



BOARD OF DIRECTORS

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

THE LAND BANK BOARD WILL MEET ON MONDAY, DECEMBER 21, 2020 AT 4:30 P.M.
VIRTUALLY THROUGH ZOOM, IN COMPLIANCE WITH
INGHAM COUNTY HEALTH DEPARTMENT POLICIES OF
SOCIAL DISTANCING AND PREVENTING THE SPREAD OF COVID-19.

Topic: Ingham County Land Bank Board of Directors Dec 2020

Time: Dec 21, 2020 04:30 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/84765650186?pwd=eUZDTG5CT0N6WVFMcmNHWGRmWjZXdz09>

Meeting ID: 847 6565 0186

Passcode: 637142

Dial by your location

+1 929 205 6099 US (New York)

+1 301 715 8592 US (Germantown)

+1 312 626 6799 US (Chicago)

+1 669 900 6833 US (San Jose)

+1 346 248 7799 US (Houston)

+1 253 215 8782 US (Tacoma)

Agenda

Call to order

Approve of the minutes from November 16, 2020

Additions to the agenda

Limited public comment

1. Commercial – Multi-Family
 - A. Sale Status report
2. Residential
 - A. List of Properties – Sold in November 2020
 - B. Resolution to Authorize a Return of Some or All Properties Acquired in Resolution 20-15
3. Administration
 - A. Accounts Payable – November 2020
 - B. Board of Directors' Meeting Schedule 2021 draft
 - C. Communications Narrative / Executive Director's Report
 - D. Legal
4. Limited public comment
5. Adjournment

INGHAM COUNTY LAND BANK FAST TRACK AUTHORITY

Creating place. Creating community. Creating opportunity.

Roxanne L Case
Executive Director
rcase@ingham.org

3024 Turner Street
Lansing MI 48906

517.267.5221
www.inghamlandbank.org



NOVEMBER 16, 2020 REGULAR MEETING

Ingham County Land Bank Zoom Meeting

Virtually Meeting held via Zoom

<https://us02web.zoom.us/j/83917614904?pwd=eG1aYTJlVldDSjJEM2hzck9yNmp4dz09>

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

Meeting ID: 839 1761 4904

Passcode: 453707

November 16, 2020 – 4:30 p.m.

CALL TO ORDER

Chairperson Schertzing called the November 16, 2020 Regular Meeting of the Ingham County Land Bank to order at 4:31 p.m., held virtually in accordance with the Governor's Executive Orders regarding the Open Meetings Act and the Ingham County Health Department's Directives.

Members Present: Schertzing, Grebner, Crenshaw, Slaughter, Frischman

Members Absent: none

Others Present: Tim Perrone, Alan Fox, David Burns, Roxanne Case

APPROVAL OF THE MINUTES

MINUTES OF OCTOBER 19, 2020 ACCEPTED AND STAND AS PRESENTED.

ADDITIONS TO THE AGENDA

None

LIMITED PUBLIC COMMENT

None

1. Commercial

A. Sale Status report

David Burns stated there will most likely be a purchase agreement extension for the former Pleasant Grove School property. The Developer is not moving as quickly as we'd like, but none the less, is progressing. It's a large project, and is going to take time. On the former Deluxe Inn site, we are requesting an extension for the Brownfield Authority Reimbursement Agreement for environmental and pre-development work.

Mr. Perrone stated that the property on North St doesn't look like it's in use any longer and wondered if we were going to put it back on the market. David Burns stated that it may be better to hold it and put it on the market when the bottling plant property has action on site.

NOVEMBER 16, 2020 REGULAR MEETING

2. Residential

A. List of Properties - Sold & In Progress, October 2020

David Burns stated that another rental in the Eden Glen Condominium complex has recently been eliminated. Land Bank will most likely renovate it and put it up for sale in the next few months. We're down to 9 units owned by the Land Bank.

3. Administration

A. Accounts Payable – October 2020

Accepted and on file.

