



Meeting Date: October 26, 2021

Time: 8:30 AM

Courtyard by Marriott, Lansing Downtown

Zoom: **Join Zoom Meeting:**

<https://us02web.zoom.us/j/85225904751?pwd=UXJOS3pFVFQzVjNjZMEVXLOhvd0tEQTO9>

Meeting ID: 852 2590 4751 Passcode: 304934

One tap mobile: (301) 715-8592

Annual Meeting Agenda

1. Call to Order/Roll Call
2. Approval of Agenda
3. Treasurer's Report & Dues Update
4. Discuss and Approve Minutes from May 18, 2021 and June 16, 2021 meetings
5. Annual Chairperson's Report
6. Committee Reports

- a. Education & Networking Committee

Task: keep members informed and aware of best practices and to provide networking and learning opportunities for members.

Co-Chairs: Linda Horak & Roxanne Case

- b. Policy & Advocacy Committee

Task: lead MALB's effort including establishing a public policy agenda, directing the activities of a paid lobbyist and ensuring MALB's interests are represented in State legislation.

Co-chairs: Krista Trout-Edwards & Katie Montoya

- c. Fund Development Committee

Task: play a key role in attracting resources to MALB including grants and sponsorships to pay for operations.

Co-chairs: Eric Schertzing & Tim Burgess

7. Election of 2021-2022 Board of Trustees
8. Election of 2021-2022 Executive Committee/Officers
9. New Business
 - a. Adopt 2021-2022 Meeting Schedule
 - b. Approval of 2021-2022 Membership Dues
10. Round Table Member Updates or Questions

*Kelly Clarke, Kalamazoo
Anne Giroux, Marquette
Eric Schertzing, Ingham
Michelle Thompson, Benzie
Krista Trout-Edwards, Calhoun
Judith Clarke, Ionia
Jeff Huntington, Michigan Land Bank
Rob Linn, Detroit Land Bank
Tim Burgess, Muskegon Land Bank*

Executive Committee

*Anne Giroux, President
Eric Schertzing, Vice President
Jeff Huntington, Secretary
Michelle Thompson, Treasurer
Krista Trout-Edwards, Immediate Past Chair*

