



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 MARCH 15, 2021 AT 5:00 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 Meeting
Time: Mar 15, 2021 05:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/83128651922?pwd=ZGd4M0hJUC80WnVHbFdBcWk0OTNYQT09>

Meeting ID: 831 2865 1922

Passcode: 997476

Dial by your location

+1 929 205 6099 US (New York)	+1 301 715 8592 US (Germantown)	+1 312 626 6799 US (Chicago)
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Agenda

Call to order

Approve of the minutes from January 28, 2021

Additions to the agenda

Limited public comment - Ms. Tanja Simmons, National Network Organization for Veterans Inc

1. Commercial – Multi-Family
 - A. Sale Status report
2. Residential
 - A. List of Properties – January-February 2021
 - B. Resolution to Authorize a Sale of 5 Vacant Lots on Vermont Ave to National Network Organization for Veterans Inc
 - C. Resolution to Authorize a Sale of 2 Vacant Lots on Jessop and Hilliard to Raymundo Garcia
 - D. Resolution to Authorize a Sale of 21 Parcels in the Oak Park Neighborhood to H Urban Development Inc
3. Administration
 - A. Accounts Payable – January-February 2021
 - B. Communications Narrative / Executive Director's Report
 - C. 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



JANUARY 28, 2021 REGULAR MEETING

Ingham County Land Bank Zoom Meeting

Virtually Meeting held via Zoom

<https://us02web.zoom.us/j/89465796332?pwd=dmZ1K2tqSDFQaGtSVTAycllyQk1MUT09>

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

Meeting ID: 894 6579 6332

Passcode: 932343

January 28, 2021 – 4:30 p.m.

CALL TO ORDER

Chairperson Schertzing called the January 28, 2021 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.

Roll Call: Chairperson Schertzing in City of Mason, Ingham County; Commissioner Grebner in East Lansing, Ingham County; Commissioner Crenshaw in City of Lansing, Ingham County; Commissioner Slaughter in City of Lansing, Ingham County

Members Absent: Director Frischman

Others Present: Tim Perrone, David Burns, Roxanne Case, Gina Pons of Reo Town Holdings, LaShawn Erby and Dinah Dewald of Poor People's Campaign

APPROVAL OF THE MINUTES

MINUTES OF DECEMBER 21, 2020 ACCEPTED AND STAND AS PRESENTED.

ADDITIONS TO THE AGENDA

2. B. Resolution to Authorize the Sale of 800 W Mt Hope Ave to Aaron Wallace (blue sheet)

LIMITED PUBLIC COMMENT

LaShawn Erby, the founding organizer of the Metro Lansing Poor People's Campaign, discussed equity and wanted to see things being distributed equitably. She thanked the board and stated that she wanted to make sure that the Board understood that the group was still interested in properties. It will take more time to obtain funds to purchase the properties.

Dinah Dewald stated that she was invested in the Poor People's campaign and representing some of the people who are interested in the process of the group and the Land Bank, and hopes the Land Bank holds and distributes properties equitably.

JANUARY 28, 2021 REGULAR MEETING

Commissioner Crenshaw asked what the timeframe was between a Purchase Agreement and the sale. Director Case stated that it typically takes 30-60 days after the Purchase Agreement. Commissioner Crenshaw asked if the Land Bank could pull together a spreadsheet that shows multiple units sales and the how long it takes to finalize the sale. Director Case stated that it would take time but something could be pulled together. Chairperson Schertzing stated that it has been quite a while since we've done this process, may be 4 years ago, where the Land Bank obtained tax foreclosure acquisitions and set into the Land Bank liability.

1. Board Positions

Chairperson Schertzing asked if anyone wished to change positions and opened up a discussion. Commissioner Grebner offered up Vice Chair. Commissioner Slaughter was comfortable with staying status quo.

COMMISSIONER SLAUGHTER MOTIONED TO KEEP THE CURRENT SLATE OF POSITIONS. SUPPORTED BY COMMISSIONER GREBNER.

AYE: Schertzing, Grebner, Crenshaw, Slaughter NAY: None Absent: Frischman

THE MOTION CARRIED UNANIMOUSLY.

2. Commercial

A. Sale Status report

David Burns highlighted various properties on the list.

Gina Pons spoke about the development at the former Deluxe Inn site. Discussed the site concepts. Reo Town Holdings will be submitting updated site plans to the City of Lansing for final approval. Environmental work will begin when weather permits. Hope to break ground in the spring. Reo Town is fully supporting the project.

B. Resolution to Authorize the Sale of 800 W Mt Hope Ave to Aaron Wallace

COMMISSIONER CRENSHAW MOVED THE RESOLUTION. SUPPORTED BY COMMISSIONER GREBNER.

