

MAY 20, 2024 REGULAR MEETING

Ingham County Land Bank Zoom Meeting

In-person and virtually via Zoom

Join Zoom Meeting

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Meeting ID: 821 2162 8279

Passcode: 850646

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

CALL TO ORDER

Chairperson Fox called the May 20, 2024 Regular Meeting of the Ingham County Land Bank to order at 4:45p.m., held in-person at the Ingham County Land Bank Office and virtually via Zoom.

Members Present: Fox, Grebner, Pena, Van Fossen

Members Absent: Sebolt (excused)

Others Present: Tim Perrone, David Burns

APPROVAL OF THE MINUTES

MINUTES OF APRIL 15 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 stated that the big announcement is that the former Pleasant Grove School is being demolish right now. Thank you to Rawley and his team for expediting the permit.

2. Residential

A. List of Properties - Sold & In Progress, April 2024

Brief discussion.

B. Resolution 24-01 to Utilize the Land Bank’s Option to Purchase 2024 Tax Foreclosures

COMMISSIONER PENA MOVED TO ADOPT THE RESOLUTION. LAND BANK SECRETARY RAWLEY VAN FOSSEN SUPPORTED.

INGHAM COUNTY LAND BANK FAST TRACK AUTHORITY

**RESOLUTION TO UTILIZE THE LAND BANK'S OPTION TO PURCHASE
2024 TAX FORECLOSED PROPERTY**

RESOLUTION 24-01

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 General Property Tax Act, Public Act 206 of 1893, as amended, states in MCL 211.78m(1) that if a city, village, township, or city authority does not purchase that property and no claimant has filed a claim for remaining proceeds from the foreclosed property under section 78t(2), the county authority in which the property is located may purchase that property by paying the foreclosing governmental unit the minimum bid. The foreclosing governmental unit shall convey the property to the purchasing Authority within 30 days; and

WHEREAS, the Ingham County Treasurer, acting as the Foreclosing Governmental Unit is authorized to accept the minimum bid in the name of Ingham County for properties, subject to local and state option and other deletions by statute and Land Bank Priorities, Policies, and Procedures.

WHEREAS, the Land Bank staff have evaluated the 2024 tax foreclosed parcels and have determined that certain properties have redevelopment potential compared to their purchase cost; and

WHEREAS, the acquisition cost shall be covered by the Ingham County Land Bank Fast Track Authority; and

THEREFORE, BE IT RESOLVED, the Land Bank authorizes its Chairperson or Executive Director to purchase for redevelopment opportunities, at the minimum bid, property available under MCL 211.78m(1) for which no claimant has filed a claim for remaining proceeds.

AYE: Fox, Grebner, Pena, Van Fossen ABSENT: Sebolt NAY: Adopted 5/20/24

MOTION APPROVED UNANIMOUSLY.

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Chairperson Fox stated that one of the items that occurred in the General Property Tax Act after the Rafaeli Case decision was that Land Banks were added to the list of public bodies that can acquire property before auction for the greater of the taxes owed (including costs to bring the property to auction) or the fair market value of the property, if there is no proceeds claim to the property. Land Bank staff has already been in contact with non-profits (such as Nation Outside, Eastside Community Action Center, Capital Area Housing Partnership, and Habitat Capital Region) that are interested in properties. The resolution allows the Land Bank to purchase and then in turn, sell to the non-profit, to get these properties back into productive use. Member Van Fossen asked if the Land Bank would gain 5/50 tax capture through this process. Director Case stated yes, that any time the Land Bank owns a property, it is due tax capture. Mr. Perrone stated that in the past, the County used to purchase property and then sell to the Land Bank. Now because of the Rafaeli decision, it makes the best sense to only acquire property that has no claim of remaining proceeds attached.

3. Administration

- A. Accounts Payable – April 2024 - accepted and on file
- B. Rental 2023 summary and update

Commissioner Pena asked about selling the properties. Director Case stated that the Land Bank Board does not want the Land Bank to be a landlord and the goal is to sell all of them off. We started with the Eden Glen properties; we have 4 left and a couple of the tenants wish to purchase but monies are an issue but are working towards a mortgage. Currently, the Land Bank doesn't have the capacity to sell the properties off; it's a process and takes administrative needs. The properties are being managed by the Ingham County Housing Commission. Chairperson Fox asked if the remaining rental tenants would be interested in purchasing. Director Case stated that mostly likely, yes, except for the tenants on Grand Ave; they would probably struggle and ownership might not be the best option for them. Buyers would be required to obtain mortgages; no land contracts.

- C. Communications Narrative / Executive Director's Report

Brief discussion.

- D. Legal

Mr. Tim Perrone stated that he consulted on the Resolution that was just passed.

4. Limited public comment

None

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5. Announcements, Comments, or other Questions

Commission Pena stated that the Fledge was thankful that the County and the Community spent the time and effort to share information. It was a good educational event, where folks were enlighten by the conversations and sharing. Also, Cristo Rey is having their annual fiesta on Friday, Saturday, and Sunday, May 24-26, at their building on the south side off Miller Rd. Cristo Rey helps folks that are struggling and the funds goes to help.

Land Bank Secretary Van Fossen stated that the City of Lansing is updating their BS&A system, and due to this update, BS&A will be offline for 3 days, and no inspections will be processed or completed, June 5-7, 2024. Chairperson Fox stated that the County's BS&A will be going through a similar update next year.

6. Adjournment

Accepted.

THE MOTION CARRIED UNANIMOUSLY.

Chairperson Fox adjourned the meeting at 5:07pm.

Next meeting on Monday, June 17, 2024, at 4:45pm at the Land Bank office.