2022 MALB Meeting Schedule:

- TBD

2021 MICHIGAN ASSOCIATION OF LAND BANKS DUES

<u>Land Bank</u>	<u>First Name</u>	<u>Last Name</u>	<u>Title</u>	<u>Email Address</u>	<u>Billed</u>	<u>Amt. Pd.</u>
Alger	Pamela	Johnson	Board Chair	pjohnson@algercourthouse.com	125	125
Arenac	Dennis	Stawowy	Board Chair	dstawowy@arenacountyymi.gov	125	125
Bay	Shawna	Walraven	Board Chair	walravens@baycounty.net	500	125
Baraga	Jill	Toilefson	Board Chair	bctreas@baragacounty.org	125	
Benzie	Michelle	Thompson	Board Chair	mthomson@benzieco.net	125	125
Berrien	Katie	Montoya	Comm Devel	cmontoya@berriencounty.org	1000	1,000
Calhoun	Brian	Wensauer	Board Chair	bwensauer@calhouncountymi.gov		
Calhoun	Krista	Trout-Edwards	Executive Director	kedwards@calhouncountymi.gov	1000	1,000
Cass	Hope	Anderson	Board Chair	hopea@cassco.org	125	125
Charlevoix	Betty	Simon	Board Chair	simonb@charlevoixcounty.org	125	125
Clare	Jenny	Beemer-Fritzinger	Board Chair	beemer-fritzingerj@clareco.net	125	125
Delta	Sherry	Godfrey	Board Chair	sherrygodfrey@deltacountymi.org	125	125
Detroit	Robbie	Linn	Executive Director	rlinn@detroitlandbank.org		
Detroit	R	Scott		rscott@detroitlandbank.org	1000	
Dickinson	Lorna	Carey	Board Chair	treaslorna@dickinsoncountymi.gov	125	
Eaton	Bob	Robinson	Board Chair	rrobinson@eatoncounty.org	125	
Emmet	Mary	Mitchell	Board Chair	mmitchell@emmetcounty.org	125	125
Genesee	Deborah	Cherry	Board Chair	DCherry2@co.genesee.mi.us		
Genesee	Christina	Kelly	Executive Director	ckelly@thelandbank.org	1000	1,000
Gladwin	Christy	Van Tiem	Board Chair	christy.vantiem@gladwincounty-mi.gov	125	125
Gogebic	Lisa	Hewitt	Board Chair	lhewitt@gogebiccountymi.gov	125	125
Grand Traverse	Heidi	Scheppe	Board Chair	hscheppe@grandtraverse.org	500	500
Houghton	Lisa	Mattila	Board Chair	treasurer@houghtoncounty.net	125	
Huron	Debra	McCollum	Board Chair	mccollumd@co.huron.mi.us	125	125
Ingham	Eric	Schertzing	Board Chair	eschertzing@ingham.org		
Ingham	Roxanne	Case	Executive Director	rcase@ingham.org	1000	1,000
Ionia	Judith	Clarke	Board Chair	jclark@ioniacounty.org	125	125
Jackson	Karen	Coffman	Board Chair	kcoffman@co.jackson.mi.us	125	
Kalamazoo	Thomas	Whitener	Board Chair			
Kalamazoo	Kelly	Clarke	Executive Director	kelly.clarke@kalamazoolandbank.org	1000	1,000
Lake	Kelly	Allen	Board Chair	kallen@co.lake.mi.us	125	125
Lapeer	Dana	Miller	Board Chair	dmiller@lapeercounty.org	125	125
Leelanau	John	Gallagher III	Board Chair	jgallagher@co.leelanau.mi.us	125	
Lenawee	Erin	VanDyke	Board Chair	erin.vandyke@lenawee.mi.us	125	125
Manistee	Rachel	Nelson	Board Chair	ranelson@manisteecountymi.gov	125	125
Marquette	Anne	Giroux	Executive Director	agiroux@mqtco.org	500	500
State Land Bank	Jeff	Huntington	Executive Director	huntingtonj@michigan.gov	1000	1,000
Missaukee	Lori	Cox	Board Chair	treasurer@missaukee.org	125	125
Monroe	Jesse	Stanford	Board Chair	jesse_stanford@monroemi.org	125	
Muskegon	Tony	Moulatsiotis	Board Chair	moulatsiotisto@co.muskegon.mi.us		
Muskegon	Tim	Burgess	Executive Director	burgesssti@co.muskegon.mi.us	1000	1,000
Oceana	Mary Lou	Phillips	Board Chair	mphillips@oceana.mi.us	125	125
Ogemaw	Caren	Piglowski	Board Chair	piglowskic@ocmi.us	125	125
Ontonagon	Jean	Pollard	Board Chair	jpollard@ontonagoncounty.org	125	125
Osceola	Tania	Hartline	Board Chair	treasurer@osceolacountymi.com	125	125
Ottawa	Amanda	Price	Board Chair	treasurer@miottawa.org	125	
Presque Isle	Bridget	Lalande	Board Chair	picotreas@picounty.org	125	
Saginaw	Tim	Novak	Board Chair	tnovak@saginawcounty.com		
Saginaw	Tom	Miller	Executive Director	tmiller@saginawcounty.com	1000	
Sanilac	Trudy	Bowers	Board Chair	tbowers@sanilacounty.net	125	
Saint Clair	Kelly	Roberts-Burnett	Board Chair	kburnett@stclaircounty.org	125	
Tuscola	Ashley	Bennett	Board Chair	abennett@tuscolacounty.org	125	
Van Buren	Trisha	Nesbitt	Board Chair	nesbittt@vanburencountymi.gov	125	
Wayne	Eric	Sabree	Board Chair	esabree@waynecounty.com		
Wayne	Kelly	Beals	Exec. Assitant	kbeals@waynecounty.com	1000	1,000
					\$ 15,750.00	\$ 11,750.00
CCP	Danielle	Lewinski		dlewinski@communityprogress.net	1000	1000
Oakland	Jill	Robinson	Oakland Co.	robinsonj@oakgov.com	1000	1000
Envirologic	Jeff	Hawkins	President	jhawkins@envirologic.com	1000	
Clark Hill	Charles	Lawler	Attorney	clawler@clarkhill.com		
Clark Hill	Shayna	McCloskey	Assistant	cmccloskey@clarkhill.com	1000	
					\$ 4,000.00	\$ 2,000.00

Notes from MALB meeting
May 18, 2021 at 10:30 a.m.