B. Budget 2021 Final Proposal – to be approved with Public Notice

Director Case stated that a Public Notice was inserted into the Nov 11th City Pulse for a public hearing. She stated that it is a good budget and unless the virus changes our processes, the Land Bank should be in decent shape in 2021. Director Case stated that John Krohn who is the Garden Coordinator and Vacant Lot Sales person did a really good job of catching up from being delayed due to Covid. We sold a good amount of vacant lots this year. We are currently staking for-sale signs on lots, and that helps the sales process.

COMMISSIONER GREBNER MOVED TO ACCEPT THE BUDGET FOR 2021 AND SUPPORTED BY COMMISSIONER SLAUGHTER. THE MOTION CARRIED UNANIMOUSLY.

C. Board of Directors' Meeting Schedule 2021 draft

Director Case stated that she mimicked the 2020 schedule, but the 3rd Monday in January is a holiday, Martin Luther King Day. The first meeting in January is our annual meeting. Commissioners, in general, were open to the draft. Commissioner Crenshaw stated that he would check on the 2021 County Commissioners' Meeting Schedule and then we can compare and discuss in December's meeting. Director Frischman stated that Mondays were tough for her, and 4:30pm is hard as well, but if it worked for everyone else, she would manage it. Chairperson Schertzing suggested to tentatively list the January meeting on Thursday, January 28, 2021. We would skip the month of February.

NOVEMBER 16, 2020 REGULAR MEETING

D. Communications Narrative

MERS 457 - The contributions to the 401(k) were frozen on 10/30/20, and the 457 contributions began 10/31/20. Fraser Law has submitted documentation to the IRS for corrective action. Approval or disapproval from the IRS may take 2-12 months to receive.

Demolition of the Bell Oak General Store was completed on 10/26/20. Yay! Both neighbors are interested in purchasing, so it will be sold off, most likely in 2021, after EGLE has completed all their paperwork.

Land Bank 15th Anniversary was November 1st. Digital and hard copies of accomplishments will be emailed/mail out during the week of November 16th, along with a press release and a story in the City Pulse November 18th edition.

414 Baker St – developer has contacted the Land Bank to request a reverter extension. We are working on an addendum to accommodate.

MidMEAC (Mid-Michigan Environmental Counsel) has partnered with several entities, including the Land Bank, for a deconstruction grant through EGLE for C&D Waste Diversion, Salvage, and Reuse Project in MidMichigan. The application request was for \$549,633; EGLE has tentatively given approval for \$100,000. The Land Bank will be involved with segments of the grant, in conjunction with demolitions. Chairperson Schertzing stated that there is a possibility that there will be a second phase of funding. This grant application goes back to a 5-6 year old study that Delta Institute completed and has helped this process move along.

Director Case stated that she reached out to the County Health Department to offer the Land Bank Office grounds for more testing space. Due to the way you can drive in one gate and exit another, it could be an option for pop-up testing. Jeff Davis from the Health Dept came out today and checked out the office property, and they'll let us know if it works.

E. Legal

Tim Perrone stated that we had a pre-trial zoom conference for the Land Contract forfeiture where the Court then scheduled a future hearing. The tenant showed up at the Land Bank to make the call into the zoom session with the courts. Another one of our Land Contract purchasers' filed chapter 13 bankruptcy. Mr. Perrone reached out to the attorney and is waiting to hear back from them as to what they're planning on doing under the land contract.

NOVEMBER 16, 2020 REGULAR MEETING

4. Limited public comment

None

Chairperson Schertzing discussed a book called, *The Color of Law*, by Richard Rothstein. This book has been discussed in housing conferences and organizations. He has bought extra copies and would like to share if anyone was interested. It is a fairly compelling read about segregation of housing and the United States Government. Commissioner Slaughter stated that he has read it and believes it is a good book and very eye opening.

Director Case asked Commissioner Slaughter how the Racial Equity Taskforce was going. Commissioner Slaughter stated that the kickoff meeting is this Thursday, Nov 19th, on zoom, and they're just having level setting conversations and getting members acclimated to each other.

