

Ingham County Land Bank

3024 Turner St, Lansing, MI

Jun 12, 2023 – 5 p.m.

In-person and virtually via Zoom

<https://us02web.zoom.us/j/82571288417?pwd=TG1YSG9KR1ZNeiNRZXVhLihvNVR2OT09>

Meeting ID: 825 7128 8417

Passcode: 089113

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

CALL TO ORDER

Chairperson Fox called the June 12, 2023 Regular 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, Sebolt

Members Absent: none

Others Present: Tim Perrone, David Burns, Roxanne Case

APPROVAL OF THE MINUTES

MINUTES OF APRIL 17, 2023 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 on the former Bottling Plant development and the former Pleasant Grove School development – both are struggling and are looking for gap financing. Commissioner Grebner asked if either projects are likely to fall through. Mr. Burns said that both developers are very invested and both have a fair amount of funds already into each project. Director Frischman pointed out that both developers are well experienced. Commissioner Pena asked about the historical review on the former Pleasant Grove School, and whether the County Historic Commission had a part to play in the review. Chairperson Fox stated that we applied for State Land Bank Authority funds, and these funds have 2 criteria that was not identified in either site, so historic approvals were not required, but the developer of the Pleasant Grove School is being very thoughtful in the historic nature of the school.

2. Residential

A. List of Properties – April and May 2023

Brief discussion. Director Case pointed that we sold the renovated house on Wexford. Unfortunately, we did not even breakeven with this property because the sill plate was rotted out and needed replaced; this was unknown when we purchased the property. This was about a \$25,000 cost; the house had to be jacked up and sill plate inserted. Commissioner Pena asked about the FEMA projects, and Director Case confirmed that these were in the floodplain.

3. Administration

A. Accounts Payable – April and May 2023

Accepted and on file.

B. Communications Narrative / Executive Director's Report

Director Case stated that there will an open house for the all-electric home with solar panels, set tentatively for Wednesday, June 28, 2023, ~ 4-6pm. We plan to have a press release and press conference to show off the construction. It would be great if everyone could attend. Once confirmed, Director Case will send out an invitation.

Chairperson Fox shared that the Competitive Grant applications through the Ingham County Housing Trust Fund Board were received and unfortunately, the HTF could not provide funding to all applicants. It was decided that the Land Bank and some of the applicants that applied for single-family homes would merge together. The Land Bank would provide some of the funds that were already approved by the County Commissioners. The HTF would also help those applicants with finding other funds through other resources. Director Frischman asked if those applicants will have the strong reporting requirements, and Chairperson Fox stated that it is ARPA funds and those requirements will apply to all. Land Bank is trying to add additional staff to help cover these needs, and the HTF is also hiring a contractor to help manage requirements.

C. Legal

Mr. Perrone stated that he has help the Land Bank with easements in regard to one of the condo sites. These were probably shared driveways, and since the Land Bank owns all of the property, these easements are not enforceable, but we're just wanting to clean up the records. Mr. Perrone also stated that we've gotten status updates from the law firms that are handling the surplus proceeds on the properties that pre-date the Rafaeli case. Chairperson Fox explained further about net-proceeds on pre- and post-Rafaeli cases that may or may not affect surplus going forward.

4. Limited public comment

None

5. Announcements, Comments, or other Questions

Congratulations to City of Lansing's Director Sharon Frischman! Thank you for your service on the Land Bank Board and other work in the City. Good luck!

6. Adjournment - accepted. THE MOTION CARRIED UNANIMOUSLY.

Chairperson Fox adjourned the meeting at 5:27pm.

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