INGHAM COUNTY LAND BANK FAST TRACK AUTHORITY
RESOLUTION TO AUTHORIZE THE SALE OF 800 W MT HOPE AVE, LANSING
TO AARON WALLACE

RESOLUTION 20-01

WHEREAS, the Land Bank Fast Track Act, 2003 PA 258, being MCL 124.751 *et seq.*, ("the Act") establishes the State Land Bank Fast Track Authority; and

WHEREAS, the Act allows a foreclosing governmental unit, such as the Ingham County Treasurer, to enter into an intergovernmental agreement with the State Land Bank Fast Track Authority providing for the exercise of the powers, duties, functions, and responsibilities of an authority under the Act, and for the creation of a County Land Bank Fast Track Authority (the "Authority") to exercise those functions; and

WHEREAS, the Ingham County Treasurer, with Ingham County Board of Commissioners approval, has entered into such an intergovernmental agreement under the Act; and established the Ingham County Land Bank Fast Track Authority (the "Land Bank") in 2005; and

WHEREAS, 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.

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;

WHEREAS, the Land Bank acquired the improved commercial property at 800 W Mt Hope Ave, Lansing (33-01-01-20-488-151) in 2021; and

WHEREAS, Aaron Wallace would like to purchase the improved commercial property located at 800 W Mt Hope Ave, Lansing (33-01-01-20-488-151) for a sale price of \$8500 with the intent to create a bicycle sales and repair shop; and

THEREFORE, BE IT RESOLVED, the Land Bank authorizes its Chairperson or Executive Director to negotiate and execute the transaction of this parcel to Aaron Wallace for the total rate of \$8500 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: Schertzing, Grebner, Crenshaw, Slaughter

NAY: None

Absent: Frischman

Approved as amended 1/28/2021

THE MOTION CARRIED UNANIMOUSLY.

JANUARY 28, 2021 REGULAR MEETING

Commissioner Crenshaw asked if the Land Bank has ever worked with this person before. Director Case respond that the Land Bank has not. David Burns stated that Mr. Wallace has a bicycle shop that needs to be relocated from his home to a commercial shop. We anticipate that it will take him time to renovate the property for the bike shop. Chairperson Schertzing stated that the Treasurer's Office tried to get several developers to take this property, but have not found any interest. Tim Perrone stated that the resolution listed it as a vacant property, but it will be amended to be listed as an improved commercial property.

3. Residential

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

Brief discussion.

B. List of Properties – 2020 Summary

Director Case stated that she and David Burns pulled together stats about the sold properties, and what we thought the Land Bank kept that went to the bottom line. In fact, we broke even, between the returning of program income and the many years of maintaining them. Chairperson Schertzing stated that he was surprised that we broke even, because it is a burden of the Land Bank to hold properties, and that is one of the reasons why the County helps the Land Bank in funding.

C. Resolution to Authorize the Sale of 3 Vacant Lots on Hickory and Pennsylvania to Joe Vitale

COMMISSIONER GREBNER MOVED THE RESOLUTION. SUPPORTED BY COMMISSIONER SLAUGHTER.

INGHAM COUNTY LAND BANK FAST TRACK AUTHORITY

**RESOLUTION TO AUTHORIZE SALE OF THREE (3) VACANT PARCELS ON HICKORY AND
PENNSYLVANIA AVE, LANSING TO JOE VITALE**

RESOLUTION 21-02

WHEREAS, the Land Bank Fast Track Act, 2003 PA 258, being MCL 124.751 *et seq.*, ("the Act") establishes the State Land Bank Fast Track Authority; and

WHEREAS, the Act allows a foreclosing governmental unit, such as the Ingham County Treasurer, to enter into an intergovernmental agreement with the State Land Bank Fast Track Authority providing for the exercise of the powers, duties, functions, and responsibilities of an authority under the Act, and for the creation of a County Land Bank Fast Track Authority (the "Authority") to exercise those functions; and

WHEREAS, the Ingham County Treasurer, with Ingham County Board of Commissioners approval, has entered into such an intergovernmental agreement under the Act; and established the Ingham County Land Bank Fast Track Authority (the "Land Bank") in 2005; and

WHEREAS, 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.

WHEREAS, the Land Bank purchased the residential improved property at (921) Hickory St, Lansing (# 33-01-01-15-352-171) in 2010, and subsequently demolished the blighted structure with Neighborhood Stabilization Program 2 funds; and

WHEREAS, the Land Bank acquired the vacant parcels at Hickory St, Lansing (# 33-01-01-15-352-161) in 2009 and at Pennsylvania Ave, Lansing (# 33-01-01-15-352-191) in 2010; and

WHEREAS, Mr. Joe Vitale, who owns and rents the property across the street at 920 Hickory St would like to purchase the three (3) parcels, with the intent to temporarily open the land for a community garden or fruit tree plot. Mr. Vitale's long-term plans are to construct a duplex and a single-family home; 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 Joe Vitale for the market rate of \$1100 for each Hickory St property, and \$1000 for Pennsylvania Ave, plus closing costs. Total market rate equals \$3200.00.