Commissioner Slaughter asked Chairperson Schertzing to send out the article about Ann Arbor passing a housing trust mileage; it would be interesting for us all to read.

5. Adjournment

Chairperson Schertzing adjourned the meeting at 4:56pm.

Commercial / Multi-Family Properties - Sale Status Report

12/10/2020

Parcel Number	Address	City	List Price	Status & Date (On Market, Pending, Sold)	
1	33-01-01-08-427-021	W Willow (715)	Lansing	RECOMMENDED LIST \$459,000	CONSIDERING HOW TO MARKET/DEVELOP PROPERTY. CONSIDERING LIST PRICE. RECEIVED SKETCH SURVEY OF PROPERTY HAVE ZONING LETTER AND OTHER INFO FROM CITY
2	33-01-01-09-127-022	0 W North St	Lansing	WILL REVISE LIST PRICE WHEN WE RELIST	RECINDED LISTING AGREEMENT. PROPERTY LEASED SHORT TERM TO CONSUMERS ENERGY.
3	33-01-01-09-177-003	1506 N. Grand River Ave. (Bottling Plant)	Lansing	\$100,000	SIGNED PURCHASE & DEVELOPMENT AGREEMENT WITH NXT COMMERCIAL. RECEIVED \$100,000 A&E GRANT FROM MEDC, LB TO ADMINISTER FUNDS TO DEVELOPER PER DEVELOPMENT AGREEMENT. DEVELOPER BEGINNING TO SELECT A&E TEAM.
	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	\$100,000	SIGNED PURCHASE AGREEMENT WITH FERGUSON DEVELOPMENT. \$100,000. FERGUSON ENGAGED W/NEIGHBORHOOD ASSOC. WORKING THRU BLDG DETAILS & COMMUNICATING WITH CITY COUNCIL MEMBER ADAM HUSSAIN. PROJECT PROGRESSING SLOWER DUE TO COVID. PA EXTENSION WILL LIKELY BE NEEDED IN FEBRUARY.
5	33-01-01-21-203-003	E Malcolm X (112) (Deluxe Inn site)	Lansing	\$50,000	OFFER TO PURCHASE SIGNED FOR \$50,000. PM ENVIRONMENTAL UNDER CONTRACT, WORKING ON SITE ANALYSIS, PHASE I & II. BROWNFIELD AGREEMENT APPROVED BUT NEEDS TO BE EXTENDED
6	33-17-14-21-301-012	Hull St. 10.1 acres	Leslie	\$76,440	ON MARKET, SELL TOGETHER 5/14/19. WORKING W/CITY OF LESLIE
	33-17-14-21-329-010	Doty .50 acres	Leslie		
	33-17-14-21-329-011	Cameo 2.14 acres	Leslie		
7	33-17-14-21-351-019	104 Worthington Place Dr.	Leslie	\$69,125	ON MARKET 5/14/19, PRICE REDUCED. WORKING WITH CITY AND POTENTIAL BUYER. CITY OF LESLIE IN NEED OF A ROAD & WATER TOWER PLACEMENT.
8	33-17-14-28-126-016	112 Woodworth (old Leslie High School)	Leslie		DEMO FUNDS NOT AVAILABLE THROUGH MEDC, SEEKING ALTERNATIVE SOURCE
9	33-20-01-12-118-103	1428 Weatherhill Ct.	E. Lansing	\$45,000	CONSIDER LOWERING PRICE. PROPERTY HAS BEEN LISTED FOR OVER ONE YEAR WITH ONLY ONE OFFER FOR 30K PER LOT
	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	CONSIDER LOWERING PRICE. PROPERTY HAS BEEN LISTED FOR OVER ONE YEAR WITH ONLY ONE OFFER FOR 30K PER LOT
	33-20-01-12-118-106	1418 Weatherhill Ct.	E. Lansing		
11	33-01-01-20-128-132	1811 W Malcolm X St	Lansing	\$9,700	LISTED
12	33-01-01-08-481-451	1000 W Saginaw St	Lansing	\$50,000	LISTED, OFFER RECEIVED BUT IT WAS FOR A MARIJUANA RELATED FACILITY
13	33-21-01-07-352-005	3600 W Saginaw St (billboard lot)	Lansing	\$99,000	WORKING WITH EGLE TO REMOVE TANKS. PREVIOUS OFFER BACKED OUT. WORKING WITH ANOTHER INTERESTED PARTY FOR ANOTHER GAS STATION ON SITE.
14	33-01-01-17-226-262	923 W Saginaw	Lansing	\$7,000	WORKING WITH LEAP AND A POTENTIAL BUYER WHO MAY HAVE A USE FOR THE PROPERTY. RECEIVED AN APPRAISAL.
15	33-01-01-20-488-151	800 W Mt Hope Ave	Lansing	\$25,000	OWNED BY TREASURER. APPRAISAL RECEIVED HAVE INTERESTED BUYER WHO WANTS TO MOVE HIS BIKE SHOP BUSINESS. LISTED WITH NAI. TWO OFFERES RECEIVED \$8,500 AND \$10,000

