

JUNE 17, 2024 REGULAR MEETING

Ingham County Land Bank Zoom Meeting

In-person and virtually via Zoom

Join Zoom Meeting

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Meeting ID: 835 3023 5012

Passcode: 781747

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

**CALL TO ORDER**

Chairperson Fox called the June 17, 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, Sebolt

Members Absent: Van Fossen (excused)

Others Present: Tim Perrone, David Burns, Roxanne Case

**APPROVAL OF THE MINUTES**

MINUTES OF MAY 20, 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 biggest news is that an RFP for the former Pleasant Grove School site will be released, soliciting a developer to develop to bring in a new project. Commissioner Pena asked about pricing. David stated that land costs are determined per property; the deals are so tight that costs are negotiated to help make projects work. Chairperson Fox stated that even though comparables are a part of the process, these properties have been subjected to the market, and the market says there's no value or less than no value.

JUNE 17, 2024 REGULAR MEETING

2. Residential

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

Brief discussion. Director Case stated that the property that was just sold on Pleasant View may revert back to the Land Bank. More to come on it.

B. Resolution 24-02 to Authorize the Sale of 5 Vacant Parcels in Lansing to Capital Area Housing Partnership

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

**INGHAM COUNTY LAND BANK FAST TRACK AUTHORITY**  
**RESOLUTION TO AUTHORIZE SALE OF FIVE (5) VACANT PARCELS IN LANSING**  
**TO CAPITAL AREA HOUSING PARTNERSHIP**

**RESOLUTION 24-02**

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	33-01-01-08-426-091	(1135) Princeton Ave	2012	Local Unit Rejection	Demolished with Hardest Hit funds	\$3200
2	33-01-01-31-253-161	(4020) Ingham St	2017	Local Unit Rejection	Demolished with Hardest Hit funds	\$2500
3	33-01-01-31-302-031	(3806) Sumpter St	2010	Purchase Tax Frc	Demolished with Lansing’s CDBG funds	\$3500
4	33-01-01-31-402-068	(4318) Ingham St	2014	Local Unit Rejection	Demolished with Hardest Hit funds	\$10850
5	33-01-01-31-451-011	(4720) Ballard Rd	2012	Local Unit Rejection	Demolished with Lansing’s CDBG funds	\$8000

WHEREAS, Capital Area Housing Partnership (CAHP) would like to purchase the ~~four (4)~~ five (5) properties to build affordable housing, using City of Lansing HOME funds. Two of these properties are large and likely to be split in order to add another home and increase density; and

THEREFORE, BE IT RESOLVED, the Land Bank authorizes its Chairperson or Executive Director to negotiate and execute the transaction of these five (5) parcels to Capital Area Housing Partnership for the total market rate of \$28,050.

AYE: Fox, Grebner, Pena, Sebolt

ABSENT: Van Fossen

NAY:

Adopted 6/17/24

MOTION APPROVED UNANIMOUSLY.

## JUNE 17, 2024 REGULAR MEETING

Chairperson Fox stated that where the property is noted as Local Unit Rejection, this is actually the last stage of the foreclosure process, where it did not sell at auction. The next step is that the municipality has the option to reject it. The other option noted is Purchase, and that was during the housing crisis and the Land Bank was purchasing property to eliminate blight and help neighborhoods. As noted, it is likely that a couple of these properties will be split to add more density to the neighborhood. Director Case stated that the Land Bank had been holding the Princeton property for a while in anticipation of development on the old School of the Blind property, but that doesn't look like it's going to happen any time soon, so we released it. With the current housing crisis, any property that can get built on is a good thing.

### 3. Administration

#### A. Accounts Payable – May 2024 - accepted and on file

Commissioner Pena asked about Kwik Car Wash payable. Director Case stated that that is the cleaning of the Land Bank pickup truck.

#### B. Communications Narrative / Executive Director's Report

Land Bank released an employee. Now disgruntled. Did not work out. Commission Sebolt stated that the landscaping at the new Pointe West Condos looks great. Director Case stated that we plan to do facilitate an open house, probably near the end of July, between 4-6pm to include neighbors. Waiting for the contractor to give us a final date.

#### C. Legal

Mr. Tim Perrone stated that he is a now member on the condo association board. The process is that the developer has to create the board, thus Land Bank establishing members.

### 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 4:58 pm.

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