



## BOARD OF DIRECTORS

Eric Schertzing CHAIR  
Mark Grebner VICE CHAIR  
Bryan Crenshaw TREASURER  
Derrell Slaughter DIRECTOR  
Sharon Frischman DIRECTOR

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THE BOARD WILL MEET ON THURSDAY, JANUARY 23, 2020 AT 4:30 P.M. IN THE MAIN CONFERENCE ROOM, LAND BANK OFFICE, 3024 TURNER ST, LANSING

### Agenda Annual Meeting

Call to order  
Approve of the minutes from December 19, 2019  
Additions to the agenda  
Limited public comment

1. Administration
  - A. Welcome new Board Members / Board Appointments
  - B. Organizational Chart
  - C. Board Vision Session Summary – March 30, 2015
  - D. Receive Accounts Payable, December 2019
  - E. Communication from Executive Director
  - F. Legal
2. Residential
  - A. List of Properties - Sold & In Progress, December 2019, with Summary 2019
  - B. Resolution to Authorize the Sale of 4 Vacant Lot Parcels at 500-504-508-510 Leshar Pl to Neogen Inc.
  - C. Resolution to Authorize the Sale of 4 Vacant Lot Parcels at Ohio (1631), New York (1510-1514), and Indiana (1800) to Capital Area Housing Partnership
  - D. Resolution to Authorize the Sale of an Additional Lansing Township Vacant Lot to Steve and Gladys Tarrant
  - E. Resolution to Authorize Change in Deed Restrictive Covenant at 1501 E Kalamazoo St
3. Commercial
  - A. Sale Status report
4. Limited public comment
5. Adjournment

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## INGHAM COUNTY LAND BANK FAST TRACK AUTHORITY

Creating place. Creating community. Creating opportunity.

Roxanne L Case  
Executive Director  
[rcase@ingham.org](mailto:rcase@ingham.org)

3024 Turner Street  
Lansing MI 48906

517.267.5221  
[www.inghamlandbank.org](http://www.inghamlandbank.org)



DECEMBER 19, 2019 REGULAR MEETING

Ingham County Land Bank Main Conference Room  
3024 Turner St, Lansing, Michigan  
December 19, 2019 – 5:00 p.m.

**CALL TO ORDER**

Chairperson Schertzing called the December 19, 2019 Regular Meeting of the Ingham County Land Bank to order at 5:16 p.m. in the main conference room at the Land Bank, 3024 Turner Street, Lansing.

Members Present: Schertzing, Grebner, Crenshaw, Trubac (arrived late)

Others Present: Tim Perrone, Roxanne Case, David Burns, Alan Fox, Christopher Stralkowski of Ferguson Development

**APPROVAL OF THE MINUTES**

COMMISSIONER CRENSHAW MOVED TO APPROVE AS AMENDED. COMMISSIONER GREBNER SUPPORTED THE MOTION. THE MOTION TO APPROVE THE MINUTES CARRIED UNANIMOUSLY. MINUTES OF NOVEMBER 21, 2019 STAND AS AMENDED.

**ADDITIONS TO THE AGENDA**

3. C. Resolution to Authorize Sale of 2130 W Holmes Rd to Ferguson Development

COMMISSIONER CRENSHAW MOVED TO APPROVE THE AGENDA AS AMENDED. THE MOTION TO APPROVE CARRIED UNANIMOUSLY.

**LIMITED PUBLIC COMMENT**

None

1. Residential

A. List of Properties - Sold & In Progress, November 2019.

Reviewed. Title of document should be listed as November 2019, not October 2019.

B. Resolution to Authorize the Sale of 3 Parcels at 912-914-0 Riverview Ave to Greater Love Apostolic Temple

Adopted December 19, 2019  
Agenda item #1.B.

INGHAM COUNTY LAND BANK  
FAST TRACK AUTHORITY

RESOLUTION TO AUTHORIZE SALE OF THREE (3) PARCELS ON  
912-914-0 RIVERVIEW AVE TO GREATER LOVE APOSTOLIC TEMPLE

RESOLUTION 19-22

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, the Land Bank purchased the vacant property at Riverview Ave, Lansing (# 33-01-01-20-134-102) in 2007; and

WHEREAS, the Land Bank purchased the residential improved property at Riverview Ave (912), Lansing (# 33-01-01-20-134-141) in 2010, and subsequently demolished the blighted structure with federal Neighborhood Stabilization Fund (NSP2) monies; and

WHEREAS, the Land Bank received title to the residential improved property at Riverview Ave (914), Lansing (# 33-01-01-20-134-132) in 2013, through local unit rejection and subsequently demolished the blighted structure with federal Hardest Hit Fund monies; and

WHEREAS, Greater Love Apostolic Temple would like to purchase the three (3) parcels, with the intent to use the space for outdoor church activities and eventually add a parking lot for the church; and

THEREFORE, BE IT RESOLVED, the Land Bank authorizes its Chairperson or Executive Director to negotiate and execute the transaction of these three (3) parcels to Greater Love Apostolic Temple for the total market rate of \$3000, plus closing costs.

FURTHER, BE IT RESOLVED, property conveyances shall contain a reverter clause prohibiting the property's use of any sexually oriented business as defined by law, medical marijuana business or dispensary, or casino.

The motion carried. **Yeas:** Crenshaw, Grebner, Schertzing. **Nays:** None.

**Absent:** Trubac

COMMISSIONER CRENSHAW MOVED TO APPROVE. COMMISSIONER GREBNER SUPPORTED THE MOTION.

DECEMBER 19, 2019 REGULAR MEETING

- C. Resolution to Authorize the Sale of Vacant Lot on Hayford Ave to Lansing Urban Farm Project

Adopted December 19, 2019  
Agenda item #1.C.

INGHAM COUNTY LAND BANK  
FAST TRACK AUTHORITY

RESOLUTION TO AUTHORIZE SALE OF VACANT LOT ON HAYFORD AVENUE  
TO LANSING URBAN FARM PROJECT

RESOLUTION 19-23

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 to exercise those functions; and

WHEREAS, the Ingham County Treasurer, with the Ingham County Board of Commissioners approval, 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 Land Bank received title to the residential vacant property at Hayford Ave, Lansing (# 33-01-01-23-105-003) in 2009, through local unit rejection; and

WHEREAS, Lansing Urban Farm Project, a non-profit farming organization who purchased the farm house north of the vacant lot from the Land Bank, would like to purchase the large parcel which they are currently leasing from the Land Bank. For 10 years, the LUFPP has invested heavily in these parcels with both soil enhancements and the hoop house, plus 3 additional small structures. Their intent is not only to raise fresh food for Lansing-area residents, but to train a large cohort of urban farmers and provide support and resources to all farmers in the area; and

THEREFORE, BE IT RESOLVED, the Land Bank authorizes its Chairperson or Executive Director to negotiate and execute the transaction of this parcel to Lansing Urban Farm Project for \$1,100, plus closing costs.

FURTHER, BE IT RESOLVED, property conveyances shall contain a reverter clause prohibiting the property's use of any sexually oriented business as defined by law, medical marijuana business or dispensary, or casino.

The motion carried. **Yeas:** Crenshaw, Grebner, Schertzing, Trubac. **Nays:** None.

COMMISSIONER CRENSHAW MOVED TO APPROVE. COMMISSIONER GREBNER SUPPORTED THE MOTION.

## DECEMBER 19, 2019 REGULAR MEETING

Discussion ensued on selling the property to Lansing Urban Farm Project. Chairperson Schertzing disclosed that he is a board member of LUFP. Director Roxanne Case stated that within the packet there was a letter from LUFP and a map, showing the property. A large hoop house was built on both lots; the middle of it sets on the property line, half on lot with the house at 653 S Hayford Ave (north side) and half on the lot with the farming sections (south side). This is all floodplain property. LUFP is a non-profit and has done a great job of producing fresh produce on these lots, and built shelters and exterior buildings to enhance the farm. Commissioner Crenshaw asked to be reminded of when the house was sold to LUFP. Director Case stated that the house was sold to LUFP in May 2019. Commissioner Grebner asked to confirm the 2 different garden programs. Chairperson Schertzing confirmed that the Garden Project is facilitated by the Food Bank, where the Garden Program is part of the Land Bank. Commissioner Grebner stated that in his general view to the extent that we can, the Land Bank needs to move property titles to other entities and not hold on to them. Chairperson Schertzing stated that this sale is probably the very beginning of disposition of the farmable land to entities that wish to farm.

