

Ingham County Land Bank

3024 Turner St, Lansing, MI

January 26, 2023 – 5 p.m.

In-person and virtually via Zoom

<https://us02web.zoom.us/j/86477421618?pwd=aUxzVE5vUXlCSGRvL0ZaOGpKTmpGdz09>

Meeting ID: 864 7742 1618

Passcode: 188242

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

**CALL TO ORDER**

Chairperson Fox called the January 26, 2023 Annual Meeting of the Ingham County Land Bank to order at 5:01 p.m., held in-person at the Ingham County Land Bank Office and virtually via Zoom.

Members Present: Fox, Grebner, Frischman, Pena

Members Absent: Sebolt

Others Present: Tim Perrone, David Burns, Roxanne Case

**APPROVAL OF THE MINUTES**

MINUTES OF NOVEMBER 21, 2022 ACCEPTED AS SUBMITTED.

**ADDITIONS TO THE AGENDA**

None

**LIMITED PUBLIC COMMENT**

None

1. Annual Meeting – discussion of Board positions, Conflict of Interest Policy, Meeting Schedule, Land Bank orientation meetings

Welcome new board member Commissioner Pena! Board decided on positions. Commissioner Grebner will remain as Vice Chair. Director Frischman will remain as Treasurer. Commissioner Pena volunteered for the role of Secretary. Land Bank letterhead, website, and other documents will be updated.

Conflict of Interest Policy forms were read and signed for filing.

The Board Schedule will remain the same. Director Case went over a couple dates, but everyone agreed to stay with the current dates and 5pm start time. Chairperson Fox stated that from time to time, we may cancel meetings, if there is nothing to report.

Orientation meeting requests have been sent to Commissioners Pena and Sebolt. Director Case will schedule.

A. Strategic Plan

Director Case stated that this is informational and a living document that gets updated a couple times a year, and if anyone has feedback on the Plan, please email or call. Commissioner Pena noted that the selling of garden lots to the gardeners. Director Case stated that we are selling to long-term gardeners who are using their lots productively. These are not just scattered sites.

2. Commercial – Multi-Family

A. Sale Status report

Brief discussion. David Burns pointed out a few properties. Commissioner Pena asked about some of the acronyms. Mr. Burns clarified. Mr. Burns noted the old Leslie High School. Director Case stated that the Land Bank is in the midst of a Blight Elimination grant application through the State Land Bank Authority. Plans to submit on Monday, Jan 30<sup>th</sup>. Chairperson Fox stated that the Land Bank tries to sell properties right before construction starts, so that 5 years of Specific Tax capture is obtained. This is used for sustainability of the Land Bank. Director Frischman asked about the demolition of the former Pleasant Grove School. Mr. Burns stated the State Historic Preservation Office may change the plans of the building. Waiting to see. Discussion about the rowhouses on Saginaw across the street from the St. Lawrence Hospital. Trying to obtain information about the hospital.

3. Residential

A. List of Properties – summary 2022 and In Progress

Brief discussion. Director Case explained the 2 lists. She noted the 2 properties being renovated and constructed. Director Frischman noted that she was interested to see how the all-electric house on Avalon is going to turn out. Director Case stated that the contractor has framed it in, roofed, and completing windows. Soon the solar panel conduit will be installed. There will be media at the time of completion. Commissioner Pena asked about the demolitions. Director Case stated that the past few years, we have partnered with the City of Lansing for demolition CDBG funds (Community Development Block Grant).

B. Resolution to Authorize the Sale of Vacant Parcel on Cedar St to City of Lansing

COMMISSIONER GREBNER MOVED THE RESOLUTION. SUPPORTED BY COMMISSIONER PENA.