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

AYE: Schertzing, Grebner, Crenshaw, Slaughter

NAY: None

Absent: Frischman

Approved 1/28/2021

THE MOTION CARRIED UNANIMOUSLY.

JANUARY 28, 2021 REGULAR MEETING

Commissioner Crenshaw stated that he is a friend of Joe Vitale's and wanted to state this for the sake of any conflict of interest. Director Case stated that Mr. Vitale has property across the street, and as the Resolution noted, the properties may be gardens temporarily, but he would like to eventually build on them. Chairperson Schertzing stated that the Land Bank and the Treasurer's Office have worked with Mr. Vitale for many years, and that Mr. Vitale is involved in Preservation Lansing, and has capacity for a redevelopment project.

- D. Resolution to Authorize the Sale of 2 Vacant Lots on Cesar E Chavez to Christopher Brown

COMMISSIONER CRENSHAW MOVED THE RESOLUTION. SUPPORTED BY COMMISSIONER SLAUGHTER.

INGHAM COUNTY LAND BANK FAST TRACK AUTHORITY

**RESOLUTION TO AUTHORIZE SALE OF TWO (2) VACANT PARCELS ON
E CESAR E CHAVEZ, LANSING TO CHRISTOPHER BROWN**

RESOLUTION 21-03

WHEREAS, the Land Bank Fast Track Act, 2003 PA 258, being MCL 124.751 *et seq.*, ("the Act") establishes the State Land Bank Fast Track Authority; and

WHEREAS, the Act allows a foreclosing governmental unit, such as the Ingham County Treasurer, to enter into an intergovernmental agreement with the State Land Bank Fast Track Authority providing for the exercise of the powers, duties, functions, and responsibilities of an authority under the Act, and for the creation of a County Land Bank Fast Track Authority (the "Authority") to exercise those functions; and

WHEREAS, the Ingham County Treasurer, with Ingham County Board of Commissioners approval, has entered into such an intergovernmental agreement under the Act; and established the Ingham County Land Bank Fast Track Authority (the "Land Bank") in 2005; and

WHEREAS, the Ingham County Land Bank Fast Track Authority (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.

WHEREAS, the Land Bank acquired the vacant parcels at E Cesar E Chavez (Grand River), Lansing (# 33-01-01-10-156-202) in 2010 and at E Cesar E Chavez (Grand River), Lansing (# 33-01-01-10-156-211) in 2008; and

WHEREAS, Mr. Christopher Brown, who already purchased a parcel at (516) S Pennsylvania Ave (adjacent to his property at 518 S Pennsylvania) would like to purchase the two (2) Cesar E Chavez parcels, with the intent to rezone his house/property at 823 E Cesar E Chavez into a Law Office. This will be a live-work space; and

THEREFORE, BE IT RESOLVED, the Land Bank authorizes its Chairperson or Executive Director to negotiate and execute the transaction of these two (2) parcels to Mr. Christopher Brown for the market rate of \$1000 for each E Cesar E Chavez properties, plus closing costs. Total market rate equals \$2000.00.

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

AYE: Schertzing, Grebner, Crenshaw, Slaughter

NAY: None

Absent: Frischman

Approved 1/28/2021

THE MOTION CARRIED UNANIMOUSLY.

JANUARY 28, 2021 REGULAR MEETING

Director Case stated that the buyer is an attorney and is wanting to create a live/work space. He previously bought a vacant lot on Pennsylvania that he thought he would convert, but may not be able to complete. So he wants to purchase these 2 properties next to his home so that he that has the option of completing a live/work space, giving him space for adding on or parking for clients.

4. Administration

A. Accounts Payable – December 2020

Accepted and on file.

B. Rental 2020 Summary

Brief discussion.

C. Land Contract 2020 Summary

Brief discussion.

D. Communications Narrative / Executive Director's Report

Director Case stated that a Strategic Plan was being worked on, but didn't have enough time to get it in the Board Packet. It will be emailed to the Board. Please provide feedback after review. Commissioner Slaughter asked for more information about the plan. Director Case stated that the Land Bank completed an in depth Plan in 2012, and then another shorter version in 2015. We created a new one in 2020, and now another for 2021. Commissioner Slaughter suggested that we put together a larger Strategic Plan discussion and determine how the Land Bank fits into a broader context. Commissioner Grebner stated that the organization is a roller coaster, and most of what we deal with in 2 years, will be from what happened in the economy. Part of our Strategic Plan ought to be about building capacity and preparing to manage what will come about. Chairperson Schertzing stated that Land Bank has a small staff but in the last 2 or 3 years, we have sold a huge number of properties, which means that we haven't been able to concentrate on what's to come. Lots of work ahead. Hopefully, the Racial Equity Task Force will have some influence on what we're looking at going forward.

JANUARY 28, 2021 REGULAR MEETING

E. Legal

Tim Perrone stated that we have a Land Contract bankruptcy case. We have filed a proof of claim, a Chapter 13 bankruptcy. A hearing is scheduled for February 2, 2021 on confirmation of a Plan. The Plan is to simply pay off their bills over time and get caught up. At this point, we need to ride through the bankruptcy.