Present:

Krista Tout-Edwards, Anne Giroux, Rob Finn, Brian Larkin, Amy Rose Robinson, Bob Robinson, Christina Kelly, Connie Cargill, Eric Schertzing, Erin VanDyke, Gabiel Zawadzki, HSCHEPPE, Jake Parcell, James Yancey, Jenny Beemer-Fitzzinger, Jesse Stanford, Jill Robinson, Judith Clark, Kelly Clarke, Kimberly Fedison, Lori Cox, Lynne Cavazos, Mary Lou Phillips, Megan, Michael Freeman, Michelle Thompson, Roxanne Case, Shelly Weich, Sherry Godfrey, Thomas Whitener, Trisha Nesbitt, P. Johnson, Katie Montoya

Anne introduced meeting and inquired how each Land Bank & counties are targeting ARP funding. Marquette focused on housing "interim final rule"

Eric – Qualified census tract discussion (MSHDA has resources) other counties are hesitant about spending.

Discussion on storm water – drain office (failing septic systems to improve the storm water)

Calhoun County – LBA is presenting to County on attainable housing which is supportive.

Kalamazoo – recognize the efficiency on cash for existing affordable housing. There is a big gap in financing and address the efficiency of tackling project at all once rather than little bits each year.

Question in chat if any land banks seeking funding from their local govt
Ingham has 6million for LBA

Payton shared examples of local level in Ohio (Toledo, Akron) ARP affordable housing, housing trust funds, occupied home rehab and repair and related lead abatement and energy efficiency.

Detroit and Flint are discussing

State Level – New York and Ohio have started and continued conversation with legislator for dedicated funding to Land banks. Dedicated funding to rehab housing 25 million. Ohio is dedication of funding to demolition with intent future affordable housing being constructed (to utilize demo in qualified census tracts in bigger picture)

Rob Finn – approach the direction – census tracts and disproportionate population for presumptive eligible uses identify a harm that wasn't just caused by Covid 19 but/or exacerbated by Covid 19.

There is a lot of space to come up with justification

Question 9, asks for public comment for demolition of vacant structures should be qualified to be included within census tracts.

Will there be a wave of vacancy where this will be needed and supported (answer campaign)?

Amy Rose- be at the table to discuss the issues with impacts and resources with economic health.

Kelly Clarke – properties made more challenged with Covid, would it be possible to draft language collectively so that have more comfort, and impact to thought of individual reps. Making the connections of impact Covid has on vacancies.

Rob Finn provided link of Danielle's blog on content on connecting dots of multiple uses to build consensus and agree to have Treasury confirm the final rule to include demolition.

Should we respond to the questions in interim rule?

Should it be MALB? Individual Land Banks? Finn responded by all the above. More is better when making public comments.

The date that all the money needs to be spent is December 31, 2026.

Is process for making public comment: through Federal Registry

Anne requested for volunteers to prepare comment to submit to Registry.

Only funding coming to Michigan Land Bank is funding for demolition.

MEDC mixed use commercial and housing programs with State. Land Bank work is economic development.

Building capacity – direct grants to non-profits would permit strategic uses for the ARP funds to build capacity.

Next meeting is June 16, 2021

Please use the list serve to communicate what each land bank is doing and what your priority are for MALB response. We are better together!

Friday, July 16, 2021 is the last day to submit comments.

