

NOVEMBER 20, 2023 REGULAR MEETING

Ingham County Land Bank  
3024 Turner St, Lansing, MI  
November 20, 2023 – 5 p.m.

In-person and virtually via Zoom

<https://us02web.zoom.us/j/85460834829?pwd=WDNoL0dHN3AzUkZjWkEwSGNVNIJRQT09>

Meeting ID: 854 6083 4829

Passcode: 285294

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

**CALL TO ORDER**

Chairperson Fox called the November 20, 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, Frischman

Members Absent: none

Others Present: Tim Perrone, David Burns

**APPROVAL OF THE MINUTES**

MINUTES OF OCTOBER 16, 2023 ACCEPTED AS SUBMITTED.

**ADDITIONS TO THE AGENDA**

3. B. 2 2024 Board of Directors Meeting Schedule

**LIMITED PUBLIC COMMENT**

None

1. Commercial – Multi-Family

A. Sale Status report

Brief discussion. Mr. Burns pointed out that the former Pleasant Grove School development has changed. The Land Bank will be completing the demolition and send out a Request for Proposal next year, in preparation of a future development. The goal is still to have a mixed-use construction of commercial and residential housing. Demolition of the former Leslie High School in progress and to be completed soon.

2. Residential

A. List of Properties – October 2023

Brief discussion. Not much has changed since last month's Board Meeting.

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- B. Resolution to Authorize the Sale of 8 Vacant Lots in the Lansing to Magnolia Farms

LAND BANK BOARD TREASURER FRISCHMAN MOVED TO ADOPT THE RESOLUTION.  
COMMISSIONER GREBNER SUPPORTED.

**RESOLUTION TO AUTHORIZE SALE OF EIGHT (8) VACANT PARCELS IN LANSING  
TO MAGNOLIA FARMS**

**RESOLUTION 23-XX**

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	33-01-01-14-358-362	S Magnolia Ave	2008	Local Unit Rejection	Received as a vacant lot	\$1022
2	33-01-01-14-359-182	S Magnolia Ave	2012	Local Unit Rejection	Received as a vacant lot	\$1216
3	33-01-01-14-363-032	S Hayford Ave	2009	Local Unit Rejection	Received as a vacant lot	\$405
4	33-01-01-14-363-042	S Hayford Ave	2009	Local Unit Rejection	Received as a vacant lot	\$405
5	33-01-01-14-363-052	S Hayford Ave	2009	Local Unit Rejection	Received as a vacant lot	\$405
6	33-01-01-14-363-062	S Hayford Ave	2009	Local Unit Rejection	Received as a vacant lot	\$405
7	33-01-01-14-363-072	S Hayford Ave	2009	Local Unit Rejection	Received as a vacant lot	\$405
8	33-01-01-23-104-161	S Hayford Ave	2018	Local Unit Rejection	Demolished Mar 2020 – CDBG funds	\$405

WHEREAS, Magnolia Farms would like to purchase 8 vacant parcels all within the floodplain with the intent to continue gardening and agricultural use. Magnolia Farms has been a long-standing agricultural collaborative since 2013. This group has been an asset to the community and neighborhood, turning vacant land into an oasis of fresh food. They grow fruits, vegetables, flowers, medicinal and culinary herbs, and distribute the bulk of what is grown within a 5-mile radius. What started as a large garden on one lot has since expanded and has served as an informal incubator farm space, providing resources, infrastructure, and market to beginner farmers; and

THEREFORE, BE IT RESOLVED, the Land Bank authorizes its Chairperson or Executive Director to negotiate and execute the transaction of these eight (8) parcels to Magnolia Farms for the total market rate of \$4,668.

AYE: Fox, Grebner, Pena, Sebolt, Frischman      ABSENT: None      NAY: None      Adopted 11/20/23

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Chairperson Fox stated that sales of floodplain garden lots are in cooperation and accordance with the City of Lansing, in getting lots back on to the tax roll and out of the Land Bank's inventory. Director Case stated that the contiguous property will be combined into 1 large property.

### 3. Administration

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

B. Budget 2023 3<sup>rd</sup> quarter update

Brief discussion.

C. Land Bank Board of Directors 2024 Meeting Schedule

Director Case stated that the schedule mimics the current 2023 schedule. All agreed that it currently works. Chairperson Fox reminded everyone that we can be flexible in dates when needed.

D. Communications Narrative / Executive Director's Report

Brief discussion.

E. Legal

Mr. Perrone stated that the Quiet Title Action on S Fairview Ave has been completed, and Cinnaire should be able to complete title insurance for the property.

### 4. Limited public comment

None

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

None

### 6. Adjournment

Chairperson Fox adjourned the meeting at 5:21pm.

Next meeting on December 18, 2023, at 5pm.