4. Limited public comment

LaShawn Erby thanked the Board and appreciated the work that the Land Bank does. Happy to listen to the open meetings so that everyone understands what goes on and plans to be in contact.

5. Adjournment

COMMISSIONER CRENSHAW MOVED TO ADJOURN. SUPPORTED BY COMMISSIONER SLAUGHTER.

AYE: Schertzing, Grebner, Crenshaw, Slaughter NAY: None Absent: Frischman

THE MOTION CARRIED UNANIMOUSLY.

Chairperson Schertzing adjourned the meeting at 5:24pm.

1/21/2021,
updated 3/8/21

Commercial / Multi-Family Properties - Sale Status Report

	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. WILL BEGIN PUTTING TOGETHER AN RFQ FOR POTENTIAL DEVELOPERS. 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 HOFFMAN CONSTRUCTION DURING BRIDGE REPLACEMENT WORK.
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. SURVEY & ENVIRONMENTAL TESTING BEING COMPLETED.
	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. WORKING THRU BLDG DETAILS & END USERS. PROJECT PROGRESSING SLOWER DUE TO COVID. PA EXTENSION SIGNED. 6 MONTH EXTENSION WITH 6 MORE MONTHS BASED ON PREFORMANCE.
5	33-01-01-21-203-003	E Malcolm X (112) (Deluxe Inn site)	Lansing	\$50,000	OFFER TO PURCHASE. SIGNED FOR \$50,000. DEVELOPER FINISHING CONSTRUCTION DOC. BROWNFIELD PLAN TO BE UPDATED WITH MINOR CHANGES. CLOSING TO BE SCHEDULED SOON. BUYER MODIFIED SITE PLANS FOR RESIDENTIAL DESIGN. BROWNFIELD AGREEMENT 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. BROKER WILL EDIT MARKETING INFORMATION TO SEE IF WE GET BETTER PROPOSALS AND OFFERS.
	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	1430 Weatherhill Ct.	E. Lansing	\$45,000	FULL PRICE OFFER MADE AND ACCEPTED. BUYER BACKED OUT BECAUSE HE COULDN'T MAKE HIS NUMBERS WORK. BROKER WILL APPROACH BUYER TO DETERMINE IF A LOWER LAND COST WILL HELP.
	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	FULL PRICE OFFER MADE AND ACCEPTED. BUYER BACKED OUT BECAUSE HE COULDN'T MAKE HIS NUMBERS WORK. BROKER WILL APPROACH BUYER TO DETERMIN IF A LOWER LAND COST WILL HELP.
	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	TREASURER TO TRANSFER TO LAND BANK TO SELL. APPRAISAL RECEIVED. BIKE SHOP BUSINESS. SIGNED PURCHASE AGREEMENT.

Residential or Vacant Properties Sold List**January and February 2021 Sales**

Parcel Number	Address1	City	Property Class	Sold Amount	Sold Date
33-01-01-15-355-111	S Pennsylvania Ave (516)	Lansing	Residential Vacant	1,000.00	01/29/2021
33-01-01-15-358-291	Larned (822)	Lansing	Residential Vacant	1,500.00	01/26/2021
33-01-05-10-227-070	1727 Maisonette	Lansing	Residential Improved	45,000.00	01/29/2021
33-01-01-32-451-171	W JOLLY RD (1212)	Lansing	Residential Vacant	5,000.00	01/06/2021
33-01-01-08-406-161	THEODORE ST (1123)	LANSING	Residential Vacant	1,000.00	01/26/2021
33-01-01-03-102-201	Sanford (vacant)	Lansing	Residential Vacant	2,100.00	01/13/2021
33-01-01-10-156-202	E Cesar E Chavez Ave (Grand River Ave)	Lansing	Residential Vacant	1,000.00	02/19/2021
33-01-01-10-156-211	E Cesar E Chavez Ave (Grand River Ave)	Lansing	Residential Vacant	1,000.00	02/18/2021
33-01-01-15-352-161	Hickory Street	Lansing	Residential Vacant	1,100.00	02/19/2021
33-01-01-15-352-171	W Hickory (921)	Lansing	Residential Vacant	1,100.00	02/19/2021
33-01-01-17-226-182	N Butler Blvd (611)	Lansing	Residential Vacant	1,500.00	02/11/2021
33-01-05-03-352-431	E Miller	Lansing	Residential Vacant	5,400.00	02/24/2021
33-01-01-33-283-061	JESSOP AVE (533)	Lansing	Residential Vacant	1,100.00	02/10/2021
33-01-01-04-276-081	E PAULSON ST (541)	LANSING	Residential Vacant	1,600.00	02/09/2021
33-01-01-15-479-121	LESLIE ST (513)	LANSING	Residential Vacant	1,000.00	02/10/2021
33-01-01-31-276-001	INGHAM ST (3907)	LANSING	Residential Vacant	1,500.00	02/09/2021
				\$71,900.00	