Commissioner Trubac arrived. (Confusion on the time change of board meeting.)

### 2. Administration

#### A. Receive Accounts Payable, November 2019

There is a correction on the entry for Compassionate Fest EpiCenter Church, which is a sponsorship, not a donation, and a journal entry has been entered to correct.

AP has been received, accepted, and on file.

#### B. Budget 2020 and Board of Directors Regular Meeting Schedule 2020

Director Case distributed an updated version of the Budget 2020. We needed to include our planned payment for the Line of Credit in expenses even though its technically, not an expense. Other expenses, such as in the Demolition line item, have decreased as well. Chairperson Schertzing would like to see a breakout of the salary line in a future board meeting. Commissioner Crenshaw asked about the Lawn & Snow Maintenance line item, and wondered if the \$280,000 in maintenance will remain. Director Case stated that the line represents 700 properties at \$400 per property. Depending on our winter weather, the costs could decrease. Commissioner Slaughter asked about Consultant line item. Director Case stated that line item includes help with media and social media presence.

Director Case asked about the Regular Directors' Meeting Schedule 2020. The Annual meeting is scheduled for Thursday, January 23, 2020, with the monthly meetings on every 3<sup>rd</sup> Monday. The Schedule was confirmed and accepted.

COMMISSIONER GREBNER MOTIONED TO ADOPT THE REVISED DRAFT BUDGET. COMMISSIONER CRENSHAW SUPPORTED. THE MOTION TO ADOPT CARRIED UNANIMOUSLY.



# DECEMBER 19, 2019 REGULAR MEETING

12/19/19		INGHAM COUNTY LAND BANK 2020 BUDGET PROPOSAL - Draft #4														Budget			
DEPT/ ACCOUNT	DESCRIPTION	Actual 2018	Budget 2019	Actual 1/1-6/30/19	Actual 1/1-9/30/19	GENERAL FUND	RENTAL	GARDEN PROGRAM	NEIGHBOR HOODS IN BLOOM	NSP 1 LANSHING CITY	NSP2 - NS2-2009- 6073	HOME 1517 Pattengill	EDEN GLEN TOWNHOMES	CDBG - LANSHING REHAB	CDBG - LANSHING DEMO	HHF - HARDEST HIT FUNDS	TAL DEVELOPM ENT ALLIANCE	Budget 2020	% Difference at 2019 Actuals
	<b>REVENUE</b>																		
	PROPERTY SALES	\$ 1,426,314	\$ 1,239,000	\$ 805,721	\$ 932,895	\$ 919,380							200,000					1,119,380	17%
	RETURN SALES PROCEEDS >\$500 TO HHF	(10,000)	0	(27,900)	(41,900)	0										(20,000)		(20,000)	-110%
	CDBG REVENUE	(100,530)	265,000	0	0	0									149,700			149,700	100%
	HOME REVENUE	304,460	247,000	0	0	0						254,021						254,021	100%
	HHF MSHDA REVENUE	1,170,140	-	11,563	11,563	0												0	-100%
	REV. TRANSFER - Treasurer, LOC	700,000	935,000	700,000	700,000	700,000												700,000	0%
	SPECIFIC TAX REVENUE	201,334	200,000	-	19,330	175,000												175,000	89%
	RENTAL INCOME	168,726	130,100	76,496	118,596	4,650	59,682						75,160					139,492	15%
	NEIGHBORHOODS IN BLOOM REVENUE	20,000	20,000	20,000	20,000	0			20,000									20,000	0%
	ANNUAL GARDEN LEASE FEE	289	3,500	2,979	3,073			2,900										2,900	-6%
	GARDEN PROJECT REVENUE	10,776	3,500	3,731	4,906			5,600										5,600	12%
	INTEREST INCOME	37,385	9,000	2,282	18,537	18,000												18,000	-3%
	LATE FEE REVENUE	1,384	400	139	448	150												150	-199%
	PRINCIPAL PAYMENTS ON LAND CONTRACTS	-	40,000	0	0	0												0	#DIV/0!
	MISCELLANEOUS INCOME	2,049	-	(2)	-	-												0	
	<b>TOTAL REVENUE</b>	\$ 3,932,325	\$ 3,092,500	\$ 1,595,009	\$ 1,787,448	\$ 1,817,180	\$ 59,682	\$ 8,500	\$ 20,000	\$ -	\$ -	\$ 254,021	\$ 275,160	\$ -	\$ 149,700	\$ (20,000)	\$ -	\$2,564,243	30%
	<b>EXPENSES</b>																		
201-934.050	GARDEN IRRIGATION SUPPLIES - OTHER	-	0	322	0													0	0%
XXX-830.000	GARDEN PROJECT	43,948	13,000	5,068	6,378	0		15,000										15,000	57%
VARIOUS	CDBG EXPENSES		265,000	0	0	0									149,700			149,700	100%
101-902.004	EMPLOYER TAX LIABILITY - CDBG DEMO CITY	-	0	183	0	0												0	0%
101-900.004	PAYROLL REIMBURSEMENT - CDBG DEMO CITY	-	-	2,337	0	2,500												2,500	100%
VARIOUS	HOME EXPENSES		435,178	0	0	0						225,888						225,888	100%
101-994.000	COMMUNITY DEVELOPMENT PROJECTS, donatr	28,002	12,500	14,641	14,579	4,000			20,000									24,000	39%
201-733.000	REALTOR COMMISSION	83,724	73,000	42,864	48,064	45,000							12,000					57,000	16%
201-737.000	CLOSING COSTS	29,249	5,500	19,767	25,817	25,000							1,200					26,200	1%
201-729.000	TITLE INSURANCE	20,525	16,000	10,394	11,294	14,000							1,480					15,480	27%
201-730.000	RECORDING FEE	2,100	0	609	669	700							56					756	12%
201-732.000	SELLERCONC/WARRANTY	5,500	0	6,219	6,219	8,000												8,000	22%
101-726.030	AUDIT FEE	16,850	15,000	17,850	17,850	18,850												18,850	5%
101-804.000	BANK FEE	1,049	1,200	441	1,117	1,200												1,200	7%
XXX-820.000	INSURANCE PROPERTY	25,034	25,000	(373)	2,673	17,000	2,499						2,130					21,629	88%
101-995.000	INTEREST EXPENSE	100,834	100,000	47,629	60,221	40,000												40,000	-51%
201-736.000	TRANSFER TAX	817	0		0	0												0	0%
201-731.000	PROPERTY TAXES	6,900	0	2,190	2,190	5,000												5,000	56%
101-967.000	LOSS ON INVENTORY	110,766	0	0	0	0												0	0%
101-968.000	DEPRECIATION AND DEPLETION	49,041	39,338	19,196	31,785	40,000												40,000	21%
101-814.060	LEGAL-ADMINISTRATIVE	16,792	12,000	19,228	36,197	12,000												12,000	-202%
201-814.060	LEGAL-PROPERTIES	2,066	13,000	5,667	7,097	10,000												10,000	29%
201-731.XXX	CODE COMPLIANCE	93,085	100,000	4,479	13,263	6,000												6,000	-121%
XXX-931.010	LAWN & SNOW	289,572		141,045	223,410	280,000	400											280,400	20%
101-921.000	UTILITIES-OFFICE	5,585	6,000	1,968	1,935	6,000												6,000	68%
101-921.000	UTILITIES-PROPERTIES	21,932		9,524	12,676	12,000	2,400						1,152					15,552	18%
101-931.000	BLDG. MAINTENANCE-OFFICE	13,643	5,000	3,370	5,999	5,000												5,000	-20%
101-931.000	BLDG. MAINTENANCE-PROPERTIES	29,306		16,136	38,877	10,000	7,479						17,014					34,493	-13%
201-800.000	RENOVATIONS-OFFICE	75,900	0	0	0	0												0	0%
201-800.000	RENOVATIONS-PROPERTIES	454,971	0	1,589	5,989	250,000												250,000	98%
201-811.000	DEVELOPMENT EXPENSE	62	0	40	40	0												0	0%
201-700.000	COST OF PROJECTS-Inventry	834,021	398,500	135,172	202,044	170,000												170,000	-19%
201-726.020	PERMITS	4,205	0	0	0	0												0	0%
XXX-727.050	SURVEY	19,375	0	425	920	1,275												1,275	28%
201-727.000	APPRAISAL	2,999	0	950	950	2000				900			300					3,200	70%
201-800.500	DEMOLITION	1,056,544	10,000	2,850	2,850	10,000												10,000	72%
201-998.000	LAND CONTRACT DEFAULTS		135,000			60,000												60,000	100%
101-726.070	RENTAL	680	600	509	739	600												600	-23%
101-760.000	RENTAL MAINTENANCE - IC Housing Comm	16,036	13,000	3,971	11,702	0	6,253											13,769	15%
201-803.000	HOA/CONDO FEE	51,133	33,000	18,233	25,253	0							21,600					21,600	-17%
101-726.050	SECURITY	(418)	1,000	420	576	1,000												1,000	42%
XXX-818.000	CONTRACTUAL SERVICE - IT, JIII Rhode	66,602	22,000	15,248	39,534	30,000												30,000	-32%
101-819.000	SOFTWARE - BSA, eFP	22,943	25,000	11,055	18,471	25,000												25,000	26%
101-726.040	COMMUNICATION - Comcast, Verizon	7,404	5,100	2,719	3,682	4,000	100											4,100	10%
XXX-726.010	SUPPLIES	6,373	13,500	4,347	5,656	7,500												7,500	25%
101-728.000	POSTAGE	1,242	1,500	310	391	800												800	51%
XXX-802.000	CONSULTANTS - V Gracia-Wing	900	0	0	0	2,200											50,000	52,200	100%
101-735.000	MEDIA/PR - GravityWorks, 15th Anniversary	4,917	4,000	2,399	2,817	6,000												6,000	53%
101-726.060	MEMBERSHIPS	2,245	2,500	1,455	1,455	2,000												2,000	27%
101-726.090	VEHICLE EXPENSE	15,600	10,000	3,362	4,496	7,000												7,000	36%
101-861.100	TRAVEL - Mileage	2,834	3,600	1,102	4,299	2,500												2,500	-72%
101-862.000	PROF. TRAINING/CONFERENCES	1,535	3,000	480	3,040	6,700												6,700	55%
XXX-940.000	MISC				0	2,500												2,500	100%
101-901.000	AMERICORPS MEMBER	\$ 10,032	\$ 12,300	9,220	9,220	18,500												18,500	50%
101-900.000	PAYROLL REIMBURSEMENT	204,243	416,800	155,451	269,553	382,334												382,334	29%
101-903.000	PAYROLL SERVICE FEE	5,869	3,120	3,420	5,213	4,050												4,050	-29%
101-906.000	HEALTH INSURANCE PREMIUM (BENEFITS)	71,065	95,000	37,815	57,477	70,000												70,000	18%
101-908.000	401K PLAN ADMIN EXP			0	2,170	6,117												6,117	65%
101-906.000	HEALTH INSURANCE PREMIUM (BENEFITS)	71,065	95,000	37,815	57,477	70,000												70,000	18%
101-908.000	401K PLAN ADMIN EXP			0	2,170	6,117												6,117	65%
NEW	401K MATCH - thru PayChex - 5% match			0	0	19,117												19,117	100%
NEW	401K MATCH - thru PayChex - 3% contribution			0	0	11,470												11,470	100%
101-902.000	EMPLOYER TAX LIABILITY	17,896	31,885	12,811	21,830	29,000												29,000	25%
101-905.000	UNEMPLOYMENT INSURANCE REIMBURSEMENT				(5,924)	5,000												5,000	218%
101-904.000	WORKER'S COMP PREMIUM	6,529	10,000	4,617	7,687	10,000												10,000	23%
101-904.004	WORKER'S COMP PREMIUM - CDBG DEMO CITY	0	0	66	68	0												0	0%
	LINE OF CREDIT PAYMENTS	-	38																

