

April 17, 2023 REGULAR MEETING

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/82959697216?pwd=Unl0L2x4Z0tUTmNYaU50SGptZGFNQOT09>

Meeting ID: 829 5969 7216

Passcode: 683971

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

CALL TO ORDER

Chairperson Fox called the April 17, 2023 Regular Meeting of the Ingham County Land Bank to order at 5:00 p.m., held in-person at the Ingham County Land Bank Office and virtually via Zoom.

Members Present: Fox, Grebner, Frischman, Sebolt

Members Absent: Pena

Others Present: Tim Perrone, David Burns, Roxanne Case, and Jeff Bone, Jeff Thornton, Jeff Burke, and Craig Puckett of GLAR

APPROVAL OF THE MINUTES

MINUTES OF MARCH 20, 2023 ACCEPTED AS SUBMITTED.

ADDITIONS TO THE AGENDA

Discussion topic with Greater Lansing Association of Realtors

LIMITED PUBLIC COMMENT

None

Discussion topic with Greater Lansing Association of Realtors.

Discussion about the 20-year homeowner occupancy covenant. GLAR's concern is with some folks that have had troubles with an equity situation, where the better option would be to rent it versus selling it for a loss. We aren't getting these situations across the board; it is hit or miss. Unsure what the market is going to do going forward. The Land Bank has no set of rules or transparency of what you can and can't do. We share the Land Bank's thought process of more homeownership, and agree that the Land Bank's goal is worthy. The concern is not about the restriction, it is about the length of time. Can the Land Bank publish a set of rules? 5 years is a good rule but 20 years is really restrictive. The covenant also has an extension of another possible 20 years. Chairperson Fox stated that we are in a position to promote homeownership and we take that very seriously, but what we do not have is a formal process of having a discussion and/or waiving the covenant. Commissioner Grebner stated that there are 3 items that the Land Bank should review. First, not only should we have a formal process, but actually a form that someone can fill out and submit for review. Secondly, we should look at removing the 20-year extension, and thirdly, we should have a set of policies that are available for the public. This will provide options to waive the restriction through a process. Director Frischman stated that the percentage of single-family homes that are rentals is about one third in the City of Lansing. She also agrees that each review should be on a case by case basis. GLAR appreciates the opportunity to speak to the Board and is willing to help the Land Bank in any way that they can.

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1. Commercial – Multi-Family

A. Sale Status report

Brief discussion. Chairperson Fox stated that we appeared before the City of Leslie City Council last week to announce the grant award to demolish the old high school.

2. Residential

A. List of Properties – March 2023

Brief discussion. Director Case pointed that we had a groundbreaking at 124 Hungerford St, where we are partnering with Habitat Capital Region to build a house.

B. Resolution to Authorize the Sale of 3 Vacant Parcels in Lansing to Woods Construction

COMMISSIONER GREBNER MOVED THE RESOLUTION. SUPPORTED BY DIRECTOR FRISCHMAN.

INGHAM COUNTY LAND BANK FAST TRACK AUTHORITY

**RESOLUTION TO AUTHORIZE SALE OF THREE (3) VACANT PARCELS IN LANSING
TO WOODS CONSTRUCTION**

RESOLUTION 23-05

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 Ingham County Land Bank Fast Track Authority (the "Land Bank"), in its Priorities, Policies, and Procedures document, indicates in Section 7.B.2. that sale of three (3) or more properties to the same buyer within a twelve-month period must be approved by the Land Bank Board; 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 Land Bank acquired the parcels with the following parameters:

	Parcel #	Address	Year Acquired	Received by	Activity	Sales Price
1	33-01-01-09-277-122	(431) Pearl St	2011	Local Unit Rejection	Demolished with NSP2 funds	\$5000
2	33-01-01-32-376-591	(4607) Bristol St	2013	Local Unit Rejection	Demolished with Treasurer funds	\$1680
3	33-01-05-06-434-061	(5840) Piper Ave	2016	Local Unit Rejection	Demolished with Hardest Hit funds	\$2520

WHEREAS, Mr. Fred Woods of Woods Construction would like to purchase 3 vacant parcels with the intent to build single-family homes, using Ingham County Housing Trust Funds (HTF). Mr. Woods is applying for HTF through the Competitive Grant Application process, which has a deadline of May 10, 2023. If not awarded funding, Mr. Woods is considering purchasing and building anyway. Deeds will have a reverter on the properties to build within a 24-month timeframe; and

THEREFORE, BE IT RESOLVED, the Land Bank authorizes its Chairperson or Executive Director to negotiate and execute the transaction of these three (3) parcels to Mr. Fred Woods for the total market rate of \$9,200.

AYE: Fox, Grebner, Sebolt, Frischman ABSENT: Pena NAY: None Adopted 4/17/23

MOTION APPROVED UNANIMOUSLY.

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Brief discussion. Director Case noted that the deed will have a reverter if the properties are not developed, and/or Woods Construction does not receive Housing Trust Fund dollars. Chairperson Fox stated that he and Diana Bartlett, Housing Trust Fund Coordinator, are looking into other resources for those applicants that don't receive funding; there could be other means of being funded or other resources to help them continue developing or building.

- C. Resolution to Authorize to Enter into a Michigan State Housing Development Authority Modular Construction Agreement

COMMISSIONER GREBNER MOVED THE RESOLUTION. SUPPORTED BY
COMMISSIONER SEBOLT

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

RESOLUTION 23-06

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 (not to exceed \$224,500 per unit). Plans are to apply and obtain funding to construct several homes for as long as funding is available. This application will correspond to a second MSHDA Grant Application under their MICH (MSHDA Investing in Community Housing) Program, where these funds can be used to provide the gap needed for construction and development (not to exceed \$65,000 including Down Payment Assistance if used); and

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

WHEREAS, the Land Bank is applying for funding for the property listed below:

	Parcel #	Address	Year Acquired	Received by
1	33-01-01-10-106-041/051	(825 – 0) North St	2013/2016	Local Unit Rejection

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

AYE: Fox, Grebner, Sebolt, Frischman ABSENT: Pena NAY: None Adopted 4/17/23

MOTION APPROVED UNANIMOUSLY.

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Brief discussion. Director Case stated that we had a similar resolution in late 2022 that had several property addresses on it, but this North St address was not listed. Staff believes this is a good site for this modular, and therefore we needed a proper resolution.

3. Administration

A. Accounts Payable – March 2023

Accepted and on file.

B. Communications Narrative / Executive Director's Report

Director Case stated that the only other addition was that the Land Bank purchased a property at 2131 Pleasant View St, which was originally sold during the tax foreclosure process. The buyer struggled and we believe the property could be renovated and put up for sale or used as a training facility with another agency partner.

C. Legal

Nothing to report.

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 5:51pm.

Next meeting on May 15, 2023, at 5pm at the Land Bank office.