

MARCH 18, 2024 REGULAR MEETING

Ingham County Land Bank Zoom Meeting

In-person and virtually via Zoom

Join Zoom Meeting

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Meeting ID: 891 4952 2521

Passcode: 083385

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

CALL TO ORDER

Chairperson Fox called the March 18, 2024 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, Pena, Van Fossen Sebolt, Grebner

Members Absent:

Others Present: Tim Perrone, David Burns, Roxanne Case, Johno Norian of Turner Dodge Development, Nicholas Maloof of Turner Dodge Development

APPROVAL OF THE MINUTES

MINUTES OF JANUARY 25 2024 ACCEPTED AS SUBMITTED.

ADDITIONS TO THE AGENDA

None

LIMITED PUBLIC COMMENT

None

1. Commercial – Multi-Family

A. Sale Status report

Brief discussion. David Burns reiterated some statements listed in the report.

B. Revised Presentation on Bottling Plant by NXT Commercial

Johno and Nicholas distributed a summary and spoke about the project. Originally, the projects was a 9–story 196-unit building with commercial top and bottom. But due to changes in covid and the market, the revised structure is a 4-story building with 124-units. Nothing else has changed. The river trail, Dietrich Park and amenities will remain the same. The building will be a modular-type construction by Ritz-Craft, built to code and stacked together. Ryan Sebolt asked if prevailing wage was part of the package. Since

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its modular, construction is built off site and most likely not prevailing wage. However, the skilled trades who will be hooking everything up after erection such as electricians and plumbers will most likely be paid prevailing wage. Mr. Maloof stated that the contract was expiring in April and asked about extension. Director Case suggested another 6-month term.

COMMISSIONER GREBNER MOVED TO EXTEND THE AGREEMENT FOR ANOTHER 6 MONTHS. SUPPORTED BY COMMISSIONER SEBOLT. THE MOTION CARRIED UNANIMOUSLY

2. Residential

A. List of Properties - Sold & In Progress, January-February 2024 - Brief discussion.

3. Administration

A. Accounts Payable – Not submitted with documents.

B. Budget 2023 Pre-Audit Summary / Update

Director Case stated that this was a pre-audit update. Auditors are coming to the Land Bank Office this week to complete audit field work. In another couple months, a final audited report will be submitted.

C. Communications Narrative / Executive Director's Report - Brief discussion.

D. Legal

Tim Perrone stated that he reviewed documents for the bottling plant case. Keeping track and waiting for progress to continue.

4. Limited public comment - None

5. Announcements, Comments, or other Questions - None

6. Adjournment

Accepted.

THE MOTION CARRIED UNANIMOUSLY.

Chairperson Fox adjourned the meeting at 5:18pm.

Next meeting on April 15, 2024, at 4:45pm at the Land Bank office.