Residential Properties - in progress

Parcel #	Address	Project type	Listing \$	Notes
33-01-01-10-354-291	914 May St	Sell as is		Sell w/possible large developmt
33-01-01-08-481-021	744 N MLK Jr Blvd	Sell as is		Buyer: Mr William Walker
33-01-01-15-378-191	1119 Bement St	Sell as is		
33-01-05-10-227-045	1746 Maisonette Dr	Rehab to sell		Goal to sell in May 2021

INGHAM COUNTY LAND BANK FAST TRACK AUTHORITY

RESOLUTION TO AUTHORIZE THE SALE OF FIVE (5) VACANT LOT PARCELS ON VERMONT AVE, LANSING, TO NATIONAL NETWORK ORGANIZATION FOR VETERANS INC.

RESOLUTION 21-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, 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.

WHEREAS, the Land Bank received title to these five (5) parcels on Vermont Street, Lansing, as the following; and

	Address	Parcel Number	Property Class	Date Acquired	Demolition Program, if any	Sales Price
1	(1909) Vermont Ave	33-01-01-10-128-221	Residential vacant lot	2012		\$1000.00
2	(1818) Vermont Ave	33-01-01-10-129-061	Residential vacant lot	2012	Hardest Hit Funds Blight Elimination	\$1000.00
3	Vermont Ave	33-01-01-10-179-071	Residential vacant lot	2010		\$1000.00
4	Vermont Ave	33-01-01-10-179-091	Residential vacant lot	2010		\$1000.00
5	(1215) Vermont Ave	33-01-01-10-181-271	Residential vacant lot	2007	CDBG Funds City of Lansing	\$1000.00

WHEREAS, the National Network Organization for Veterans Inc. would like to purchase these five (5) parcels, with the intent to build housing for veterans. NNOV Inc. is a non-profit organization whose mission is to be an ongoing resource for displaced, homeless, and under privileged veterans and their families. Their goal is to provide affordable transitional housing, getting veterans off the streets and out of shelters, enriching their lives in general. NNOV Inc. has completed several renovations, and is planning a round of new construction cottage-type homes; and

THEREFORE, BE IT RESOLVED, the Land Bank authorizes its Chairperson or Executive Director to negotiate and execute the transaction of these five (5) parcels to NNOV Inc. for a total rate of \$5,000, 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 TWO (2) VACANT PARCELS ON (815) JESSOP AVE AND (6410) HILLIARD RD, LANSING TO RAYMUNDO GARCIA

RESOLUTION 21-

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.

WHEREAS, the Land Bank acquired the residential improved parcels at (815) Jessop Ave, Lansing (# 33-01-01-34-157-111) in 2009 and at (6410) Hilliard Rd, Lansing (# 33-01-05-09-152-332) in 2010. Both properties were subsequently demolished with City of Lansing CDBG funds; and

WHEREAS, Mr. Raymundo Garcia of VMG Construction LLC, who already purchased a parcel on Miller Rd to build a residential multi-unit structure, would like to purchase these two (2) vacant lots with the intent to build single-family homes for rentals, while preparing for and working on the multi-unit building; and

THEREFORE, BE IT RESOLVED, the Land Bank authorizes its Chairperson or Executive Director to negotiate and execute the transaction of these two (2) parcels to Mr. Raymundo Garcia for the market rate of \$1,100 for Jessop Ave and \$5,500 for Hilliard Rd, plus closing costs. Total market rate equals \$6,600.00.

FURTHER, BE IT RESOLVED, property conveyances shall contain a deed restriction 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 TWENTY-ONE (21) PARCELS IN OAK PARK NEIGHBORHOOD, IN LANSING, TO H URBAN DEVELOPMENT INC

RESOLUTION 21-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, 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.

WHEREAS, the Land Bank received title to these twenty-one (21) parcels in the Oak Park Neighborhood listed on page 2; and

WHEREAS, H Urban Development Inc would like to purchase these twenty-one (21) parcels, with the intent to build specialized housing. The design is modular built using mass timber. H-Inc has bought and redeveloped many commercial properties in Lansing, and their headquarters is a redeveloped building to the west of these properties. Their goal is to improve quality of downtown living and land use through adaptive reuse and rehabilitation of historic architecture. They use innovative design to create space that is both inspiring and practical; and

