

DECEMBER 16, 2024 REGULAR MEETING

Ingham County Land Bank Zoom Meeting

In-person and virtually via Zoom

Join Zoom Meeting

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Meeting ID: 858 4733 4366

Passcode: 323601

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

CALL TO ORDER

Chairperson Fox called the December 16, 2024 regular Meeting of the Ingham County Land Bank to order at 4:47p.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

Others Present: Tim Perrone, David Burns, John Krohn, Roxanne Case (virtual)

APPROVAL OF THE MINUTES

MINUTES OF OCTOBER 21, 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 noted that the biggest notation is that the Land Bank has sold the first condominium

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2. Residential

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

Brief discussion.

B. Resolution to Authorize the Acquisition of a Property for Demolition at 122 Allen St, Lansing, MI

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

Adopted December 16, 2024
Agenda Item # 2B

INGHAM COUNTY LAND BANK FAST TRACK AUTHORITY
RESOLUTION TO AUTHORIZE THE ACQUISITION OF A PROPERTY FOR DEMOLITION
AT 122 ALLEN ST, LANSING MI

RESOLUTION 24-04

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.

WHEREAS, the Ingham County Land Bank Fast Track Authority has been contacted by Mr. John Krohn (a past employee of the Land Bank) whose rental house at 122 Allen St, Lansing, MI 48912 (parcel # 33-01-01-15-426-351) exploded by an apparent gas leak on September 18, 2024.

WHEREAS, Mr. Krohn is willing to sell the property to the Land Bank for \$1, if demolition can be completed. This property lies just south of Michigan Ave on the Eastside in a desirable area for infill and rebuilding; and

WHEREAS, the Land Bank has received funding through the State Land Bank Authority for demolition which can include this property into a group of demolitions slated for spring/summer 2025; and

THEREFORE, BE IT RESOLVED, the Land Bank authorizes its Chairperson or Executive Director to negotiate and execute the acquisition of this property for \$1.

AYE: Fox, Grebner, Pena, Sebolt ABSENT: Van Fossen NAY: None Adopted 12/16/24

MOTION APPROVED UNANIMOUSLY.

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Chairperson Fox stated that the house had a catastrophic gas leak and exploded. Mr. Kohn has offered to sell the property to the Land Bank for \$1. Land Bank has demolition funds that can finish and remove the debris. Land Bank believes the property is in a good location, has a garage that we'd like to save, and can be sold to a developer for rebuilding. Mr. Krohn stated that he was present to answer any questions that anyone might have. Commissioner Grebner asked what the ballpark figure is of demolition costs. Director Case stated that she believed we budgeted approximately \$30,000 plus contingency. Since this house exploded, the house will need to be demolished as all-asbestos containing material because it cannot be remediated properly. Land Bank believes we have a potential builder who is interested in buying and building.

3. Administration

A. Accounts Payable – Nov & Dec 2024 - accepted and on file

B. Budget 2024 update through October 2024

Brief discussion. Director Case noted that the negative balance is due to timing of grant funds.

C. Board of Directors Meeting Schedule 2025 draft

Time changed to 4:15pm to accommodate schedules. The Board will adopt it at the Annual Meeting in January and vote on positions. Chairperson Alan noted that Commissioner Pena is going off the Board, and we'll need a new Treasurer which will be responsible for signing Land Bank checks every 2 weeks.

D. Communications Narrative / Executive Director's Report

Brief discussion.

E. Legal

Mr. Perrone stated that the Land Bank received four quiet title judgments on November 6, 2024, and the Executive Director had those judgments recorded.

4. Limited public comment

None

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5. Announcements, Comments, or other Questions

None

6. Adjournment

Accepted.

THE MOTION CARRIED UNANIMOUSLY.

Chairperson Fox adjourned the meeting at 5:00pm.

Next meeting on Thursday, January 23, 2025 (Annual Meeting) at 4:15pm at the Land Bank office.