## DECEMBER 19, 2019 REGULAR MEETING

### C. Communication from Executive Director

A few of us went to a Modular Plant Tour on Monday, 12/16/19, in Topeka, IN. Good tour. Good information. Staff will look into costs to determine if it's an option in the area.

Linda Weber has submitted her resignation. Her last day was listed for 12/19/19, but Director Case asked if she could extend her time through the end of January, and Linda accepted.

We are not contesting the previous director's unemployment claim.

### D. Resolution to Authorize the Appointment of Executive Director



**Adopted December 19, 2019  
Agenda item #2.D.**

**RESOLUTION TO AUTHORIZE APPOINTMENT OF EXECUTIVE DIRECTOR**

**RESOLUTION 19-24**

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 to exercise those functions; and

WHEREAS, the Ingham County Treasurer, with the Ingham County Board of Commissioners approval, 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 Land Bank Bylaws at Article 8.2 provide for the appointment of an Executive Director and that this has been the operational set-up of the organization; and

WHEREAS, the Land Bank Chairperson submitted a written recommendation to appoint Roxanne Case as Executive Director; and

WHEREAS, a continuation of Roxanne Case as Executive Director is in the best interest of the Land Bank. She has the skill set of community knowledge and understanding, along with the insight of the internal components of the Land Bank organization.

THEREFORE, BE IT RESOLVED, the Land Bank authorizes the appointment of Roxanne Case as Executive Director effective immediately. Pay of \$75,039.74 plus benefits (step 3), effective for the January 3, 2020 payroll.

The motion carried. **Yeas:** Crenshaw, Grebner, Schertzing, Trubac. **Nays:** None.

COMMISSIONER GREBNER MOVED TO APPROVE AS AMENDED. COMMISSIONER CRENSHAW SUPPORTED. THE MOTION CARRIED UNANIMOUSLY AS AMENDED.

## DECEMBER 19, 2019 REGULAR MEETING

Chairperson Schertzing stated that the Land Bank does not have automatic pay steps and requested information on grade levels and steps for employees at a future meeting, including information on evaluations and reviews. Commissioner Crenshaw requested to amend the resolution on the last clause to include plus benefits. Commissioner Grebner requested to amend the resolution on the last clause to include the level/step 3, corresponding to \$75,039.74.

### E. Legal

None.

### 3. Commercial

#### A. Sale Status Report, August 2019

David Burns had nothing major to report, but have a couple resolutions to discuss. No questions.

#### B. Resolution to Authorize Sale of Two (2) Parcels on E Cesar E Chavez to Dandelion HydroGreens LLC

**Adopted December 19, 2019  
Agenda item #3.B.**

**RESOLUTION TO AUTHORIZE SALE OF TWO (2) VACANT LOT PARCELS ON  
EAST CESAR E CHAVEZ AVENUE TO DANDELION HYDROGREENS LLC**

**RESOLUTION 19-25**

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 to exercise those functions; and

WHEREAS, the Ingham County Treasurer, with Ingham County Board of Commissioners approval, 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; and

WHEREAS, the Ingham County Land Bank Fast Track Authority received title to a commercial vacant lot on East Cesar E Chavez Avenue, Lansing (33-01-01-10-406-041 is .153 acres) and a residential vacant lot on East Cesar E Chavez Avenue, Lansing (33-01-01-10-406-051 is .902 acres) in 2013 through local unit rejection. These properties are located between Otto Street and Maryland Street, near the Groesbeck Golf Course; and

WHEREAS, Dandelion HydroGreens LLC would like to purchase both vacant lot properties located at East Cesar E Chavez Avenue with the intent to construct a small store front and greenhouse. Dandelion HydroGreens is currently working with the City of Lansing on site plans and development requirements. Since the larger parcel is partially zoned residential, a rezoning request will be likely.

