

OCTOBER 16, 2023 REGULAR MEETING

Ingham County Land Bank  
3024 Turner St, Lansing, MI  
October 16, 2023 – 5 p.m.

In-person and virtually via Zoom

<https://us02web.zoom.us/j/83340719642?pwd=TXltTGJVY1NBTEExhaENIU0tYNTJudz09>

Meeting ID: 833 4071 9642

Passcode: 228257

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

**CALL TO ORDER**

Chairperson Fox called the October 16, 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, Pena, Sebolt

Members Absent: Frischman

Others Present: Tim Perrone, David Burns, Belinda Fitzpatrick, Eleanor Siler, Ursula D Siler.

**APPROVAL OF THE MINUTES**

MINUTES OF SEPTEMBER 18, 2023 ACCEPTED AS SUBMITTED.

**ADDITIONS TO THE AGENDA**

Public Hearing for the Ingham County Land Bank proposed 2024 Budget

**LIMITED PUBLIC COMMENT**

Belinda Fitzpatrick asked Chairperson Fox if the red tagged fees would be going on into the forfeiture and foreclosure process. Mr. Perrone stated that it would be a matter for the City of Lansing to return that as a lien on a property under the tax roll. Chairperson Fox stated that the City of Lansing is entitled to apply any fee that is not paid and the County has no ability to refuse those fees. Chairperson Fox added that this has nothing to do with Land Bank, and only a function of the County Treasurer. Ms. Fitzpatrick said its indirectly related. She stated that a lot of the properties eventually end up at the Land Bank, starting out as a red-tagged property. Ms. Fitzpatrick noted a few specific properties that were red tagged and ended up at the Land Bank. She stated that she knows that the Land Bank is doing something positive, but she had 2 houses that were red tagged and she believes they were wrongly tagged.

Eleanor Siler stated that Utopia Gardens is leasing property on Eighth St from the Land Bank for a garden. The lease ends in January 2025, and they would like to purchase the land from the Land Bank. Ms. Siler stated that they have been told that it's developable property and not allowed, and wanted to attend the Board meeting to clarify the policies and decisions on vacant land sales. Mr. Burns stated that he was not familiar with this specific property, but when properties come to the Land Bank, we look at them as being developable and able to put grant funded homes on them with the tools that the Land Bank has. Ms. Siler believes there are good reasons with these 2 particular lots, to keep them open to the public for community gardening. Chairperson Fox stated that part of the fact is that opportunities arise to funding to

## OCTOBER 16, 2023 REGULAR MEETING

build housing and we don't know that until it happens. So there is a lot of fluidity to the question of what is developable and what's not. Five years ago, there wasn't much money, but now there are a lot of funds and changes occur. It makes sense to set up a meeting and discuss it.

PUBLIC HEARING FOR PROPOSED 2024 BUDGET. Chairperson Fox opened the hearing. No person wished to comment and the hearing was closed.

### 1. Commercial – Multi-Family

#### A. Sale Status report

Brief discussion. Mr. Burns pointed out the demolitions that were coming up, with funds provided by the State Land Bank. Chairperson Fox stated that Ferguson Development has pulled away from the development of the former Pleasant Grove School. We had a commemorative event at the former Leslie High School that was well attended, and we have an interested developer for the land. Mr. Burns stated that the other Land Bank property in the City of Leslie has some movement and a purchase agreement will be completed and signed soon.

### 2. Residential

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

Brief discussion. David Burns stated that Avalon St all-electric home is listed but don't have any pending offers thus far. Chairperson Fox stated that the properties listed for demolition under the FEMA grants are taking a long, long time, and we will most likely put them on the list to demolish with State Land Bank funds.

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

COMMISSIONER SEBOLT MOVED TO ADOPT THE RESOLUTION. COMMISSIONER GREBNER SUPPORTED.

**INGHAM COUNTY LAND BANK FAST TRACK AUTHORITY**

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

**RESOLUTION 23-08**

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 appraised values and the sale prices to each buyer of each property. This cost difference is considered Down Payment Assistance 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 Down Payment Assistance if a buyer sells or otherwise transfers such a property with 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: Fox, Grebner, Pena, Sebolt

ABSENT: Frischman

NAY: None

Adopted 10/16/23

OCTOBER 16, 2023 REGULAR MEETING

Chairperson Fox stated that this is for the portion of support that is usually considered as down payment assistance which is the difference between the price to the buyer and the appraised value of the property. ARPA requires a need to eliminate flipping, where people buy low and sell high. The Land Bank has a 20-year owner occupancy covenant that will be included.

3. Administration

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

B. Adoption of 2024 Budget

COMMISSIONER GREBNER MOVED TO ADOPT THE 2024 BUDGET. COMMISSIONER SEBOLT SUPPORTED.

Chairperson Fox pointed out that the total budget is roughly double this year's budget and 6 times what the 2022 budget was. The State keeps finding money that we can use for good purposes. Commissioner Pena asked about the line item of Excess Proceeds – Rafaeli. Chairperson Fox stated that it appears in the most recent decisions that the County is liable and not necessarily the Land Bank's fault. The HHF line item for returning funds to MSHDA is there for informational from previous years, nothing in this 2024 budget.

AYE: Fox, Grebner, Pena, Sebolt      ABSENT: Frischman      NAY: None  
Adopted 10/16/23

C. Communications Narrative / Executive Director's Report

Brief discussion.

D. Legal

Mr. Perrone stated that we are underway with the quiet title action on S Fairview Ave. It's been posted and we're in the mist of the publications. The City Pulse made an error, and the publications have to be in three consecutive weeks, and so we're starting over again.

4. Limited public comment

Belinda Fitzpatrick stated that she was concerned about John Krohn and his reputation on the Eastside. She thinks he has a lot of power in renting out and selling properties. She doesn't think it looks good for the County, and now wondering if there was a connection with the issue of her farm animals.

## OCTOBER 16, 2023 REGULAR MEETING

Eleanor Siler asked if she could buy the property on Eighth St. Chairperson Fox stated that a meeting would need to be set up with the Executive Director to discuss the topic. Mr. Burns stated that he would provide a Statement of Interest form after the meeting.

### 5. Announcements, Comments, or other Questions

Commissioner Pena noted that the Office on Aging is holding a fund raiser which is being utilized for housing. Sixty plus folks that are in need. Raffle tickets available; please spread the word.

### 6. Adjournment

Chairperson Fox adjourned the meeting at 5:35pm.

Next meeting on November 20, 2023, at 5pm.