

July 17, 2023 REGULAR MEETING

Ingham County Land Bank
3024 Turner St, Lansing, MI
July 17, 2023 – 5 p.m.

In-person and virtually via Zoom

<https://us02web.zoom.us/j/87379286145?pwd=SEtyVIVEbjZUNjZxU2hud1U2Y1JlZz09>

Meeting ID: 873 7928 6145

Passcode: 567965

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

CALL TO ORDER

Vice Chairperson Grebner ~~Fox~~ called the July 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: Grebner, Frischman, Pena, Sebolt

Members Absent: Fox (attended virtually)

Others Present: Tim Perrone, David Burns, Roxanne Case

Welcome back Director Sharon Frischman!

APPROVAL OF THE MINUTES

MINUTES OF JUNE 12, 2023 ACCEPTED AS SUBMITTED.

ADDITIONS TO THE AGENDA

None

LIMITED PUBLIC COMMENT

None

1. Commercial – Multi-Family

A. Sale Status report

Brief discussion.

B. Resolution to Authorize the Engagement in the State Land Bank Authority Blight Elimination Program Rounds 3-4

COMMISSIONER SEBOLT MOVED THE RESOLUTION. SUPPORTED BY DIRECTOR FRISCHMAN.

INGHAM COUNTY LAND BANK FAST TRACK AUTHORITY

RESOLUTION TO AUTHORIZE THE ENGAGEMENT IN THE BLIGHT ELIMINATION PROGRAM ROUNDS 3-4 THROUGH THE STATE LAND BANK AUTHORITY

RESOLUTION 23-07

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, pursuant to Public Act No. 1 of 2023 (Act), the Michigan legislature established a Blight Elimination Program with federal ARP funds. The Act directed how a portion of the funding was to be granted to local land banks. The Ingham County Land Bank Authority has been designated for a Blight Elimination Grant in the amount of \$2,500,000. These grant funds are subject to all of the federal requirement for State and Local Fiscal Recovery Funds (SLFRF), which includes risk assessments and planned monitoring activities of subrecipients; and

WHEREAS, the State Land Bank Authority is the responsible Authority and will also have future competitive grant rounds available for further opportunities; and

WHEREAS, the Land Bank is in Prosperity Region 7 according to the State of Michigan, and plans to apply for funding through Rounds 3-4 of the Blight Elimination Program. Uses for these funds correspond to demolishing structures that are dilapidated and past their life cycle for renovation, along with acquisition and stabilization funds for current worthy structures; 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. The Land Bank will be the grantor in these instances which includes monitoring and auditing each entity who receives funds; and

WHEREAS, Round 3 is grant funds that total \$2,500,000 designated by the Public Act No. 1. Round 4 is competitive funds. Project completions are required by 9/30/26.

THEREFORE, BE IT RESOLVED, the Land Bank authorizes its Chairperson or Executive Director to enter into an Agreement under the SLBA Blight Elimination Program, and pursue available funds per each round.

AYE: Grebner, Sebolt, Pena, Frischman ABSENT: Fox NAY: None Adopted 7/17/23

MOTION APPROVED UNANIMOUSLY.

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2. Residential

A. List of Properties – June 2023

Brief discussion. Director Case pointed out that this list contained all the structured properties (residential improved) that the Land Bank owns.

3. Administration

A. Accounts Payable – June 2023 - Accepted and on file.

B. Budget 2023 update – thru June 2023

Brief discussion.

C. Rental 2023 update – thru June 2023

Brief discussion on rental rates, and option of increasing. Commissioner Grebner suggested a policy on Section 8 housing rates to obtain full funds per the federal government.

D. Land Contract 2023 update – thru June 2023

Brief discussion. David Burns pointed out that a Land Contract on Miller Rd which is almost paid off, would be best to be deemed as paid. Will plan for a resolution in the next meeting.

E. Communications Narrative / Executive Director's Report

Brief discussion. Director Frischman asked what properties were included in the Round 2 Blight Elimination grant application. Director Case stated that 4 properties/parts: Pleasant Grove School, stabilization of Pleasant View Rd structure, and 2 subgrantees from the City of East Lansing and Michigan Community Capital in Old Town.

F. Legal

Mr. Perrone stated that he was in the process of advising the Land Bank with easements on a condo property, and quiet title action on a combined property that had a legal description discrepancy.

4. Limited public comment

None

5. Announcements, Comments, or other Questions

None

6. Adjournment - accepted. THE MOTION CARRIED UNANIMOUSLY.

Vice Chairperson Grebner adjourned the meeting at 5:39pm.

Next meeting on August 21, 2023, at 5pm. Location to be determined.