THEREFORE, BE IT RESOLVED, the Land Bank authorizes its Chairperson or Executive Director to negotiate and execute the transaction of these properties for a total of \$12,000. The property conveyances shall contain a reverter clause prohibiting the property's use of any sexually oriented business as defined by law, medical marijuana business or dispensary, or casino.

The motion carried. **Yeas:** Crenshaw, Grebner, Schertzing, Trubac. **Nays:** None.

COMMISSIONER GREBNER MOVED TO APPROVE. COMMISSIONER TRUBAC SUPPORTED.  
THE MOTION CARRIED UNANIMOUSLY.

## DECEMBER 19, 2019 REGULAR MEETING

Commissioner Crenshaw asked what Dandelion HydroGreens is and does. David Burns stated that it's a small company that plans to grow plants for sale. David Burns stated that their intent is to build a small store front for sales of flowers and plants to the public.

Chairperson Schertzing asked if the company is existing or new. David believes that it is set for a new venture; they have the knowledge of horticulture and the industry.

### C. Resolution to Authorize the Sale of 2130 W Holmes Rd to Ferguson Development

**RESOLUTION TO AUTHORIZE SALE OF 2130 W HOLMES RD TO FERGUSON DEVELOPMENT**

**RESOLUTION 19-26**

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 to exercise those functions; and

WHEREAS, the Ingham County Treasurer, with Ingham County Board of Commissioners approval, 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; and

WHEREAS, the Land Bank received title of a commercial improved property at 2130 W Holmes Rd, Lansing (33-01-01-29-305-122) in 2017 through local unit rejection; and

WHEREAS, the Land Bank through NAI Mid-Michigan offered the property for sale and the Land Bank Real Estate Specialist evaluated the price at \$400,000; and

WHEREAS, the Ferguson Development is interested in the property, which is approximately 3.9 acres, and has plans to develop the property into a medical center in conjunction with McLaren for the southwest area of Lansing which will dovetail the other improvements made in the neighborhood. The new building will be rented to McLaren Health for the purpose of health care and health related use including dietary, eye care, dental care, diabetes care and prevention, along with some community space. Their plans will evolve as their planning and market research evolves. Also included in their plan is to construct some new senior or special-needs housing that may compliment the main building uses. Ferguson Development plans to honor Malcolm X by either moving the current statue or placing another momentous structure or plaque on site. Development plans have been discussed at length with City of Lansing officials including Mayor Schor and local neighborhood groups; and

THEREFORE, BE IT RESOLVED, the Land Bank authorizes its Chairperson or Executive Director to negotiate and execute the transaction of this commercial property for \$100,000, including a \$5,000 refundable deposit, except in case of buyer default. Timeframe is up to 14 months for due diligence period. Closing on or before February 2021. The property conveyances shall contain a reverter clause prohibiting the property's use of any sexually oriented business as defined by law, medical marijuana business or dispensary, or casino.

The motion carried. **Yeas:** Crenshaw, Grebner, Schertzing, Trubac. **Nays:** None.

COMMISSIONER CRENSHAW MOVED TO APPROVE. COMMISSIONER GREBNER SUPPORTED. THE MOTION CARRIED UNANIMOUSLY.

## DECEMBER 19, 2019 REGULAR MEETING

David Burns reminded the Board that Christopher Stralkowski and Eric Helzer of Ferguson Development attended a board meeting a couple months ago, where they introduced themselves and the project that they're intending to complete with McLaren Medical. David stated that Ferguson Development has met with the Land Bank and the City of Lansing to discuss their proposed project. City of Lansing is in support of this project. David stated that he had several meetings with south side neighborhood coalitions and organizations, and all of them are supporting this project. We did have a few rounds of sales negotiations.

Christopher Stralkowski of Ferguson Development stated that he has met with City folks, such as Brian McGrain, and already has a meeting set up with Andi Crawford in preparation of reaching out to the neighborhood. Mr. Stralkowski stated that they're looking at good models for success to determine a best-in-show facility to serve the people who will engage with this development. Ferguson Development is excited about the project.

Commissioner Grebner asked Land Bank staff what inspired the initial sales price of \$400,000. David Burns stated that the price was a broker's analysis opinion, and that it basically included the square footage building and to use the building as is, not just the land. David stated that there is costs to the demolition and the environmental issues to the building.

Chairperson Schertzing asked about the 14-month due diligence period. Mr. Stralkowski stated that it will take time to prepare and determine the deconstruction and demolition process. There is also a 2<sup>nd</sup> component of this site with the possible housing structures in the back.

Chairperson Schertzing asked if any of the building was savable. Mr. Stralkowski stated that they will be able to save materials but not structure. There is some stunning limestone pieces of the building that will be set aside and re-used, in an attempt to keep some of the character of the building.

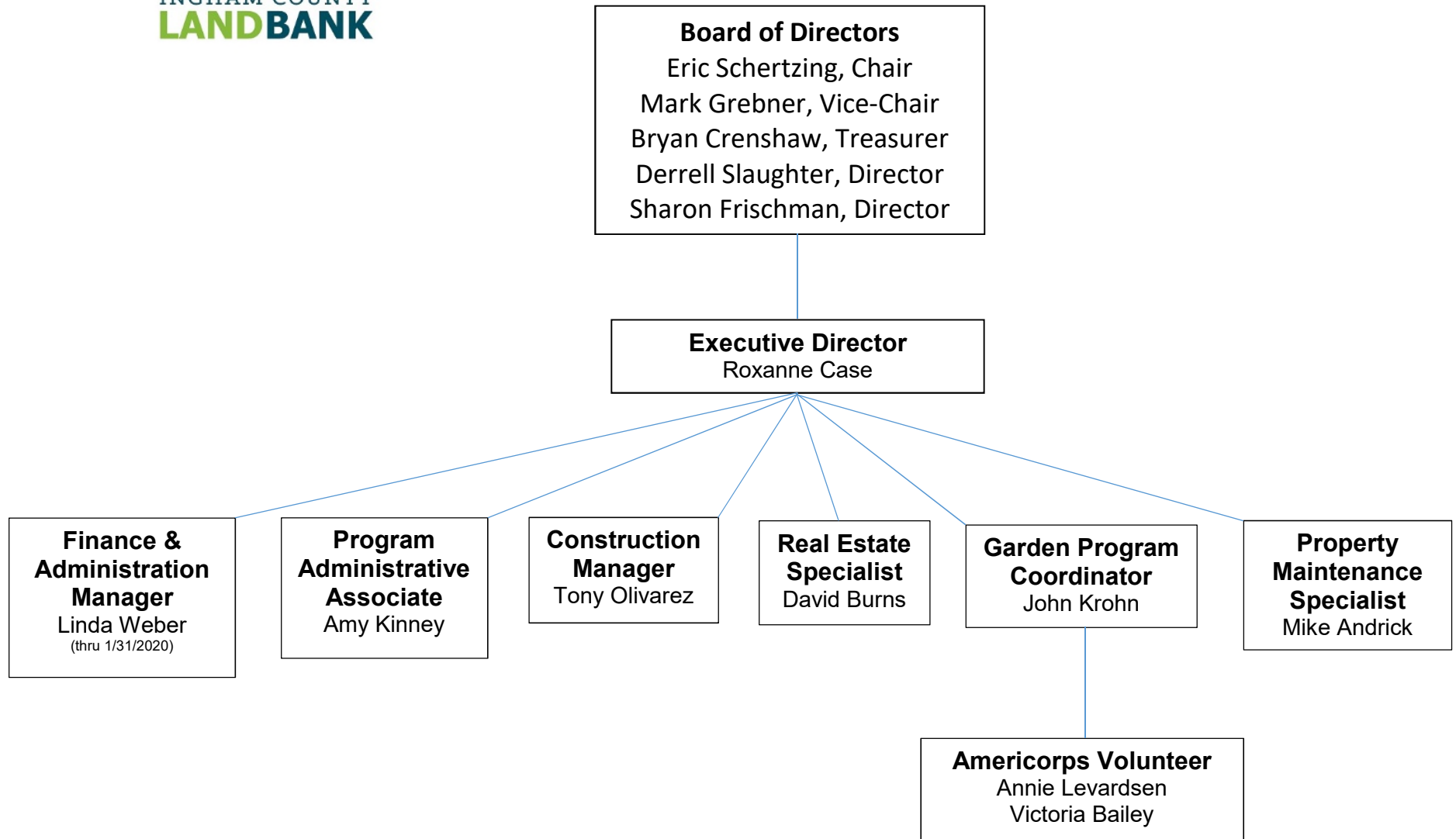
No further questions or comments.