Meeting adjourned at 11:50

MICHIGAN ASSOCIATION OF LAND BANK AUTHORITIES
DRAFT MEETING MINUTES
June 16, 2021 8:30 AM Teleconference

Present: Kelly Clarke (Kalamazoo), Anne Giroux (Marquette), Eric Schertzing (Ingham), Michelle Thompson (Benzie), Krista Trout-Edwards (Calhoun), Jeff Huntington (SLBA), Robert Linn (Detroit), Tim Burgess (Muskegon), Emily Doerr (SLBA), Patrick Ennis (SLBA), Linda Horak (SLBA), Brian Woodin (SLBA), Jennifer Quinlivan (SLBA), Ryan McNeil (SLBA), Adam Robach (SLBA), Christina Kelly (Genesee), Katie Montoya (Berrien), Heidi Scheppe (Grand Traverse), Roxanne Case (Ingham), Erin VanDyke (Lenawee), Jesse Stanford (Monroe), Kimberly Fedison (Berrien), Shelly Welch (Berrien), Betty Simon (Charlevoix), Hope Anderson (Cass), Jake Parcell (Wayne), Pam Johnson (Alger), Sherry Godfey (Delta), Lori Cox (Missaukee), Mary Lou Phillips (Oceana), Brian Wensauer (Calhoun), Christy VanTiem (Gladwin), Jill Robinson (Associate Member), Jeff Hawkins (Associate Member)

1. Call to Order

Anne Giroux called the meeting to order at 8:31AM.

2. Approval Agenda

There was a motion to approve the Agenda by Eric Schertzing (Ingham), supported by Tim Burgess (Muskegon); approved unanimously.

3. Treasurer's Report and Dues Update

Michelle Thompson provided an update on financials. There is an account balance of \$65,569.22.

There was a motion to approve the Treasurer's Report by Krista Trout-Edwards (Calhoun), supported by Eric Schertzing (Ingham); approved unanimously.

4. Discuss and Approval of the Minutes from April 21, 2021

There was a motion to accept the minutes of the April 21, 2021 MALB meeting by Michelle Thompson (Benzie), supported by Kelly Clarke (Kalamazoo); approved unanimously.

5. New Business

a) Discuss ARPA

i. **MALB response to interim rule.** Number nine response due July 16. Eric Schertzing reached out to eight or so counties about housing and demo in which both are a need. Discussed urban infill and what else should be included to ensure projects can be completed in the areas that need assistance.

ii. **State level conversations/connections.** Payton Heins was not available today, but Anne shared some of her conversations on other state groups or agencies to contact such as MML, MSHDA, etc...

iii. **County conversations.** Anne Giroux asked if any land banks approached their counties for funding. Anne Giroux and Krista Trout-Edwards gave examples of how they have and are going to approach their counties. Eric Schertzing stressed the importance to all counties, specifically smaller counties, to reach out regarding ARPA funds.

b) **Discuss MALB Delinquent Property Impact Fee.** MALB has had follow up with the attorney's that looked at the MALB impact fee legislation. MALB is currently looking for a sponsor for the bill. The consensus is the language still works with a couple small tweaks. The language was explained again to the members on the call. A couple of Treasurer's di speak up and stated their approval to move forward with the legislation.

c) **Committee Reports**

i) **Education & Networking Committee:** Working on Land Bank Conference which will be hybrid virtual/in-person located in Lansing, Michigan on October 25 and 26, 2021.

ii) **Policy & Advocacy:** Nothing further to report today.

iii) **Fund Development Committee:** No update at this time.

d) **2021 Leadership Summit Update.** Update provided in Committee Reports.

6. Member Update or Questions. No further updates or questions.

7. Adjourn

There was a motion by Anne Giroux (Marquette), supported by Krista Trout-Edwards (Calhoun) to adjourn the meeting at 10:09am; approved unanimously.

Respectfully submitted,

Jeff Huntington, MALB Secretary



Chairperson's Annual Report

October 26, 2021

While we all wished for a 100% in person conference in 2021, I am grateful to see at least some of our members in Lansing in person as well as those who will join virtually. It seems we may be stuck in this "hybrid" environment for some time yet, and it has created challenges for our association. It has been difficult to connect, network and learn from each other, particularly in a time when there are so many challenges, but also so many opportunities. My hope is that we can talk through some of those challenges and explore those opportunities with each other during our time in Lansing.

