between the financial institutions (sellers) and the Land Bank (buyer); and

WHEREAS, in the event that an available property fits within the Land Bank's strategy redevelopment plans, the Land Bank must be able to acquire the available property with 48 hours. Land Bank staff will research and inspect proposed properties to determine viability and need, and evaluate monies and funds that will be optional for purchasing; and

WHEREAS, Land Bank staff has had the opportunity to review the terms and guidelines of the REO acquisition programs, and has reviewed the terms and conditions of the template Purchase and Sale Agreement and has had the opportunity to review the same with Land Bank Counsel and the Land Bank Board of Directors; and

WHEREAS, the purchase price for properties from the programs may be up to \$200,000.

THEREFORE, BE IT RESOLVED, the Land Bank authorizes its Chairperson or Executive Director to execute any and all documents and contracts necessary to purchase properties in the program.

AYE: Fox, Grebner, Crenshaw, Frischman ABSENT: Slaughter NAY: None Adopted 11/21/22

MOTION APPROVED UNANIMOUSLY.

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Commissioner Grebner asked if this was the topic we discussed in our last board meeting. Director Case confirmed that this is another way for the Land Bank to acquire properties that would be strategic to current or future developments. This is especially important, as the Land Bank is not gaining properties through the foreclosure process. The Ingham County Treasurer's Office sold all the foreclosed properties this year; nothing came to the Land Bank. This is a record.

3. Administration

A. Accounts Payable – October 2022

Accepted and on file.

B. Public Hearing to adopted Budget 2023

Chairperson Fox declared the Public Hearing on the 2023 Budget to be open. No comments were received in person or virtually. Chairperson Fox closed the Public Hearing.

COMMISSIONER CRENSHAW MOVED THE MOTION TO ADOPT THE 2023 BUDGET.
SUPPORTED BY COMMISSIONER GREBNER.

No discussion.

AYE: Fox, Grebner, Crenshaw, Frischman ABSENT: Slaughter NAY: None
Adopted 11/21/22

MOTION TO ADOPT WAS UNANIMOUS.

C. Board Schedule 2023 draft

Director Case stated that she drafted the schedule to similar dates from 2022, and adjusted the time to 5pm. The June meeting is bumped up a week due to the Juneteenth holiday. Chairperson Fox stated that we will review the schedule with the newly appointed members in January 2023, and revise if necessary.

D. Communications Narrative / Executive Director's Report

Director Case pointed out the grant efforts that are listed. We discuss them quite a bit, but thought that listing them would be a good reference for not only the Board, but also the public.

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Commission Grebner asked that given the recent political events, is there some sense that the State revenue would change for the Land Bank? Will there be money at the State level that the Land Bank can take advantage of and/or apply for and obtain? Chairperson Fox stated that we are working on it, and he is now a member of the Michigan Association of Land Banks (MALB) Legislative Committee. MALB already has a meeting with the State Budget Office and are waiting to see new Committee assignments. Director Case stated that one of the reasons we hired Melissa McKimmy as a grant administrator was to help research, determine grant fit, and apply for the available funding.

Commissioner Grebner suggested to use funding to obtain/purchase current housing stock that is starting to become untenable. Work on being proactive in buying properties before they get to the point of the long foreclosure process. We should start with Code Compliance and their list of tagged houses. Chairperson Fox stated that the difficulty of this process is obtaining ownership of failing properties. Member Frischman suggested having a goal setting process at the beginning of the year. Chairperson Fox stated that MALB is trying to figure out better funding for Land Banks, so this would help. There is a legislation piece that is a sped-up foreclosure process for abandoned properties, and we are working on this option and how to apply it.

E. Legal

Mr. Perrone stated that he participated in a virtual discussion with Roxanne, David and a specialist on condominium develops, and the many issues that we're going to have to deal with on the row houses. Discussion was on notices, declarations, bylaws, and management companies, with an over-arching board to help manage the buildings, landscaping, driveway, etc. Land Bank is waiting on a proposal from the specialist.

4. Limited public comment

None

5. Announcements, Comments, or other Questions

None

6. Adjournment - accepted. THE MOTION CARRIED UNANIMOUSLY.

Chairperson Fox adjourned the meeting at 5:24pm.

Next meeting on December 19, 2022, at 4:45pm at the Land Bank office.