

Ingham County Land Bank

3024 Turner St, Lansing, MI

March 20, 2023 – 5 p.m.

In-person and virtually via Zoom

<https://us02web.zoom.us/j/84022903887?pwd=QUx4V2tjck0rUW9odituQ0pOKzdrZz09>

Meeting ID: 840 2290 3887

Passcode: 589137

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

CALL TO ORDER

Chairperson Fox called the March 20, 2023 Regular Meeting of the Ingham County Land Bank to order at 5:02 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, Michael Andrick

APPROVAL OF THE MINUTES

MINUTES OF JANUARY 26, 2023 ACCEPTED AS SUBMITTED.

ADDITIONS TO THE AGENDA

None

LIMITED PUBLIC COMMENT

None

1. Commercial – Multi-Family

A. Sale Status report

Brief discussion. Commissioner Pena asked about the bottling track. Mr. Burns confirmed that it's on track but slow, and the developer is working with the City of Lansing on different documents. Director Case noted the Land Bank was awarded blight elimination funds for the old Leslie High School demolition. Chairperson Fox stated that the Land Bank may apply for funds to help the demolition process along at the former Pleasant Grove School. The State Historic Preservation Office is still in limbo and we're awaiting information.

B. Resolution to Authorize the Engagement in the Blight Elimination Program Round 2 through the State Land Bank Authority

COMMISSIONER PENA MOVED THE RESOLUTION. SUPPORTED BY COMMISSIONER GREBNER.

INGHAM COUNTY LAND BANK FAST TRACK AUTHORITY

**RESOLUTION TO AUTHORIZE THE ENGAGEMENT IN THE BLIGHT ELIMINATION PROGRAM
ROUND 2 THROUGH THE STATE LAND BANK AUTHORITY**

RESOLUTION 23-03

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 able to apply for funding during Round 2 of the Blight Elimination Program through the State Land Bank Authority (SLBA) that holds approximately \$5M in funding resources. The Land Bank is applying for the purpose of demolishing structures that are dilapidated and past their life cycle for renovation; and

WHEREAS, private-property applicants wishing to apply for Blight Elimination Funds, must apply through the Land Bank Authority, if one exists within its jurisdiction or county. That Land Bank Authority must be the lead applicant, which is the case for Ingham County Land Bank; and

WHEREAS, the Land Bank plans to apply for funding to demolish the former Pleasant Grove School at 2130 W Holmes Rd, Lansing. The end-goal is to transform the property into a medical facility and housing through a developer; and

WHEREAS, there are two (2) ~~private~~ entities that also wish to apply for Blight Elimination Funds: Michigan Community Capital who owns and wishes to demolish a building in the Old Town area of Lansing, and City of East Lansing who owns and wishes to demolish 2 residential houses on Evergreen St; and

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

AYE: Fox, Grebner, Pena, Frischman ABSENT: Sebolt NAY: None Adopted 3/20/23

MOTION APPROVED UNANIMOUSLY.

Director Case stated that this is Round 2 of Blight Elimination through the State Land Bank Authority of leftover monies of the first round. We are applying for demolition funds to raze the former Pleasant Grove School. We are also including two entities that wish for demolition funds. Other entities can apply for these funds but need to go through the Land Bank Authority that resides in their county. Our grant writer, Melissa McKimmy, has a huge project ahead of her to pull all three of these applications together. Director Case stated, that for the record, there are more blight elimination funds coming in fall 2023 that we plan to apply for.

2. Residential

A. List of Properties – January-February 2023

Brief discussion. Director Case pointed out the properties in progress that are planned for development and new construction. Mr. Burns noted that the Wexford Street renovation property was listed on the MLS and we've received offers.

B. Resolution to Authorize the Sale of Vacant Parcel on Victor St to Michael and Brittney Andrick

COMMISSIONER PENA MOVED THE RESOLUTION. SUPPORTED BY
COMMISSIONER GREBNER.

INGHAM COUNTY LAND BANK FAST TRACK AUTHORITY

**RESOLUTION TO AUTHORIZE SALE OF A VACANT PARCEL ON VICTOR AVE, LANSING MI TO
MICHAEL AND BRITTNEY ANDRICK**

RESOLUTION 23-04

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, the Land Bank received title of a residential unimproved parcel on Victor Ave (# 33-01-01-29-258-153) in 2015 by local unit of rejection; and

WHEREAS, Michael Andrick is the Demolition & Property Specialist employee of the Ingham County Land Bank Fast Track Authority; and

WHEREAS, Michael and Brittney Andrick would like to purchase the parcel with the intent to extend their yard. This parcel, located on the corner of Martin Luther King Jr Blvd and Victor Ave, is not considered a desirable residential-buildable property, due to the traffic volume on Martin Luther King Jr Blvd.

THEREFORE, BE IT RESOLVED, the Land Bank authorizes its Chairperson or Executive Director to negotiate and execute the transaction of this parcel to Michael and Brittney Andrick for the market rate of \$1,900, plus closing costs.

AYE: Fox, Grebner, Pena, Frischman ABSENT: Sebolt NAY: None Adopted 3/20/23

MOTION APPROVED UNANIMOUSLY.

3. Administration

A. Accounts Payable – January-February 2023

Accepted and on file.

B. Communications Narrative / Executive Director's Report

Director Case pointed out a few of the grant applications that the Land Bank was awarded. This is kudos to Melissa McKimmy, who is our grant writer and wrote most of the grants. The Land Bank is a team, so all of us had some input on the narrative, but most of it was pulled together and written by Melissa. Director Case also stated that there are more funding opportunities coming down the pipeline that the Land Bank should and will apply for. We are having a hard time keeping up with this, so the Land Bank is moving Ms. McKimmy to grant writing, and we'll be hiring another administration person and possibly a construction manager. Chairperson Fox stated that there is just under \$100M for blight elimination through Public Act 1 of 2023, of which the Land Bank is entitled to a significant portion that will be applied for. This has caused capacity issues for almost all the Land Banks in the state. Chairperson Fox is working with the Michigan Association of Land Banks to figure out a way to get resources to other local Land Banks who are not as blessed as we are. Commissioner Grebner pointed out a historical note, that Ingham County previously had a grant writing department but things changed and grants dried up. Director Case stated that some of these blight elimination funds will have renovation monies included, and we may be gaining a couple houses that will need rehabbed. Director Frischman asked about a property noted for transitional housing. Director Case confirmed that it may be a good property for the RDC (Refugee Development Center); still trying to figure it all out.

C. Legal

Mr. Perrone stated he was assisting in documents for a sale that the Land Bank was planning to sell at 918 N Larch. The person who the Land Bank contracted with, had passed away, but a personal representative came forward with wanting to continue the lot sale.

4. Limited public comment

None

5. Announcements, Comments, or other Questions

Commissioner Grebner stated that a group from the Board of Realtors came to the Democratic Caucus last week in regards to the Land Bank's 20-year owner-occupancy covenant. Commissioner Grebner suggests inviting the Board of Realtors in to discuss the topic, and then create a more formal policy and waiver form to be completed by those who wish to request a waiver on the homeowner occupancy covenant. Chairperson Fox stated that ARPA housing funds just issued clarification of how ARPA monies can be used, and it almost certainly poses that homeownership is a priority and/or required. Director Frischman agreed that a more formal waiver process should be created and available. She stated that PREs are up 2% this year in the City of Lansing.

6. Adjournment - accepted. THE MOTION CARRIED UNANIMOUSLY.

Chairperson Fox adjourned the meeting at 5:46pm.

Next meeting on April 17, 2023, at 5pm at the Land Bank office.