Residential or Vacant Properties Sold List**November 2020 Sales**

Parcel Number	Address1	City	Property Class	Sold Amount	Sold Date
33-01-01-04-151-051	Carrier St (637)	Lansing	Residential Vacant	\$ 2,000.00	11/18/2020
33-01-01-04-403-101	E Randolph Street (221)	Lansing	Residential Vacant	\$ 1,700.00	11/18/2020
33-01-01-09-181-101	N Walnut St (1337)	LANSING	Residential Vacant	\$ 500.00	11/18/2020
33-01-01-09-303-221	W Willow (419)	Lansing	Residential Vacant	\$ 1,700.00	11/18/2020
33-01-01-09-364-021	N Chestnut (722)	Lansing	Residential Vacant	\$ 1,100.00	11/04/2020
33-01-01-10-131-231	MASSACHUSETTS AVE (1623)	LANSING	Residential Vacant	\$ 1,500.00	11/09/2020
33-01-01-10-132-101	Massachusetts (1620)	Lansing	Residential Vacant	\$ 1,500.00	11/09/2020
33-01-01-10-153-042	Ballard Street (1550)	Lansing	Residential Vacant	\$ 500.00	11/18/2020
33-01-01-10-180-161	MASSACHUSETTS AVE (1315)	LANSING	Residential Vacant	\$ 500.00	11/18/2020
33-01-01-15-305-051	S. Hosmer Street	Lansing	Residential Vacant	\$ 1,300.00	11/04/2020
33-01-01-15-452-221	LATHROP ST (406)	LANSING	Residential Vacant	\$ 500.00	11/18/2020
33-01-01-17-454-071	W St Joseph Street	Lansing	Residential Vacant	\$ 1,200.00	11/04/2020
33-01-01-31-276-101	Greenbelt (2600)	Lansing	Residential Vacant	\$ 1,400.00	11/19/2020
33-25-05-22-351-004	EIFERT ROAD (REAR)	HOLT	Residential Vacant	\$ 5,000.00	11/18/2020
				\$20,400.00	

Residential Properties - in progress

Parcel #	Address	Project type	Listing \$	Notes
33-01-01-20-451-011	1637 Pattengill Ave			Demo w/CDBG. Rebuild in 2021.
33-01-01-10-354-291	914 May St	Sell as is		Sell w/possible large developmt
33-01-05-10-227-045	1746 Maisonette Dr	Rehab to sell		Goal to sell in March 2021
33-01-05-10-227-070	1727 Maisonette Dr	Rehab to sell		Goal to sell in March 2021

INGHAM COUNTY LAND BANK FAST TRACK AUTHORITY
RESOLUTION TO AUTHORIZE A RETURN OF SOME OR ALL OF THE PROPERTIES
ACQUIRED IN RESOLUTION 20-15