#### 4. Adjournment

Chairperson Schertzing adjourned the meeting at 5:59pm.



## Organizational Chart







# Ingham County Land Bank Fast Track Authority

3024 Turner Street • Lansing, Michigan 48906 • phone (517) 267-5221 • fax (517) 267-5224

## Board Vision Session Summary – March 30, 2015

- Going forward, the Land Bank needs to develop innovative methods to return properties to the tax roll. It is imperative that it find a steady flow of income to sustain itself going well into the future.
- Rentals and Land Contracts are the two most reliable sources of revenue for the Land Bank currently. According to the ICE Fair and Affordable Housing report, the tri-county region is in need of quality and affordable rental housing.
- The Land Bank needs to further itself from NSP 2 and other subsidy funded types of renovations (renovating for high cost). The Land Bank should focus on offering quality housing versus high quality. If private investors can put \$25,000 into a renovation and be successful, the Land Bank should be able to do so as well.
- Single-family renovation/development will continue, as these are the primary types of properties received by the Land Bank through the tax foreclosure process. However, the Land Bank needs to focus more on 'missing middle' type housing (row houses, flats, single family attached) especially on the properties it is now banking for future development.
- It may make sense for the Land Bank to develop these housing types, especially if they are rental, as the concentration of rental in one development will provide a steady revenue stream and be easier to manage. However, the Land Bank should consider serving as a facilitator for the private sector to develop, as this will return the properties to the tax roll and allow the Land Bank to collect a significant amount in specific tax (5/50).
- The Land Bank can also support the missions of other non-profits, such as GLHC or VOA, by providing development opportunities for senior, veteran or supportive housing that can be owned and/or managed by these entities.
- The Land Bank shall continue to partner with other government entities to develop housing in neighborhoods. It can also bolster CHDOs operating in Lansing (GLCH, CAHP) by providing properties at low cost for renovation and providing technical assistance in marketing these properties.
- Although the Land Bank does not fully control which properties it receives through the foreclosure process, it should continue to be strategic in focusing investment/redevelopment in concentrated areas to have a fuller impact on neighborhood stabilization.

- The Land Bank needs to enhance its neighborhood engagement efforts, especially concerning future use/disposition strategies of properties that will be part of the Hardest Hit Blight Elimination program. Citizens need to be better informed of Land Bank activities and efforts.
- Vacant properties can be banked for future development, sold to adjacent property owners, or gardened as an interim banking mechanism. The Land Bank should develop appropriate pricing for vacant residential properties to promote the acceleration of side lot sales where appropriate.
- The Land Bank Board should engage in this type of strategic discussion concerning the future of the organization at least twice per year.

01/15/2020

CHECK REGISTER FOR INGHAM COUNTY LAND BANK  
CHECK DATE FROM 12/01/2019 - 12/31/2019

Check Date	Bank	Check	Vendor Name	Description	Amount
Bank GEN PNC GENERAL CHECKING					
12/13/2019	GEN	17952	APPLIED IMAGING	PRINTER/ COPIER METER	149.65
12/13/2019	GEN	17953	CEDAM	MEMBERSHIP RENEWAL	250.00
12/13/2019	GEN	17954	CITY PULSE	CDBG DEMOS	55.50
12/13/2019	GEN	17955	COHL, STOKER & TOSKEY, P.C.	LEGAL FEES	597.30
12/13/2019	GEN	17956	CONSUMERS ENERGY	1030 3620 7795 1517 PATTENGILL AVE	7.77
				1030 3603 4223 842 EDISON AVE	27.93
				1030 3587 4496 1740 MAISONETTE DR	43.62
					<u>79.32</u>
12/13/2019	GEN	17957	CONSUMERS ENERGY	1030 3573 0680 1734 MAISONETTE DR	49.86
				1030 3627 8846 6147 SCOTMAR DR	16.33
					<u>66.19</u>
12/13/2019	GEN	17958	DAVID BURNS	MILEAGE AND PARKING	49.26
12/13/2019	GEN	17959	DELAU FIRE SERVICES	ANNUAL FIRE EXTINGUISHER INSPECTION	147.82
12/13/2019	GEN	17960	DUST TO DAZZLE CLEANING	842 EDISON AVE - CLEANING FOR NEW TENAN	125.00
12/13/2019	GEN	17961	EATON FARM BUREAU CO-OP	WHEAT BAGGED	20.70
12/13/2019	GEN	17962	EDEN GLEN CONDO ASSOCIATION	MONTHLY ASSOCIATION FEES - JANUARY 2020	2,570.00
12/13/2019	GEN	17963	FELDPUSCH CLEANING SERVICES, LLC	JANITORIAL NOVEMBER	56.60
12/13/2019	GEN	17964	FLOORING AMERICA CARPET STUDIO	1740 MAISONETTE - TEAR OUT & REPLACE CAR	2,030.24
12/13/2019	GEN	17965	FORESIGHT GROUP	LAYOUT AND PRINT BUSINESS CARDS - T OLIV	92.00
12/13/2019	GEN	17966	GRANGER	DUMPSTER @ 1715 E KALAMAZOO	101.00
12/13/2019	GEN	17967	HOLDERS HEATING & AIR	4501 WAINWRIGHT - REPLACE FURNACE A/C TH	7,935.00
12/13/2019	GEN	17968	HOLISTIC LANDSCAPE, INC	SNOW REMOVAL NOVEMBER 12, 2019	1,300.00
12/13/2019	GEN	17969	INGHAM COUNTY TREASURER	EMPLOYEE HEALTH CARE COVERAGE DEC 2019	5,868.04
12/13/2019	GEN	17970	INGHAM COUNTY TREASURER	DUE TO COUNTY - 2010 TAX FORECLOSURES	57,949.43
12/13/2019	GEN	17971	INGHAM COUNTY TREASURER	DUE TO COUNTY - 2013 TAX FORECLOSURES	59,020.56
12/13/2019	GEN	17972	INGHAM COUNTY TREASURER	DUE TO COUNTY - 2015 TAX FORECLOSURES	56,513.41
12/13/2019	GEN	17973	INGHAM COUNTY TREASURER	DUE TO COUNTY - 2017 TAX FORECLOSURES	37,262.48
12/13/2019	GEN	17974	J & J HARDWOODS, INC.	2600 GREENBELT - UPROOTED TREE REMOVAL/	2,250.00
12/13/2019	GEN	17975	MCKISSIC CONSTRUCTION	1740 MAISONETTE - ADJUST INTERIOR DOORS	50.00
				1734 MAISONETTE - ADJUST/PAINT INTERIOR	975.00
					<u>1,025.00</u>
12/13/2019	GEN	17976	MICHIGAN FLEET FUELING SOLUTIONS LL	VEHICLE EXPENSE - FUEL	377.87
12/13/2019	GEN	17977	MICHIGAN MUNICIPAL RISK MANAGEMENT	RENEWAL POLICY # M0001566	11,146.00
				RENEWAL POLICY #R0001566 RETENTION FUND	1,500.00
					<u>12,646.00</u>
12/13/2019	GEN	17978	MIDWEST POWER EQUIPMENT	STIHL PARTS RECOIL ASM CHAPS BLACK	135.23

