

SEPTEMBER 18, 2023 REGULAR MEETING

Ingham County Land Bank  
3024 Turner St, Lansing, MI  
September 18, 2023 – 5 p.m.

In-person and virtually via Zoom

<https://us02web.zoom.us/j/89841949753?pwd=dUhDbE1vZEY1SFE1YWRwaGRJdzgzdz09>

Meeting ID: 898 4194 9753

Passcode: 295257

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

**CALL TO ORDER**

Chairperson Fox called the September 18, 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, Pena, Sebolt

Members Absent: NONE

Others Present: Tim Perrone, Roxanne Case, David Burns, Scott Spalding, Nicholas Cottrell

**APPROVAL OF THE MINUTES**

MINUTES OF AUGUST 21, 2023 ACCEPTED AS AMENDED.

**ADDITIONS TO THE AGENDA**

None

Introductions of 2 new Land Bank employees – Nicholas Cottrell, Construction Field Coordinator  
Scott Spalding, Program Administrator

**LIMITED PUBLIC COMMENT**

None

1. Commercial – Multi-Family

A. Sale Status report

Brief discussion. Chairperson Fox stated that the Land Bank has gained grant funds through the State Land Bank to demolish the former Pleasant Grove School at 2130 W Holmes Rd, Lansing. He and David Burns attended the Southwest Action Group Association meeting 2 weeks ago, and announced that the demolition will occur in 2024, but we are uncertain of the development of the property at this time. Commissioner Pena asked about the historic significance to the property. Chairperson Fox stated that the folks in the community and the family of Malcolm X have agreed all along to have a memorial of some type at the new development. Director Case stated the building is not a historic-designated building.

## SEPTEMBER 18, 2023 REGULAR MEETING

David Burns discussed changes in the former bottling plant property at 1506 N Grand River Ave, Lansing. Building designs are being changed to accommodate high construction costs. More info to come in future months. Director Case agrees with LEDC that this property should be designated as residential and not all commercial.

### 2. Residential

#### A. List of Properties – September 2023

Brief discussion. David Burns stated that Avalon St will be listed for sale in the next couple days. Chairperson Fox stated that if the current FEMA grants fall through, then the Land Bank will use monies from the State Land Bank's Blight Elimination Funds to demolish.

#### B. Resolution to Authorize Deed Restrictions for Housing Assistance on Land Bank For-Sale Projects Which Use American Rescue Plan Funds

The Resolution was not moved to be voted on. This was more of a discussion on funds and corresponding values. Chairperson stated that there is: 1) a "cost to build" which is a grant subsidy which we're labeling Gap Financing. 2) Appraised Value. 3) Buyer's mortgage/loan value, and 4) Down Payment Assistance. There is DPA available through different entities, such as MSHDA, East Lansing, and the City of Lansing. Each have their own pro-rated structure for payback, if re-sold within a certain time period.

We are trying to determine ARPA's requirements of Area Medium Income (AMI%) for buyers. It looks like it ranges from 30-60% to 80-120% AMI. Research still being conducted.

The Board decided to mull the language over, and discuss next Board Meeting. In the meantime, if anyone has any comments, please email Director Case and Chairperson Fox. Changes noted to the resolution are:

INGHAM COUNTY LAND BANK FAST TRACK AUTHORITY

**RESOLUTION TO AUTHORIZE DEED RESTRICTIONS FOR HOUSING ASSISTANCE ~~DOWN PAYMENT ASSISTANCE~~ ON LAND BANK FOR-SALE PROJECTS WHICH USE AMERICAN RESCUE PLAN FUNDS**

**RESOLUTION 23-**

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 Ingham County Board of Commissioners, through Resolution #22-383, has allocated \$2,000,000 in American Rescue Plan (ARP) funds to the Ingham County Land Bank to construct row houses on vacant parcels owned by the Ingham County Land Bank; and

WHEREAS, the Ingham County Board of Commissioners, through Resolution #23-047, has allocated \$1,750,000 in ARP funds to the Ingham County Land Bank to construct single-family homes on scattered sites; and

WHEREAS, the intent of Resolutions #22-383 and #23-047 is that ARP funds will be used to cover the cost difference between the ~~construction costs~~ **appraised value** and the sale prices **to the buyers** of each property. This cost difference is considered ~~Housing Assistance~~ **Down Payment Assistance (DPA)** for the buyer.

THEREFORE, BE IT RESOLVED, that any property sold by the Land Bank that has been constructed with funds allocated by Resolutions #22-383 or #23-047 shall include a covenant requiring repayment of the total amount of ~~Housing Assistance~~ **DPA** if a buyer sells or otherwise transfers such a property within seven years **??** of the issuance of a deed by the Land Bank; and

BE IT FURTHER RESOLVED, that any funds repaid under this resolution will be allocated as required by ARP regulations and by the Ingham County Board of Commissioners; and

BE IT FURTHER RESOLVED, that the Land Bank authorizes its Chairperson or Executive Director to prepare and sign the documents necessary to carry out this resolution.

AYE:                                      ABSENT:                                      NAY:                                      Adopted

SEPTEMBER 18, 2023 REGULAR MEETING

3. Administration

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

B. Budget 2024 draft –

Chairperson Fox stated that if you compare 2024's budget to the current year, you'll notice that it is almost triple due to the grants and funding resources that the Land Bank is expecting. Because funds are still being applied for and stacked to make projects work, the budget is a little unpredictable and most likely will change moving forward. Funding opportunities are continuing to roll in, and the Land Bank is planning to apply. Therefore, it's difficult to narrow down to an exact budget. Director Case stated that the Land Bank has paid off the Note (line of credit). The Land Bank will most likely need to use the Note through PNC Bank to cover upfront costs before we can request and obtain reimbursement through each of the funding partners.

Commissioner Pena asked about the Maintenance of Properties line item in regards to trees. Director Case explained that this expense is about taking care of dead trees, or trees creating issues, or downed trees due to storms, like we recently had.

C. Communications Narrative / Executive Director's Report

Director Case pointed out that we had a small media event with MSHDA today at the Land Bank Office for a check presentation. Pictures taken and will be posted. Chairperson Fox noted that the MI Association of Land Bank Summit is this week, and all staff are attending.

D. Legal

Mr. Perrone stated that he filed an expedited quiet title action in Ingham County Circuit Court, on the S. Fairview Ave property, where we combined 2 lots for a modular that we are setting this fall. The hearing is scheduled for Nov 2<sup>nd</sup>. The Land Bank needs title insurance and this was an issue because of a legal discrepancy of a section of one lot that didn't follow the title properly. Certified mail, mail to the occupant, and posting on the lot will be completed. Land Bank will work on posting on the site and in the newspaper.

4. Limited public comment

None

5. Announcements, Comments, or other Questions

Commissioner Pena noted that as the Board and the Land Bank look at housing, and as our population grows older, there is a sector of people who desire cooperative housing. A supply is needed and we should keep this in our minds as we move forward with different types of housing units.

6. Adjournment - accepted. THE MOTION CARRIED UNANIMOUSLY.

Chairperson Fox adjourned the meeting at 5:46pm.

Next meeting on October 16, 2023, at 5pm.