Funding continues to be a high priority for MALB members. Changes to the foreclosure statute have impacted funding sources that land banks used to rely on. Staff is stretched thinner than ever at many land banks as we all try to do more with less. Our policy team continues to try to educate legislators on the challenges we face in hopes of being able to push the Delinquent Property Impact Fee draft legislation forward.

The American Rescue Plan Act (ARPA) provides funding opportunities for the work we do. Accessing these funds at both the state and local level will be a challenge as a multitude of organizations attempt to receive allocations. MALB, with help from staff at the Center for Community Progress, drafted and sent letters to the Governor's office as well as several legislators with a request for an allocation. We hope that members will continue to support our request and will share how they are accessing this funding locally as well.

Below is a recap of 2021 accomplishments tied to the 2017-2019 Strategic Plan:

- 1) **Advocate for strong policies and legislation that strengthen land banks.** The policy agenda about funding has been a consistent source of discussion and work for several years and a proposed policy was finalized in 2019; however, it was put on hold because of the on-going lawsuit affecting multiple County Treasurers. Some steps have been taken recently by the MALB Executive Team to continue this work.
- 2) **Strengthen Michigan's role as a leader in Michigan land bank policy and practice.** Executive team members met with leadership at MEDC, LEO and with others to strengthen MALB's role as a leader. The State Land Bank has been instrumental in furthering this effort.
- 3) **Connect Land Banks to best practices, training, programmatic and operational resources and 4) Host symposiums to foster networking and learning opportunities for Land Bank leadership.** In 2021, the Executive Team was able to hold regular meetings via zoom, with a hybrid Annual meeting. It also added an educational session in March to discuss the recent changes to the general property tax act and a meeting in May to discuss ARPA.

Additional Comments:

The MALB Strategic Plan encompassed the years 2017 – 2019 and was intended to set the parameters for the association. We have done a fantastic job of accomplishing many of the goals outlined in it; however, there is still more to do.

Funding: Our membership remains stable and with the support of the State Land Bank, we have been able to continue to fund the Leadership Summit. However, the association still struggles with needed funding for other endeavors like public relations and lobbying, which will be critical to moving a funding policy forward. Historically we have relied on our Executive team and committee chairs to push issues forward. However,

running an organization on a volunteer basis puts strain on land bank staff and is likely not sustainable long term if we wish to make progress and see movement on our policy initiatives.

Member Engagement: It has been a struggle to engage with MALB members, and certainly Covid has not helped. While everyone is trying to do more with less, I know it can be difficult to find time to devote to the efforts of MALB. However, as with most associations, strong committee involvement and participation from members is the only way to see progress. I look for suggestions from all members on how we can create more opportunities for engagement and what you are looking to get out of your MALB membership.

In 2021, we created a listserv for MALB members. I have been overjoyed to see it utilized recently with questions ranging from very basic to more complex. I encourage everyone to use this tool to learn from each other and please choose "reply all" when responding so others can learn from your responses!

A handwritten signature in blue ink, appearing to read "Darius". The signature is fluid and cursive, with a large initial 'D' and a long, sweeping tail.

2022-2023 Proposed Board Slate

Board of Trustees

1. Kelly Clarke, Kalamazoo
2. Anne Giroux, Marquette
3. Eric Shertzing, Ingham
4. Michelle Thompson, Benzie
5. Krista Trout-Edwards, Calhoun
6. Judith Clarke, Ionia
7. Jeff Huntington, State Land Bank
8. Rob Linn, Detroit
9. Tim Burgess, Muskegon

Executive Committee

1. Anne Giroux, President
2. Eric Shertzing, Vice President
3. Jeff Huntington, Secretary
4. Michelle Thompson, Treasurer
5. Krista Trout-Edwards, Immediate Past Chair



MICHIGAN ASSOCIATION OF LAND BANKS

ASSOCIATION MEETINGS

2022 MEETING SCHEDULE

February 1, 2022 8:00AM

At MACT conference, Shanty Creek Resort

April 20, 2022 8:30AM

Zoom details to be sent prior to meeting

June 15, 2022 8:30AM

Zoom details to be sent prior to meeting

October 2022 – Annual Meeting

To be Determined