Check Date	Bank	Check	Vendor Name	Description	Amount
12/13/2019	GEN	17979	NORTHWEST INITIATIVE	EMERGENCY SNOW REMOVAL NOVEMBER 2019	1,520.00
12/13/2019	GEN	17980	THE STEWARDSHIP NETWORK	REGISTRATION - STEWARDSHIP NETWORK CONFE	536.00
12/27/2019	GEN	17981	BOARD OF WATER & LIGHT	387651-059-9 1740 MAISONETTE DR	34.90
				387651-073-0 6147 SCOTMAR DR	21.73
				387651-124-1 842 EDISON	57.43
					<u>114.06</u>
12/27/2019	GEN	17982	CAPITAL ONE COMMERCIAL	6004-3004-0006-4421	37.66
12/27/2019	GEN	17983	CITY PULSE	PUBLIC HEARING BUDGET	46.25
12/27/2019	GEN	17984	DAVID BURNS	MILEAGE PARKING AND DEED RECORDING FEE	82.54
12/27/2019	GEN	17985	DBI BUSINESS INTERIORS	OFC SUPPLIES	154.77
12/27/2019	GEN	17986	HOLDEN ELECTRIC, INC	4501 WAINWRIGHT-WIRING PER CONTRACT	6,325.00
12/27/2019	GEN	17987	HOME DEPOT CREDIT SERVICES	2130 HOLMES - PADLOCK	19.98
12/27/2019	GEN	17988	INGHAM COUNTY TREASURER	ECHEATED CKS 2011-2018	3,135.72
12/27/2019	GEN	17989	INGHAM COUNTY TREASURER	EMPLOYEE HEALTH CARE COVERAGE JANUARY 20	6,080.20
12/27/2019	GEN	17990	JILL RHODE C.P.A.	BANK RECONCILIATION AND ACCOUNTING ASSIS	220.00
12/27/2019	GEN	17991	JOHN KROHN	GREAT LAKES AG EXPO REGISTRATION KROHN +	235.00
12/27/2019	GEN	17992	KELLEY APPRAISAL COMPANY	208 LESHER PLACE- BOP	100.00
12/27/2019	GEN	17993	KWIK REPO INC	CLEANUP: 6147 SCOTMAR	400.00
12/27/2019	GEN	17994	VERIZON WIRELESS	842013532-00001	110.49
GEN TOTALS:					
Total of 43 Checks:					267,791.27
Less 0 Void Checks:					0.00
Total of 43 Disbursements:					<u>267,791.27</u>

01/15/2020 CHECK REGISTER FOR INGHAM COUNTY LAND BANK  
CHECK DATE FROM 12/01/2019 - 12/31/2019

Check Date	Bank	Check	Vendor Name	Description	Amount
Bank PR PNC PAYROLL CHECKING					
12/13/2019	PR	59(E)	BOARD OF WATER & LIGHT	387651-197-7 4501 WAINWRIGHT AVE	77.73
				387651-029-2 1141 N PINE ST	121.70
				387651-160-5 124 S. EIGHTH ST - FINAL ST	44.62
				387651-190-2 1700 ILLINOIS AVE	18.71
				387651-172-0 3024 TURNER ST	350.73
				387651-187-8 1506 N GRAND RIVER AVE	13.99
				387651-029-2 1141 N PINE ST - FINAL BILL	140.06
				387651-198-5 1721 MAISONETTE DR - FINAL	17.70
				387651-033-4 1734 MAISONETTE DR	286.09
				387651-183-7 6135 SCOTMAR DR	25.64
				387651-193-6 1414 BALLARD ST SERVICE DE	325.00
				387651-065-6 1756 MAISONETTE DR	27.14
					<u>1,449.11</u>
12/13/2019	PR	60(E)	COMCAST	8529 11 398 1162874 CABLE/ INTERNET	269.29
12/13/2019	PR	61(E)	CONSUMERS ENERGY	1030 2437 5141 1721 MAISONETTE DR - FINA	43.97
				1030-3161-2478 1756 MAISONETTE DR	28.58
					<u>72.55</u>
12/13/2019	PR	62(E)	CONSUMERS ENERGY	1030 1049 4757 3024 TURNER ST	88.12
				1030 3074 4603 124 S. 8TH	14.00
				1030 3376 5910 4501 WAINWRIGHT AVE	99.53
					<u>201.65</u>
12/27/2019	PR	63(E)	BOARD OF WATER & LIGHT	387651-197-7 4501 WAINWRIGHT AVE	64.65
				387651-199-3 1517 PATTENGILL AVE	36.66
					<u>101.31</u>
12/27/2019	PR	64(E)	CONSUMERS ENERGY	1030 3376 5472 6135 SCOTMAR DR	30.79
					<u>30.79</u>
PR TOTALS:					
Total of 6 Checks:					2,124.70
Less 0 Void Checks:					0.00
Total of 6 Disbursements:					<u>2,124.70</u>

**Residential or Vacant Properties Sold List - December 2019**

<b>Parcel Number</b>	<b>Address1</b>	<b>Property Class</b>	<b>Sold Amount</b>	<b>Sold Date</b>
33-01-01-10-205-061	1700 Illinois Ave	Residential Improved	\$33,000	12/11/2019
33-01-01-27-155-158	842 Edison Avenue	Residential Improved	\$51,900	12/27/2019
33-01-01-30-477-211	DUNLAP ST (2219)	Residential Vacant	\$2,100	12/18/2019
33-01-01-33-427-221	E CAVANAUGH RD (612)	Residential Vacant	\$500	12/18/2019
Total			\$87,500	

**Summary Sold Properties - 2019**

Vacant Lots	112	\$183,111
Residential Structures	25	\$1,010,300
Commerical Lots	2	\$25,000
Commerical Structures	4	\$320,400
Swaps	6	\$6
	149	\$1,538,817

**Residential Properties - in progress**

<b>Parcel #</b>	<b>Address</b>	<b>Project type</b>	<b>Listing \$</b>	<b>Notes</b>
33-01-01-31-328-251	4501 Wainwright Ave	Rehab	\$110,000	Offer
33-01-01-20-407-041	1517 Pattengill Ave	Rehab - HOME		Spring 2020 completion
33-01-01-20-451-011	1637 Pattengill Ave	Sell as is or rehab	\$42,900	Applying for grant funds
33-01-01-10-354-291	914 May St	Sell as is		
33-01-05-10-227-050	1756 Maisonette	Rehab	\$64,900	Offer
33-01-05-10-227-018	6135 Scotmar	Rehab	\$64,900	Listed
33-01-05-10-227-039	1734 Maisonette	Rehab	\$69,900	Listed
33-01-05-10-227-042	1740 Maisonette	Rehab	\$64,900	Offer
33-01-05-10-227-024	6147 Scotmar	Sell as is	\$55,000	Land Contract return



# INGHAM COUNTY LAND BANK FAST TRACK AUTHORITY

## RESOLUTION TO AUTHORIZE SALE OF FOUR (4) VACANT PARCELS ON 500-504-508-510 LESHER PL, LANSING TO NEOGEN CORPORATION

### RESOLUTION 20-XX

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, the Land Bank received title to the residential vacant property at Leshar PI (500), Lansing (# 33-01-01-15-104-431) in 2020, through local unit rejection where the demolition was completed by the City of Lansing during in 2019; and

WHEREAS, the Land Bank received title to the residential improved property at Leshar PI (504), Lansing (# 33-01-01-15-104-421) in 2012, through local unit rejection and subsequently demolished the blighted structure with Community Development Block Grant (CDBG) monies; and

WHEREAS, the Land Bank received title to the residential improved property at Leshar PI (508), Lansing (# 33-01-01-15-104-401) in 2016; and subsequently demolished the blighted structure with federal Hardest Hit Funds monies; and

WHEREAS, the Land Bank purchased the residential improved property at Leshar PI (510), Lansing (# 33-01-01-15-104-391) in 2011; and subsequently demolished the blighted structure with federal Neighborhood Stabilization Program 2 (NSP2) monies; and

WHEREAS, Neogen Corporation would like to purchase the four (4) parcels, with the intent to use the space interim for parking for their employees for their office at 620 Leshar PI. Neogen would like to eventually build on the lots. Neogen is a large international company that houses their North American office in Lansing and is expanding their sales exponentially. Neogen is a good shepard of the Oak Park Neighborhood and has renovated several houses/garages to accommodate employees and walkability to work; and

THEREFORE, BE IT RESOLVED, the Land Bank authorizes its Chairperson or Executive Director to negotiate and execute the transaction of these four (4) parcels to Neogen Corporation for the market rate of \$3000 per property, plus closing costs. Total market rate equals \$12,000.

