

MAY 19, 2025 REGULAR MEETING

## Ingham County Land Bank Zoom Meeting

In-person and virtually via Zoom

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Meeting ID: 842 4170 0855

Passcode: 414970

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 4:20p.m., held in-person at the Ingham County Land Bank Office and virtually via Zoom.

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

Members Absent: Morgan

Others Present: Tim Perrone, David Burns, Roxanne Case

### **APPROVAL OF THE MINUTES**

MINUTES OF APRIL 21, 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 that we have a resolution in the board packet to discuss and vote on.

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

RAWLEY VAN FOSSEN MOVED TO ADOPT THE RESOLUTION. SUPPORTED BY COMMISSIONER SEBOLT.

INGHAM COUNTY LAND BANK FAST TRACK AUTHORITY

**RESOLUTION TO AUTHORIZE A LONG-TERM LEASE AT 3600 W SAGINAW HWY, LANSING MI TO  
EVERGETIC CHARGING STATIONS**

**RESOLUTION 25-03**

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 has policies, procedures and administrative rules regarding the disposition of commercial property which require board approval; conflict of interest; 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, Mr. Derek Braswell of EVergetic Charging Stations would like to lease the property at 3600 W Saginaw Hwy, Lansing, MI 48917, parcel # 33-21-01-07-352-005, for 20 years, in 5-year increments, to install battery-integrated DC fast charging (DCFC) stations. Site development will be based on Lansing Township Zoning regulations and guidelines.

WHEREAS, the lease agreement will include a 10% net revenue that will be collected by the Land Bank on a monthly basis.

WHEREAS, the Lessee's responsibilities shall include but not limited, to proper insurance, maintenance of property and stations, taxes, (if any), code violations, general liability, and future disposition of equipment and materials. The Land Bank and its officials will be held harmless of any liability during the lease period; and

THEREFORE, BE IT RESOLVED, the Land Bank authorizes its Chairperson or Executive Director to negotiate and execute the Lease for the installation of EV charging stations at the property.

AYE: Fox, Grebner, Sebolt, Van Fossen

ABSENT: Morgan

NAY: None

Adopted: 5/19/25

MOTION APPROVED UNANIMOUSLY.

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David Burns described the proposal and explained the process, timeframe, and details. Chairperson Fox stated that because it's a 20-year lease, the Land Bank is pushing to impose property taxes, which would help the Land Bank and the Township. Land Bank will most likely forward the lease agreement to Mr. Perrone for review and feedback. Land Bank has not heard back from the nearby property owner who reached out through email a while ago, and response was provided, but nothing since. That property owner does have some property delinquent taxes so that would not be a clear sale.

### 2. Residential

#### A. List of Properties

Director Case stated that we just sold the modular house that was construction a year ago, and happy to get that in the hands of a family.

### 3. Administration

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

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

Director Case stated that the auditors, Rehmann Robson, have completed their audit. No findings or comments were found, but recommendations were provided. These documents were emailed prior to the Board meeting, but hard copies were distributed during the meeting. Since the Land Bank used over \$750,000 funds in federal funds, a single audit was conducted, and that report was included also. Chairperson Fox reminded the Board that several years ago we had a bit of troubles with segregation of duties, because the office is so small, but the Land Bank has worked through those issues and it has not been a concern.

#### C. Advocacy of Statewide Funding – Chair Alan Fox

Chairperson Fox wanted to explain what Land Banks are doing to increase funds for Land Banks statewide. Michigan Land Bank Association has gone through several iterations of legislative proposals that have not been very satisfactory to help to increase routine funding. Michigan was the first state to create Land Banks. The funding created was the Specific Tax 5/50, where it was thought that it would be adequate but was determined to be insufficient. Ohio was the second state who was set up and their funding source that let's them thrive. For Michigan, larger Land Banks have a lot more property to manage but not enough staff. Of course, its different in different counties/cities. It has been proposed to extend the 5 years (of 50% of taxes) to 8 years, allowing further funding.

Mr. Van Fossen asked if legislation has dropped on this. Chairperson Fox stated no, and that Senator Anthony has the Bill and setting up another round of discussions. Lansing Mayor is interested in hearing more about this and would like to know and understand more. Commissioner Sebolt stated that it would be better to create a new stream versus shifting

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funds. Chairperson stated that real estate transfer tax was looked at but it turns out that the County or the State doesn't have the option of increasing without a vote.

There has been federal legislation that was chaired by Senator Casey to provide federal funding, and Senator Slotkin is looking at picking it up to move it forward. Slotkin's office is contacting several Land Banks to understand and hear more information.

There is more conversation that needs to be had on this subject with different entities such as the Municipal League, the Association of Counties and the Association of Townships.

### 4. Legal

Mr. Perrone stated that the judgment for quiet title was recorded and completed. Hard copy is now here at the Land Bank for documentation. This should satisfy the underwriters to allow title services to insure tax reverted properties.

### 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 4:42pm.

Next meeting on Monday, June 16, 2025 at 4:15pm at the Land Bank office.