RESOLUTION 20-

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, the Land Bank acquired under the County's local option residential improved properties at the following:

	Parcel #	Address	Purchase Price
1	33.01.01.05.182.141	1519 Biltmore	\$9,431.16
2	33.01.01.06.127.231	3017 Sheffer St	\$5,748.14
3	33.01.01.10.354.162	909 E Saginaw St	\$21,085.41
4	33.01.01.14.151.181	217 N Fairview Ave	\$25,105.86
5	33.01.01.15.452.031	409 Clifford St	\$6,191.31
6	33.01.01.17.401.501	1233 W Michigan Ave	\$10,453.65
7	33.01.01.22.252.021	1107 Bensch St	\$10,127.20
8	33.01.05.08.280.011	1001 W Edgewood	\$18,950.78

WHEREAS, the redevelopment opportunities and funding options have shifted for certain properties and a need to minimize Land Bank carrying costs; and,

THEREFORE, BE IT RESOLVED, the Land Bank authorizes its Executive Director to prepare deed(s) for some or all of the properties to return them prior to December 31, 2020, to the Treasurer's tax foreclosure process.

AYE:

NAY:

12/09/2020

CHECK REGISTER FOR INGHAM COUNTY LAND BANK
CHECK DATE FROM 11/01/2020 - 11/30/2020

Check Date	Bank	Check	Vendor	Vendor Name	Amount
Bank GEN PNC GENERAL CHECKING					
11/13/2020	GEN	18434	ALL STAR	ALL STAR SNOW REMOVAL	2,700.00
11/13/2020	GEN	18435	CAPITAL AR	CAPITAL AREA ACCOUNTING SOLUTIONS	1,200.00
11/13/2020	GEN	18436	CAP EQUIP	CAPITAL EQUIPMENT & SUPPLY	205.90
11/13/2020	GEN	18437	BURNS	DAVID BURNS	89.13
11/13/2020	GEN	18438	EDEN	EDEN GLEN CONDO ASSOCIATION	1,670.00
11/13/2020	GEN	18439	EDEN	EDEN GLEN CONDO ASSOCIATION	3,863.08
11/13/2020	GEN	18440	FRITZY	FRITZY'S LAWN & SNOW	4,190.00
11/13/2020	GEN	18441	GRANGER	GRANGER	101.00
11/13/2020	GEN	18442	KROHN	JOHN KROHN	137.79
11/13/2020	GEN	18443	KELLEY	KELLEY APPRAISAL COMPANY	700.00
11/13/2020	GEN	18444	KWIK	KWIK REPO INC	1,700.00
11/13/2020	GEN	18445	MCKISSIC	MCKISSIC CONSTRUCTION	1,315.00
11/13/2020	GEN	18446	MI FLEET	MICHIGAN FLEET FUELING SOLUTIONS LL	262.15
11/13/2020	GEN	18447	NORTHWEST	NORTHWEST INITIATIVE	5,325.00
11/13/2020	GEN	18448	PM	PM ENVIRONMENTAL	18,770.00
11/13/2020	GEN	18449	ROBIN	ROBIN WRIGHT	880.00
11/13/2020	GEN	18450	CASE	ROXANNE CASE	206.89
11/13/2020	GEN	18451	FOUR	SCHUMACHER'S FOUR SEASONS	6,975.00
11/13/2020	GEN	18452	GARCIA-	VERONICA GRACIA-WING, LLC	250.00
11/13/2020	GEN	18453	WE'RE	WE'RE DIFFERENT LAWNS & MORE	3,360.00
11/25/2020	GEN	18454	HASS	APPLIED IMAGING	125.31
11/25/2020	GEN	18455	MENARDS	CAPITAL ONE COMMERCIAL	114.81
11/25/2020	GEN	18456	LANSING CI	CITY OF LANSING	199.60
11/25/2020	GEN	18457	CITY PULSE	CITY PULSE	46.25
11/25/2020	GEN	18458	COHL	COHL, STOKER & TOSKEY, P.C.	614.10
11/25/2020	GEN	18459	EGLE	ENVIRONMENTAL, GREAT LAKES & ENERGY	5,662.00
11/25/2020	GEN	18460	HOME	HOME DEPOT CREDIT SERVICES	407.97
11/25/2020	GEN	18461	INGHAM	INGHAM COUNTY TREASURER	5,519.66
11/25/2020	GEN	18462	KELLEY	KELLEY APPRAISAL COMPANY	400.00
11/25/2020	GEN	18463	MMRMA	MICHIGAN MUNICIPAL RISK MANAGEMENT	1,500.00
11/25/2020	GEN	18464	MMRMA	MICHIGAN MUNICIPAL RISK MANAGEMENT	9,659.50
11/25/2020	GEN	18465	PITNEY	PITNEY BOWES PURCHASE POWER	50.00
11/25/2020	GEN	18466	VERIZON	VERIZON WIRELESS	109.14
GEN TOTALS:					
Total of 33 Checks:					78,309.28
Less 0 Void Checks:					0.00
Total of 33 Disbursements:					78,309.28
Bank PR PNC PAYROLL CHECKING					
11/13/2020	PR	127(E)	BWL	BOARD OF WATER & LIGHT	343.69
11/13/2020	PR	128(E)	COMCAST	COMCAST	275.78
11/13/2020	PR	129(E)	CONSUMERS	CONSUMERS ENERGY	33.52
11/25/2020	PR	130(E)	BWL	BOARD OF WATER & LIGHT	66.49
PR TOTALS:					
Total of 4 Checks:					719.48
Less 0 Void Checks:					0.00
Total of 4 Disbursements:					719.48
REPORT TOTALS:					
Total of 37 Checks:					79,028.76
Less 0 Void Checks:					0.00
Total of 37 Disbursements:					79,028.76