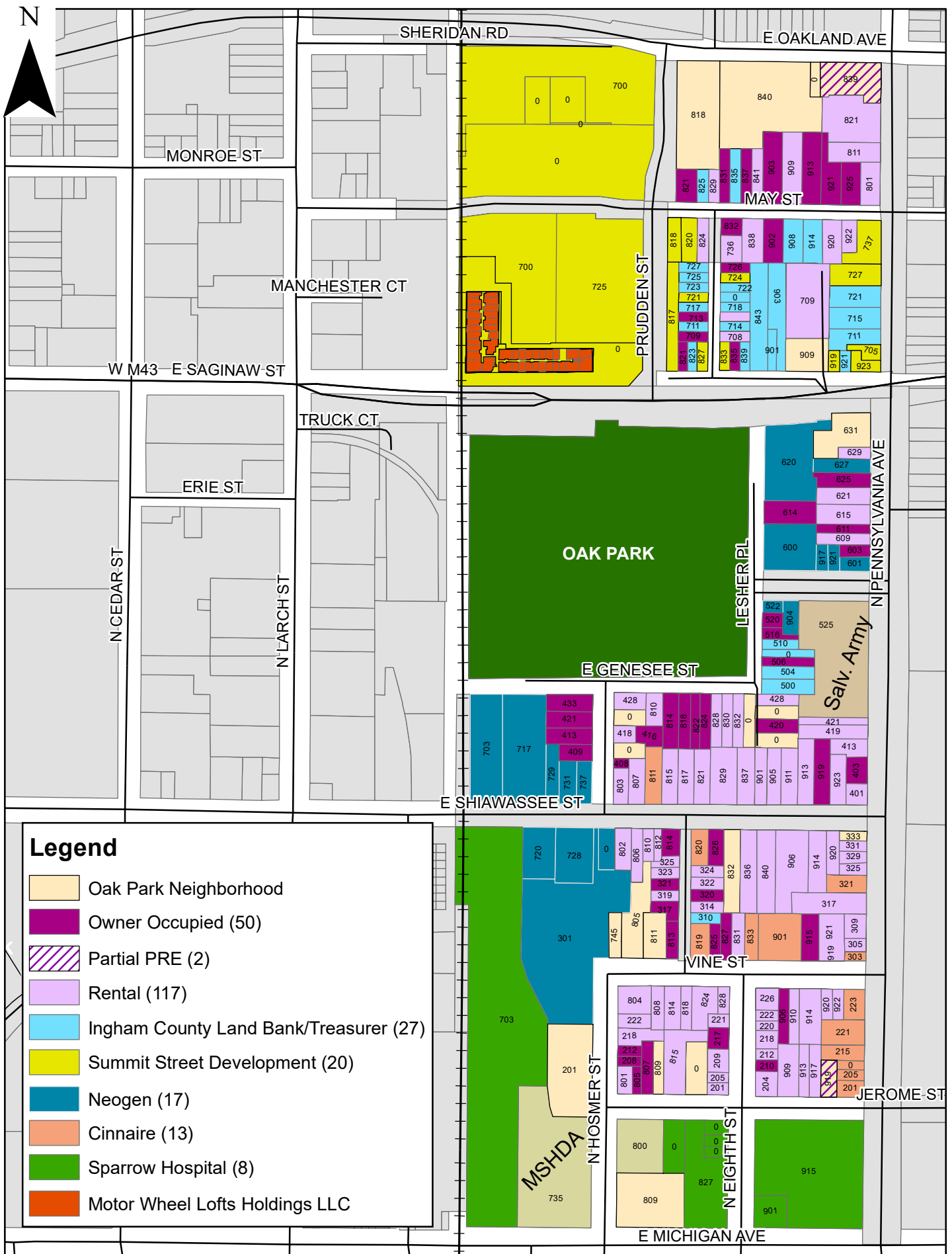
FURTHER, BE IT RESOLVED, property conveyances shall contain a reverter clause prohibiting the property's use of any sexually oriented business as defined by law, medical marijuana business or dispensary, or casino.

AYE:                      NAY:



# Oak Park Neighborhood

2B



**INGHAM COUNTY LAND BANK FAST TRACK AUTHORITY****RESOLUTION TO AUTHORIZE SALE OF FOUR (4) VACANT PARCELS ON OHIO (1631), NEW YORK (1510-1514), AND INDIANA (1800), LANSING, TO CAPITAL AREA HOUSING PARTNERSHIP****RESOLUTION 20-XX**

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, the Land Bank received title to the residential improved property at Ohio (1631), Lansing (# 33-01-01-10-205-222) in 2011; and subsequently demolished the blighted structure with federal Hardest Hit Funds monies; and

WHEREAS, the Land Bank purchased the residential improved properties at New York (1510), Lansing (# 33-01-01-10-177-091) in 2007 and New York (1514), Lansing (# 33-01-01-10-177-081) in 2008; and subsequently demolished the blighted structures with federal Neighborhood Stabilization Program 2 (NSP2) monies; and

WHEREAS, the Land Bank received title to the residential vacant property at 1800 Indiana, Lansing (# 33-01-01-10-203-021) in 2010, through local unit rejection; and

WHEREAS, Capital Area Housing Partnership (CAHP) would like to purchase the four (4) properties to build affordable housing, using City of Lansing HOME funds. CAHP has identified the Northtown area as a neighborhood of focus for Spring/Summer 2020. They intend to build up to 5 single-family houses and will be partnering with Cristo Rey Community Center, Lansing Financial Empowerment Center, BWL, Consumers, and various other City departments during this construction period, including the Land Bank with these properties.

THEREFORE, BE IT RESOLVED, the Land Bank authorizes its Chairperson or Executive Director to negotiate and execute the transaction of these four (4) parcels to Capital Area Housing Partnership for the total market rate of \$13,100 plus closing costs.

FURTHER, BE IT RESOLVED, property conveyances shall contain a reverter clause prohibiting the property's use of any sexually oriented business as defined by law, medical marijuana business or dispensary, or casino.

