

APRIL 21, 2025 REGULAR MEETING

Ingham County Land Bank Zoom Meeting

In-person and virtually via Zoom

Join Zoom Meeting

<https://us02web.zoom.us/j/89184843096?pwd=NTaQNQwf30WLwigNPtJJ5nt41SqeS1.1>

Meeting ID: 891 8484 3096

Passcode: 919691

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

CALL TO ORDER

Chairperson Fox called the April 21, 2025 Regular Meeting of the Ingham County Land Bank to order at 4:18p.m., held in-person at the Ingham County Land Bank Office and virtually via Zoom.

Members Present: Fox, Grebner, Van Fossen, Morgan (late)

Members Absent: Sebolt

Others Present: Tim Perrone, David Burns, Roxanne Case, Mr. Derek Braswell of EVergetic Charging Stations, and Mr. Sean Ross of Eaton (virtual)

APPROVAL OF THE MINUTES

MINUTES OF MARCH 17, 2025 ACCEPTED AS SUBMITTED.

ADDITIONS TO THE AGENDA

None

LIMITED PUBLIC COMMENT

None

1. Commercial – Multi-Family

A. Sale Status report

David Burns pointed out the property at 3600 W Saginaw St where we have an interested party who attended the Board meeting who will be presenting to the Board tonight.

Chair Fox stated that the former bottling plant property is still on-going and we have reached out to Senator Anthony's office to see if there's any funds available. Still looking for options.

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B. Presentation on Electric Vehicle Charging Stations by Derek Braswell of EVergetic Charging Stations

Mr. Derek Braswell, founder and CEO of EVergetic Charging Stations introduced himself and his company. His company installs vehicle charging stations for residential needs. He is looking to work with or partner with the Land Bank to install level 3 charging stations in Lansing Township on a Land Bank property at 3600 W Saginaw St, near the corner of Waverly and Saginaw streets. He is interested in installing several stations throughout Lansing, to help transform the City with EV chargers ensuring accessibility, efficiency, and economic growth.

Commissioner Grebner asked if there were generators and how it worked. Mr. Braswell stated that it is a system that runs the chargers off natural gas and would like to include 3 EV chargers, along with possibly vacuums to be used while the vehicle is being charged. Heated concrete is an option to be included in the construction. Cost to build is estimated at \$600-\$800,000 per site. Estimated cost of charging \$.70 per kw.

David Burns stated that over the next month, we are looking at writing up a 20-year lease with 5-year increments. This may also provide 5/50 specific tax capture; still reviewing this. Land Bank is working with the State Land Bank Authority to obtain this language and process.

Mr. Sean Ross of Eaton (virtual) stated that he appreciated that he could be online and be involved. He believes Mr. Braswell has great ideas. Eaton has been in this manufacturing space for over 120 years, has a large office in Southfield, MI and has a network throughout the State that will support the stations when issues occur. Eaton has a lot of resources if you wish to hear more about these products and services.

Mr. Braswell provided a folder of information for the Board to read over and review.

2. Residential

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

Brief discussion. Balzer demolition has been halted to double check on private electrical and gas line hookups that may be connected without Lansing Public Services' knowledge.

B. Resolution 25-01 to Authorize the Sale of Multiple Vacant Parcels to Cooney Homes

COMMISSIONER MORGAN MOVED TO ADOPT THE RESOLUTION. SUPPORTED BY COMMISSIONER GREBNER.

INGHAM COUNTY LAND BANK FAST TRACK AUTHORITY

**RESOLUTION TO AUTHORIZE THE SALE OF MULTIPLE VACANT PARCELS
TO COONEY HOMES**

RESOLUTION 25-01

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, 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; and

WHEREAS, Cooney Homes would like to purchase multiple vacant parcels within the next 12 months to build single-family homes. Most of these housing units are planned in the City of Lansing. Purchase Agreements will have a reverter on the properties to build within a 12-month timeframe starting on the closing date; and

THEREFORE, BE IT RESOLVED, the Land Bank authorizes its Chairperson or Executive Director to negotiate and execute the transaction of multiple parcels to Cooney Homes for the next 12 months.

AYE: Fox, Grebner, Morgan, Van Fossen ABSENT: Sebolt NAY: None Adopted: 4/21/25

MOTION APPROVED UNANIMOUSLY.

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Director Case stated that Cooney Homes is a builder that has been building in the Lansing, and has worked with the Land Bank for many years. They have purchased several properties from the Land Bank previously, and resolutions have been before the Board due to these purchases. In the next 12 months, they would like to purchase 5-10 properties for building. Noted in the resolution, is a 12-month reverter where the Land Bank would regain control of the property, if construction isn't started within 12 months of the closing date.

Van Fossen asked if resolutions before the Board include the list of properties they are requesting to purchase. Director Case stated that typically these types of resolutions usually include the list of properties, but they are still trying to flush out which properties to purchase, and therefore, this resolution does not include them.

C. Resolution 25-02 to Utilize the Land Bank's Option to Purchase 2025 Tax Foreclosures

COMMISSIONER MORGAN MOVED TO ADOPT THE RESOLUTION. SUPPORTED BY COMMISSIONER GREBNER.

INGHAM COUNTY LAND BANK FAST TRACK AUTHORITY

**RESOLUTION TO UTILIZE THE LAND BANK'S OPTION TO PURCHASE
2025 TAX FORECLOSED PROPERTY**

RESOLUTION 25-02

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, 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 a tax foreclosed 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 will evaluate the 2025 tax foreclosed parcels and will determine if 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, Morgan, Van Fossen ABSENT: Sebolt NAY: None Adopted: 4/21/25

MOTION APPROVED UNANIMOUSLY.

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Chair Fox stated that the Land Bank has the ability of Right of First Refusal and will exercise this option, as long as no excess proceeds claims have been filed as of July 1st. We used this option last year, and transferred property to Eastside Community Action. This gets properties back into use faster and helps the community with housing needs quicker. There is no net cost to the Land Bank, and this process does allow 5/50 specific tax capture. Mr. Perrone asked if these properties will need to go through quiet title action. Director Case stated that yes, these will need this process and most likely will need to be started in August.

3. Administration

A. Accounts Payable – March 2025 - accepted and on file.

B. Communications Narrative / Executive Director's Report

Chair Fox stated that the State Supreme Court heard 2 cases on April 10th, and the former bottling plant property with the past owner, Yono, was one of them. This case is based around a no-auction proceeds case. Chair Fox believes that the Land Bank is not at risk, and that the Treasurer is the entity that will be liable. Director Case stated that we are awaiting a decision by the Supreme Court.

4. Legal

Mr. Perrone stated that he worked on quiet title action for 15 properties. A court hearing is set for next week with Judge Cole on April 29th, at 2pm. Assuming judgment is received, their office will need to file a separate notice of judgment for each property. Once processed by the court and recorded by the Register of Deeds, action should be completed around May 1st.

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 5:14pm.

Next meeting on Monday, May 19, 2025 at 4:15pm at the Land Bank office.