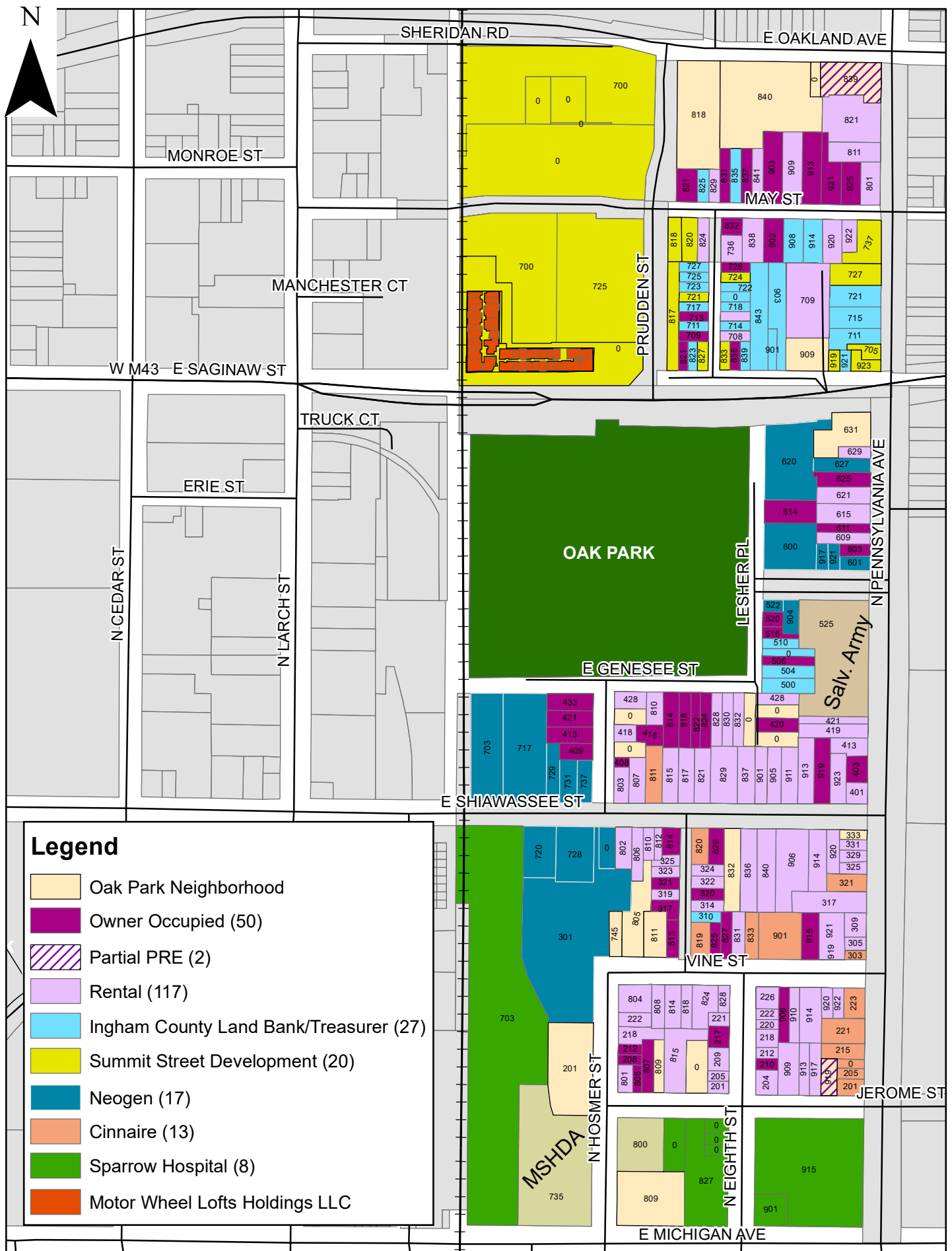
THEREFORE, BE IT RESOLVED, the Land Bank authorizes its Chairperson or Executive Director to negotiate and execute the transaction of these twenty-one (21) parcels to H Urban Development Inc. for a total rate of \$35,363.36, plus closing costs

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:

	Address	Parcel Number	Property Class	Date Acquired	Demolition Program, if any	Sales Price
1	921 E Saginaw St	33-01-01-10-354-181	Residential vacant lot	2009	Neighborhood Stabilization Program 1	\$860.00
2	711 N Pennsylvania Ave	33-01-01-10-354-221	Residential vacant lot	2009	Neighborhood Stabilization Program 1	\$860.00
3	715 N Pennsylvania Ave	33-01-01-10-354-231	Residential vacant lot	2010	Neighborhood Stabilization Program 1	\$860.00
4	721 N Pennsylvania Ave	33-01-01-10-354-241	Residential vacant lot	2011	Neighborhood Stabilization Program 2	\$3,294.72
	Subtotal					\$5,874.72
5	722 East Park Terrace	33-01-01-10-353-151	Residential vacant lot	2014	Hardest Hit Funds Blight Elimination	\$883.20
6	0 East Park Terrace	33-01-01-10-354-051	Residential vacant lot	2014		\$883.20
7	718 East Park Terrace	33-01-01-10-354-061	Residential vacant lot	2007		\$883.20
8	714 East Park Terrace	33-01-01-10-354-081	Residential vacant lot	2007		\$883.20
9	839 East Saginaw St	33-01-01-10-354-121	Residential vacant lot	2008	Neighborhood Stabilization Program 1	\$860.00
10	843 E Saginaw St	33-01-01-10-354-131	Residential vacant lot	2017	Hardest Hit Funds Blight Elimination	\$5,808.00
11	901 E Saginaw St	33-01-01-10-354-141	Residential vacant lot	2017	Hardest Hit Funds Blight Elimination	\$1,105.92
12	903 E Saginaw St	33-01-01-10-354-151	Residential vacant lot	2017	Hardest Hit Funds Blight Elimination	\$4681.60
13	914 May Street	33-01-01-10-354-291	Residential improved	2019		\$5000.00
14	908 May Street	33-01-01-10-354-301	Residential vacant lot		Neighborhood Stabilization Program 1	\$860.00
15	835 May Street	33-01-01-10-351-061	Residential vacant lot			\$1,742.40
	Subtotal					\$23,590.72
16	823 E Saginaw	33-01-01-10-353-121	Residential vacant lot	2014	Hardest Hit Funds Blight Elimination	\$864.00
17	711 E Park Terrace	33-01-01-10-353-151	Residential vacant lot	2009	Neighborhood Stabilization Program 2	\$883.20
18	717 East Park Terrace	33-01-01-10-353-171	Residential vacant lot	2017	Hardest Hit Funds Blight Elimination	\$883.20
19	723 East Park Terrace	33-01-01-10-353-191	Residential vacant lot	2013	Hardest Hit Funds Blight Elimination	\$883.20
20	725 East Park Terrace	33-01-01-10-353-201	Residential vacant lot	2009	Neighborhood Stabilization Program 1	\$860
21	727 East Park Terrace	33-01-01-10-353-211	Residential vacant lot	2013	Hardest Hit Funds Blight Elimination	\$883.20
	Subtotal					\$5,897.92
	Total					\$35,363.36

Oak Park Neighborhood



03/08/2021

CHECK REGISTER FOR INGHAM COUNTY LAND BANK
CHECK DATE FROM 01/01/2021 - 02/28/2021

Check Date	Bank	Check	Vendor	Vendor Name	Amount
Bank GEN PNC GENERAL CHECKING					
01/08/2021	GEN	18532	BOLLE	BOLLE CONTRACTING, INC	1,500.00
01/08/2021	GEN	18533	CAPITAL AR	CAPITAL AREA ACCOUNTING SOLUTIONS	1,600.00
01/08/2021	GEN	18534	HOUSING	INGHAM COUNTY HOUSING COMMISSION	2,878.20
01/08/2021	GEN	18535	KEBS	KEBS, INC.	990.00
01/08/2021	GEN	18536	KWIK	KWIK REPO INC	2,900.00
01/08/2021	GEN	18537	MARK'S	MARK'S LOCK SHOP INC	175.00
01/08/2021	GEN	18538	MIPL	MICHIGAN PLUMBING	433.00
01/08/2021	GEN	18539	RACHELHARP	RACHEL HARPER DESIGN	250.00
01/08/2021	GEN	18540	ROBIN	ROBIN WRIGHT	330.00
01/08/2021	GEN	18541	GARCIA-	VERONICA GRACIA-WING, LLC	250.00
01/08/2021	GEN	18542	VETS	VET'S ACE HARDWARE	15.33
01/22/2021	GEN	18543	AC & E	AC & E RENTALS, INC	572.00
01/22/2021	GEN	18544	BWL	BOARD OF WATER & LIGHT	2.61
01/22/2021	GEN	18545	CINNAIRE	CINNAIRE TITLE SERVICES, LLC	200.00
01/22/2021	GEN	18546	LANSING CI	CITY OF LANSING	240.00
01/22/2021	GEN	18547	LESLIE	CITY OF LESLIE	105.89
01/22/2021	GEN	18548	EDEN	EDEN GLEN CONDO ASSOCIATION	1,670.00
01/22/2021	GEN	18549	STR	EPROPERTY INNOVATIONS LLC	18,573.20
01/22/2021	GEN	18550	FRITZY	FRITZY'S LAWN & SNOW	1,430.00
01/22/2021	GEN	18551	GRANGER	GRANGER	101.00
01/22/2021	GEN	18552	GRAVITY	GRAVITY WORKS DESIGN, LLC	600.00
01/22/2021	GEN	18553	HOLISTIC	HOLISTIC LANDSCAPE, INC	960.00
01/22/2021	GEN	18554	INGHAM	INGHAM COUNTY TREASURER	5,284.66
01/22/2021	GEN	18555	J & J HARD	J & J HARDWOODS, INC.	5,200.00
01/22/2021	GEN	18556	KELLEY	KELLEY APPRAISAL COMPANY	100.00
01/22/2021	GEN	18557	MCDA	MICHIGAN COMMUNITY DEVELOPMENT ASSO	100.00
01/22/2021	GEN	18558	MI FLEET	MICHIGAN FLEET FUELING SOLUTIONS LL	239.05
01/22/2021	GEN	18559	PITNEY	PITNEY BOWES PURCHASE POWER	50.00
01/22/2021	GEN	18560	TRUMBLE	TRUMBLE GROUP	1,060.00
02/05/2021	GEN	18561	HASS	APPLIED IMAGING	125.31
02/05/2021	GEN	18562	BWL	BOARD OF WATER & LIGHT	31.24
02/05/2021	GEN	18563	BS&A	BS&A SOFTWARE	581.00
02/05/2021	GEN	18564	CAPITAL AR	CAPITAL AREA ACCOUNTING SOLUTIONS	1,600.00
02/05/2021	GEN	18565	LANSING CI	CITY OF LANSING	4,884.00
02/05/2021	GEN	18566	COHL	COHL, STOKER & TOSKEY, P.C.	1,160.10
02/05/2021	GEN	18567	FRASER	FRASER TREBILCOCK DAVIS & DUNLAP PC	8,994.00
02/05/2021	GEN	18568	FRITZY	FRITZY'S LAWN & SNOW	1,530.00
02/05/2021	GEN	18569	GRAVITY	GRAVITY WORKS DESIGN, LLC	150.00
02/05/2021	GEN	18570	HOLISTIC	HOLISTIC LANDSCAPE, INC	920.00