AYE:                      NAY:

# INGHAM COUNTY LAND BANK FAST TRACK AUTHORITY

## RESOLUTION TO AUTHORIZE SALE OF SEVEN (7) PARCELS ON GRACE ST, BRYNFORD AVE, AND CATHERINE ST IN LANSING TOWNSHIP TO STEVE AND GLADYS TARRANT

### RESOLUTION 19-xx

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 to exercise those functions; and

WHEREAS, the Ingham County Treasurer, with Ingham County Board of Commissioners approval, 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, the Land Bank received title to the residential vacant lot at 608 N Grace St, Lansing (#33-21-01-18-204-008) in Lansing Township in 2017 through local unit rejection; and

WHEREAS, the Land Bank Board of Directors approved the Resolution #19-17 in September 2019 for the sale of 7 other Lansing Township properties listed below to Steve and Gladys Tarrant, who live in the neighborhood and have experience and tenure in remodeling and constructing new homes. The intent is to build a house eventually on this parcel, but interim, will be used as a temporary staging area, with the intent for the following:

217 N Grace St (33-21-01-18-253-024) in 2009 >> renovate home and sell to homeowner occupancy  
N Grace St (217) vacant lot (33-21-01-18-253-025) in 2009 >> combine with renovated home  
321 Brynford St (33-21-01-18-205-011) in 2010 >> demolish, build new construction, sell to homeowner occupancy  
527 N Catherine St (33-21-01-18-202-021) in 2011 >> demolish, build new construction, sell to homeowner occupancy  
N Catherine St (527) vacant lot (33-21-01-18-202-022) in 2011 >> combine with new construction  
529 N Grace St (33-21-01-18-203-025) in 2014 >> renovate home and sell to homeowner occupancy  
N Catherine St (406) vacant lot (33-21-01-18-207-007) >> build new construction, sell to homeowner occupancy; and

WHEREAS, the Land Bank has been in contact with Lansing Township, and has approved and vetted Steve and Gladys Tarrant as a capable and responsible developer; and

THEREFORE, BE IT RESOLVED, the Land Bank authorizes its Chairperson or Executive Director to negotiate and execute the transfer of this vacant parcel to Steve and Gladys Tarrant for the total amount of \$1,000, plus closing costs. The property conveyances shall contain a reverter clause prohibiting the property's use of any sexually oriented business as defined by law, medical marijuana business or dispensary, or casino.

**Yeas:**                **Nays:**

# INGHAM COUNTY LAND BANK FAST TRACK AUTHORITY

## RESOLUTION TO AUTHORIZE TO REPLACE THE DEED RESTRICTION OF 20 YEARS TO 3 YEARS FOR THE PROPERTY AT 1501 E KALAMAZOO STREET, LANSING

### RESOLUTION 20-XX

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 5.A.10. that Transactions shall be structured in a manner that permits the LBA to enforce recorded covenants or conditions upon title pertaining to development and use of the property for a specified period of time. Such restrictions may be enforced, in certain cases, through reliance on subordinated financing held by the LBA; and

WHEREAS, the Land Bank purchased the residential improved property from HUD at 1501 E Kalamazoo St, Lansing (# 33-01-01-15-431-081) in 2009. The Land Bank partnered with Lansing Community College's Construction Program to help provide hands-on training for skilled-trade students. However, the full renovations were never completed as the project fell apart due to miscellaneous issues. The Land Bank sold the property to Urban Core LLC in 2017 with a Declaration of Restrictive Covenant. Urban Core LLC completed renovations in 2018 and has subsequently put it up for sale; and

WHEREAS, the Restrictive Covenant states: As a condition of the sale of the Property by the Authority to the Owner, the Owner agreed, and the Owner hereby affirms and declares, that (a) the Property shall not be at any time a rental property that is subject to regulation under the Codified Ordinances of the [local municipality], Michigan, as amended from time to time, (b) this restriction is an encumbrance on the Property, runs with the Property, and is binding upon the Owner and the Owner's heirs, successors, assigns, and transferees, (c) this restriction is given and declared for the benefit of the Owner, the Property, the community in which the Property is located, and the Authority, and the Authority has the right to enforce the restriction at law or in equity to prevent a breach of the restriction or to compel compliance with the restriction, (d) during its term, this restriction may not be amended or terminated unless it is done so in a written instrument that is signed by both the Owner and the Authority and recorded in the real estate records maintained by the Ingham County Register of Deeds, (e) this restriction will terminate immediately and automatically twenty (20) years after its date unless, within the last five (5) years of the restriction, the restriction is extended for an additional period of up to twenty (20) years by a written instrument that is signed by the Authority and recorded in the real estate records maintained by the Ingham County Register of Deeds, and (f) the rights of the Authority under this declaration may be exercised by the Authority and the Authority's successors and assigns; and

WHEREAS, Urban Core LLC is struggling to sell the property with the 20-year restrictive covenant and would like to replace the covenant timeframe of 20 years to 3 years; and

THEREFORE, BE IT RESOLVED, the Land Bank authorizes its Chairperson or Executive Director to negotiate and execute the replacement of this wording for the property at 1501 E Kalamazoo St, Lansing, and recorded at the Register of Deeds Office.

AYE:                      NAY:

as of  
1/16/20**Commercial Property - Sale Status Report**

	Parcel Number	Address1	City	List Price	Status & Date (On Market, Pending, Sold)
1	33-01-01-08-427-021	W Willow (715)	Lansing	CMA delivered	CONSIDERING HOW TO MARKET/DEVELOPMENT TYPE
2	33-01-01-09-127-011	1804 Seager	Lansing	\$45,000	LOW OFFER RECEIVED, WAITING FOR MORE INFORMATION FROM BUYER. MARKETING PROPERTY WITH POTENTIAL CITY OWNED PARK LAND
	33-01-01-09-127-021	300 W North Street	Lansing		
3	33-01-01-09-177-003	1506 N. Grand River Ave. (Bottling Plant)	Lansing	\$600,000	MEDC RFQ COMPLETED AND RELEASED, MARKETING SITE/ PROJECT PENDING
	33-01-01-09-176-062	O N. Capitol Ave.	Lansing		
	33-01-01-09-176-073	1611 N. Capitol Ave.	Lansing		
	33-01-01-09-176-082	1617 N. Capitol Ave.	Lansing		
4	33-01-01-29-305-122	2130 W Holmes (Pleasant Grove School)	Lansing	\$400,000	SIGNED OFFER WITH FERGUSON DEVELOPMENT. SEE RESOLUTION.
5	33-01-01-21-203-003	E Malcolm X (112) (Deluxe Inn site)	Lansing	\$76,440	ON MARKET 5/14/19
6	33-17-14-21-301-012	Hull	Leslie		
	33-17-14-21-329-010	Doty	Leslie		
	33-17-14-21-329-011	Cameo	Leslie		
7	33-17-14-21-351-019	104 Worthington Place Dr.	Leslie	\$88,480	ON MARKET 5/14/19 OFFER RECEIVED
8	33-17-14-28-126-016	112 Woodworth (old Leslie High School)	Leslie		WORKING WITH CITY OF LESLIE & MEDC TO DEMOLISH
9	33-20-01-12-118-103	1428 Weatherhill Ct.	E. Lansing	\$45,000	OFFER RECEIVED WAS RECINED DUE TO UNACCEPTABLE HOA BYLAWS
	33-20-01-12-118-104	1428 Weatherhill Ct.	E. Lansing		
10	33-20-01-12-118-105	1420 Weatherhill Ct.	E. Lansing	\$45,000	OFFER RECEIVED WAS RECINED DUE TO UNACCEPTABLE HOA BYLAWS
	33-20-01-12-118-106	1418 Weatherhill Ct.	E. Lansing		
11	33-01-01-10-406-041	E. Cesar E. Chavez	Lansing	\$20,000	SIGNED OFFER WITH DANDELION HYDROGREENS. SEE RESOLUTION.
	33-01-01-10-406-051	E. Cesar E. Chavez	Lansing		
12	33-01-01-20-128-132	1811 W Malcolm X St	Lansing	\$9,700	LISTED
13	33-01-01-08-481-451	1000 W Saginaw St	Lansing	CMA delivered	LISTED
14	33-21-01-07-352-005	3600 W Saginaw St (billboard lot)	Lansing	\$99,000	WORKING WITH EGLE TO REMOVE TANKS

**Sold Price**

33-01-01-15-432-231	1715 E Kalamazoo St - Bike co-op	Lansing	\$39,900	Sold July 2019	\$39,900
33-01-01-05-451-021	N Grand River Ave	Lansing	\$30,000	Sold 9/17/19	\$25,000
33-01-01-05-451-031	N Grand River Ave	Lansing			
33-01-01-15-303-101	124 & 126 S Eighth St	Lansing	\$69,900	SOLD 11/14/19	\$68,000
33-01-01-15-303-111	120 & 120 1/2 S Eighth St	Lansing	\$69,900	SOLD 11/14/19	\$50,000
33-01-01-08-427-091	1141 N Pine ("H" Superintendent)	Lansing	\$175,000	Sold 11/22/19	\$162,500