BOARD OF DIRECTORS
Eric Schertzing CHAIR
Mark Grebner VICE CHAIR
Bryan Crenshaw TREASURER
Derrell Slaughter SECRETARY
Sharon Frischman DIRECTOR

PUBLIC NOTICE

Board of Directors

2021 Regular Meeting Schedule

Draft, 12/9/20

The Ingham County Land Bank Fast Track Authority Board of Directors will hold the following regularly scheduled meetings, typically on the third Monday of the month, unless County holidays or County Commissioner committee meeting schedules compete.

Meetings are held either at the Land Bank Office or through Zoom:

4:30 pm
Ingham County Land Bank
3024 Turner Street, Lansing MI 48906

Thursday, January 28 (Annual Meeting)

Monday, March 15

Monday, April 19

Monday, May 17

Monday, June 14

Monday, July 19

Monday, August 16

Monday, September 20

Monday, October 18 (budget 2022 approval)

Monday, November 15

Monday, December 20

Page 1 of 1

INGHAM COUNTY LAND BANK FAST TRACK AUTHORITY
Creating place. Creating community. Creating opportunity.



- Land Bank 15th Anniversary was November 1st. Digital and hard copies of accomplishments were emailed/mail out during the middle of November, along with press releases and a story in the City Pulse November 18th edition.
- Staff working on end-of-year processes and starting to pull together documents for the upcoming audit.
- Demolitions from 2019 have finally been completed. We've recently paid the contractor and will be requesting reimbursement from the City of Lansing.
- Demolitions 2020 – we have applied for CDBG funding from the City of Lansing. Still waiting for the agreement to be signed by the City.
- Land Bank is close to signing an Option Agreement with H-Inc. for the 21 properties in the northern Oak Park neighborhood area. Resolution will most likely be included in January's Board Meeting.
- Land Bank currently owns 2 properties at 2010 and 1212 Jolly Road. BWL would like permanent easements to upgrade the electrical lines.
- Land Bank has received interest in 2 large residential properties on Cavanaugh and Miller roads, where small residential multi-unit buildings are tentatively planned.