**INGHAM COUNTY LAND BANK FAST TRACK AUTHORITY**  
**RESOLUTION TO AUTHORIZE SALE OF A VACANT PARCEL ON N CEDAR STREET,  
LANSING MI TO CITY OF LANSING**

**RESOLUTION 23-01**

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.5. that sale of any property that will be transferred to a governmental entity must be approved by the Land Bank Board; and

WHEREAS, the Land Bank purchased the tax foreclosed residential vacant parcel on N Cedar St (# 33-01-01-09-43-021) in 2008 and placed into the 240 Brownfield Plan; and

WHEREAS, the City of Lansing would like to purchase this property in order to construct, install and manage a sewer main that is needed for services across the City.

THEREFORE, BE IT RESOLVED, the Land Bank authorizes its Chairperson or Executive Director to negotiate and execute the transaction of this parcel to City of Lansing for the total rate of \$2500.00 including 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: Fox, Grebner, Pena, Frischman      ABSENT: Sebolt      NAY: None      Adopted 1/26/23

MOTION APPROVED UNANIMOUSLY.

Director Frischman disclosed that she is employed by City of Lansing, but is not a part of this transaction or the City Department that is requesting to purchase. Chairperson Fox explained that the City of Lansing is needing this lot and an adjacent Ingham County Treasurer foreclosed 2022 lot for a sewer main for the City. They are purchasing both lots in order to update and maintain this main. City is working on their documents.

- A. Resolution to Authorize the Sale of Vacant Parcel on Larned St to Weatherfield Realty Group

COMMISSIONER GREBNER MOVED THE RESOLUTION. SUPPORTED BY DIRECTOR FRISCHMAN

INGHAM COUNTY LAND BANK FAST TRACK AUTHORITY

RESOLUTION TO AUTHORIZE SALE OF A VACANT PARCEL ON LARNED ST, LANSING MI  
TO WEATHERFIELD REALTY GROUP LLC

RESOLUTION 23-02

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.B.4. that sale of any property that will be transferred for a non-residential project, must be approved by the Land Bank Board; and

WHEREAS, the Land Bank received title of a residential vacant parcel on Larned St (# 33-01-01-15-383-001) in 2009 by local unit of reversion and placed into the 240 Brownfield Plan. This parcel is a triangular-shaped lot that is located alongside railroad tracks next to I496 and the Pennsylvania Ave on/off ramps, and has no opportunity for residential growth; and

WHEREAS, Weatherfield Realty Group LLC who is the buyer for UNITI Leasing LLC would like to purchase the parcel and will lease to UNITI with a 40-year lease. The intent is to install a substation for fiber optics by UNITI. This is a splicing point within the City of Lansing. UNITI has substations and fiber optics throughout the United States.

THEREFORE, BE IT RESOLVED, the Land Bank authorizes its Chairperson or Executive Director to negotiate and execute the transaction of this parcel to Weatherfield Realty Group LLC for the market rate of \$1,000, 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: Fox, Grebner, Pena, Frischman      ABSENT: Sebolt      NAY: None      Adopted 1/26/23

MOTION APPROVED UNANIMOUSLY.

Director Case explained that this is a parcel that would never be built on and that the Land Bank just mows. She explained that the company who is purchasing needs a space for large shed for a generator and substation for fiber optics, mostly likely for power outages. The company has already contacted Zoning and has been approved.

4. Administration

A. Accounts Payable – November and December 2022

Accepted and on file.

B. Communications Narrative / Executive Director's Report

Director Case pointed out that we are updating our website, and we just listed our internal database on the site so that people can view properties and obtain more information. This database does not include properties that are pending a sale, have agreements or leases.

C. Legal

Mr. Perrone stated that it has been pretty quiet from the Land Bank, but he is helping Land Bank staff on the Federal Student Loan Forgiveness Program, where there is a snag that the federal government isn't showing that the Land Bank is a governmental agency. David Burns suggested to reach out to Senator Kildee on this situation.

5. Limited public comment

None

6. Announcements, Comments, or other Questions

None

7. Adjournment - accepted. THE MOTION CARRIED UNANIMOUSLY.

Chairperson Fox adjourned the meeting at 5:51pm.

Next meeting on March 20, 2023, at 5pm at the Land Bank office.