

SEPTEMBER 16, 2024 REGULAR MEETING

Ingham County Land Bank Zoom Meeting

In-person and virtually via Zoom

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Meeting ID: 846 7321 4248

Passcode: 899379

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

**CALL TO ORDER**

Chairperson Fox called the September 16, 2024 Regular Meeting of the Ingham County Land Bank to order at 4:46p.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 (virtually), David Burns, Roxanne Case, Roxy Eaton, and Johno Norian, Nicholas Maloof, & Adam Wright of NXT Commercial

**APPROVAL OF THE MINUTES**

MINUTES OF AUGUST 19, 2024 ACCEPTED AS SUBMITTED.

**ADDITIONS TO THE AGENDA**

None

**LIMITED PUBLIC COMMENT**

None

Introduction of Roxy Eaton, who has recently been hired as the Emerging Development Outreach Coordinator. This is an 18-month grant-funded position. Welcome Roxy!

1. Commercial – Multi-Family

A. Sale Status report

David Burns made a couple comments about the report. Due to the Purchase Agreement expiring in October, Land Bank felt that there was a need for the Developer of the bottling plant site to speak about the project. Chairperson Fox stated that a developer was selected for the Pleasant Grove School site, which is T.A. Forsberg Inc. His presentation was good and his project(s) is a good fit for the site.

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- B. NXT Commercial Presentation on the former bottling plant site (on the river across from Olympic Broil)

Mr. Norian spoke about the renditions of the site, and because of the economy, the major change was removal of the parking deck. The improvements to the park area (Dietrich Park and river trail from Old Town) and public infrastructure are the same from the original plans. Mr. Maloof spoke about the costs and the structure made up of steel, concrete, and mass timber, and how the capital stack is being put together. Mr. Wright (virtually) spoke about the connections and progress that they've made with MSHDA, Congresswoman Slotkin's office, Senator Peter's office, and Senator Sarah Anthony's office, along with State Rep Emily Dievendorf. Chairperson Fox offered to include him in any legislative meetings, as he may be able to help encourage the process and capital stack that is needed. The Brownfield Plan was approve but now needs amended. Director Case and David Burns recommended that the Purchase Agreement is extend into 2025 to accommodate the funding progress that will most likely occur in early summer 2025.

Chairperson Fox requested a motion to extend the October 6<sup>th</sup> PA expiration for another year.

COMMISSIONER GREBNER MOVED THE MOTION. COMMISSIONER PENA SUPPORTED.

AYE: Fox, Grebner, Pena, Sebolt      ABSENT: Van Fossen      NAY: None

MOTION APPROVED UNANIMOUSLY.

2. Residential

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

Director Case stated that the renovations on Jerome and Ferguson have been bid out and Tony Olivarez, Construction Manager, has met several different contractors at the properties who are interested and plan to bid.

3. Administration

- A. Accounts Payable – August 2024 - accepted and on file
- B. Budget 2025 draft

Director Case stated that this was a draft, and the next page of the board packet is the grade/step levels of each Land Bank position that makes up the payroll cost in the budget. Commissioner Pena asked where these numbers came from. Director Case

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stated that these mimic the County's positions. Chairperson Fox stated that several of the positions are not necessarily filled, and that these are potential positions.

Director Case stated that in the next/October board meeting, the Board will need to approve the budget. A notice will be published in the newspaper for a Public Hearing.

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

Chairperson Fox stated that the Land Bank Association Annual Conference is this week in Muskegon, and Land Bank staff will be attending. It's filled with good education information and very useful, and we contribute much to the conference and those who attend.

### E. Legal

Mr. Perrone stated that he is in the process of completing quiet title actions on 2 properties, and recently 2 more have been added. He has prepared the initial notices that need to be filed. A hearing will be in Circuit Court. All the notices and posting will be completed. It can take up to 8 weeks. We do not expect any issues and will clear the title for these properties. Chairperson Fox stated that this is part of the auction proceeds that will pay for these processes to take place.

### 4. Limited public comment

None

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

Commissioner Pena stated that the Lansing Bike Co-op located at 1715 Kalamazoo St, Lansing, is having a 10-year anniversary event on 9/21/24, noon-4pm. This site was an old Land Bank site that was renovated and now vital to the neighborhood. The Land Bank does a lot for housing, but also does other things in the community.

### 6. Adjournment

Accepted.

THE MOTION CARRIED UNANIMOUSLY.

Chairperson Fox adjourned the meeting at 5:16 pm.

Next meeting on Monday, October 21, 2024, at 4:45pm at the Land Bank office.