

Ingham County Land Bank

3024 Turner St, Lansing, MI

December 18, 2023 – 5 p.m.

In-person and virtually via Zoom

<https://us02web.zoom.us/j/84449396073?pwd=RU9yTUJtOW9hWnU5V1VwdThPT3NWZz09>

Meeting ID: 844 4939 6073

Passcode: 687129

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

CALL TO ORDER

Chairperson Fox called the December 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, Sebolt, Frischman

Members Absent: Pena

Others Present: Tim Perrone, David Burns, Cody Mohr

APPROVAL OF THE MINUTES

MINUTES OF NOVEMBER 20, 2023 ACCEPTED AS SUBMITTED.

ADDITIONS TO THE AGENDA

None

LIMITED PUBLIC COMMENT

None

1. Commercial – Multi-Family

A. Sale Status report

Brief discussion. Mr. Burns pointed out that we now have a signed Purchase Agreement with Richard Floyd in regards to the Worthington Place property, and he is planning to start asap. Land Bank is still waiting on the earnest money deposit so the PA is not actually valid until then. Closing on the property is slated for January or February 2024.

2. Residential

A. List of Properties – November 2023

Brief discussion. Director Case noted that the Land Bank staff is having troubles with the modular project on S Fairview Ave, and may get postponed at the last minute.

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- B. Resolution to Authorize the Transfer of 642 S Francis Ave, Lansing to the City of Lansing for Their FEMA Grant

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

INGHAM COUNTY LAND BANK FAST TRACK AUTHORITY
RESOLUTION TO AUTHORIZE THE TRANSFER OF 642 S FRANCIS AVE, LANSING,
TO THE CITY OF LANSING FOR THEIR FEMA GRANT

RESOLUTION 23-10

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.A.5. that any land transfer to governmental entities 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; and

WHEREAS, the City of Lansing, through its Economic Development and Planning Office, would like to acquire 642 S Francis Ave, Lansing, parcel # 33-01-01-14-380-141 for the purpose of their Federal Emergency Management Agency (FEMA) Grant under their Floodplain Acquisition Program; and

WHEREAS, the Land Bank agreed in March 2023 to volunteer and transfer the property to the City of Lansing as a match for their FEMA Grant Application for \$1.00; and

THEREFORE, BE IT RESOLVED, the Land Bank authorizes its Chairperson or Executive Director to negotiate and execute this transaction to the City of Lansing for \$1.00.

AYE: Fox, Grebner, Sebolt, Frischman ABSENT: Pena NAY: None Adopted 12/18/23

3. Administration

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

B. Land Contract Summary 2023

Chairperson Fox asked if Staff had connected Land Contract Holders to banking institutions that we've connected with. Mr. Burns stated that he has sent out letters and has connected some Holders with Flagstar, but it's a struggle for folks who don't have good credit numbers.

C. Resolution to Authorize the Write Off of the Remaining Balance of the Land Contract for Mr. Joel Kane

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

INGHAM COUNTY LAND BANK FAST TRACK AUTHORITY
RESOLUTION TO AUTHORIZE THE WRITE OFF OF THE REMAINING BALANCE
OF THE LAND CONTRACT FOR MR. JOEL KANE

RESOLUTION 23-11

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, Mr. Joel Kane purchased 1828 W Miller Road, Lansing, MI 48911, from the Ingham County Land Bank through a Land Contract on December 16, 2011. The property in 2011 was in complete disrepair and did not have working bathrooms or kitchen; and

WHEREAS, the Land Bank agreed during the Land Contract sale that the value of any repairs would be deducted from the principal. This amount totals \$5,000. Mr. Kane currently owes \$9,942.51, plus tax reimbursement of \$1,281.15 due to non-homestead taxing status, along with a net credit of \$-248.32 of escrow funds. Grand total owed on the Land Contract is currently \$4,694.04; and

WHEREAS, the goals of the Land Bank are best served by allowing Mr. Kane to assume full ownership of his home; and

WHEREAS, the Land Bank staff recommends writing off this remaining balance and that the property be deeded over to Mr. Kane.

THEREFORE, BE IT RESOLVED, the Land Bank authorizes its Chairperson or Executive Director to negotiate and execute the transaction to write off the remaining balance of the Land Contract and to deed the property to Mr. Joel Kane.

AYE: Fox, Grebner, Sebolt, Frischman ABSENT: Pena NAY: None Adopted 12/18/23

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Mr. Burns stated that the next resolution is in regards to the Miller Rd property. The Land Bank sold this property in 2011 and the house was in disrepair. There was an agreement to sell, and the Land Bank would apply credits for repairs completed which would then be applied to the principal balance. Buyer saved receipts, but never turned them into the Land Bank for credit. Approximately, 6 months ago, Buyer brought in receipts and we went through them. Land Bank staff recommends writing the land contract off. It is believed the write off amount is between \$5190 and \$7690, and that is approximately the amount of the receipts. There are a few other items to take into account as well, such as the property tax reimbursement for homestead and winter 2023 taxes owed.

D. Land Bank Garden Coordinator new hire - Cody Mohr

Mr. Cody Mohr introduced himself and discussed his background and how he came to be here at the Land Bank. Welcome Cody!

E. Communications Narrative / Executive Director's Report

Director Case stated that we the Land Bank staff has had some issues at the S Fairview Ave property where the modular unit is being set tomorrow, on Dec 19. Unfortunately, may need to postpone the delivery until spring.

F. Legal

Mr. Perrone stated that he helped the Land Bank with a mortgage on Hungerford. It was a rush job, but he helped quickly to move the closing forward. Mr. Perrone also stated that he consulted on a construction requirement on a buy-sell agreement, and what happens if the buyer doesn't move on the construction part of it in the time stated, in this case 2 years. Typically, a deed restriction is included with a right of reverter on these types of agreements but apparently this document did not have one. Director Case stated that this situation is in regards to the Weatherhill condo properties. Commissioner Grebner asked if the owner is paying taxes and/or association dues. Mr. Burns stated that he is paying taxes, but unsure about dues. Dues are for the land but not building-related dues. The Land Bank wouldn't mind helping the buyer and the Condo Association but the Land Bank doesn't have any right or commitment to do so.

4. Limited public comment

None

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5. Announcements, Comments, or other Questions

Director Case was told by Becky Bennett that County Human Services Committee will be meeting on the same night as our Board Meeting, at 6pm, instead of 6:30pm. So, if there is anyone on that board and also on the Land Bank Board, these times may conflict. Should we change our time to 4:45pm? Land Bank Board determined that no member was on the Human Services Committee, and therefore, Land Bank dates/times will remain as scheduled.

6. Adjournment

Chairperson Fox adjourned the meeting at 5:29pm.

Next meeting on Thursday, January 25, 2024, at 5pm.