Check Date	Bank	Check	Vendor	Vendor Name	Amount
02/05/2021	GEN	18571	REGISTER	INGHAM COUNTY REGISTER OF DEEDS	30.00
02/05/2021	GEN	18572	REGISTER	INGHAM COUNTY REGISTER OF DEEDS	30.00
02/05/2021	GEN	18573	REGISTER	INGHAM COUNTY REGISTER OF DEEDS	30.00
02/05/2021	GEN	18574	REGISTER	INGHAM COUNTY REGISTER OF DEEDS	30.00
02/05/2021	GEN	18575	REGISTER	INGHAM COUNTY REGISTER OF DEEDS	30.00
02/05/2021	GEN	18576	REGISTER	INGHAM COUNTY REGISTER OF DEEDS	30.00
02/05/2021	GEN	18577	REGISTER	INGHAM COUNTY REGISTER OF DEEDS	30.00
02/05/2021	GEN	18578	REGISTER	INGHAM COUNTY REGISTER OF DEEDS	30.00
02/05/2021	GEN	18579	KEBS	KEBS, INC.	495.00
02/05/2021	GEN	18580	KEBS	KEBS, INC.	495.00
02/05/2021	GEN	18581	KELLEY	KELLEY APPRAISAL COMPANY	100.00
02/05/2021	GEN	18582	KWIK	KWIK REPO INC	5,600.00
02/05/2021	GEN	18583	NORTHWEST	NORTHWEST INITIATIVE	940.00
02/05/2021	GEN	18584	ROBIN	ROBIN WRIGHT	380.00
02/05/2021	GEN	18585	FOUR	SCHUMACHER'S FOUR SEASONS	2,290.00
02/05/2021	GEN	18586	TRUMBLE	TRUMBLE GROUP	1,040.00
02/05/2021	GEN	18587	UIA	UNEMPLOYMENT INSURANCE AGENCY	9,164.69
02/05/2021	GEN	18588	VERIZON	VERIZON WIRELESS	108.82
02/05/2021	GEN	18589	GARCIA-	VERONICA GRACIA-WING, LLC	250.00
02/19/2021	GEN	18590	ALL STAR	ALL STAR SNOW REMOVAL	4,095.00
02/19/2021	GEN	18591	COHL	COHL, STOKER & TOSKEY, P.C.	357.60
02/19/2021	GEN	18592	EDEN	EDEN GLEN CONDO ASSOCIATION	1,490.00
02/19/2021	GEN	18593	FRASER	FRASER TREBILCOCK DAVIS & DUNLAP PC	1,752.71
02/19/2021	GEN	18594	FRITZY	FRITZY'S LAWN & SNOW	2,960.00
02/19/2021	GEN	18595	GRANGER	GRANGER	1,951.51
02/19/2021	GEN	18596	GRANGER	GRANGER	101.00
02/19/2021	GEN	18597	HOLISTIC	HOLISTIC LANDSCAPE, INC	920.00
02/19/2021	GEN	18598	HOLISTIC	HOLISTIC LANDSCAPE, INC	920.00
02/19/2021	GEN	18599	INGHAM	INGHAM COUNTY TREASURER	5,284.66
02/19/2021	GEN	18600	J & J HARD	J & J HARDWOODS, INC.	1,980.00
02/19/2021	GEN	18601	J & J HARD	J & J HARDWOODS, INC.	1,800.00
02/19/2021	GEN	18602	MCKISSIC	MCKISSIC CONSTRUCTION	2,080.00
02/19/2021	GEN	18603	MI FLEET	MICHIGAN FLEET FUELING SOLUTIONS LL	234.50
02/19/2021	GEN	18604	NORTHWEST	NORTHWEST INITIATIVE	2,820.00
02/19/2021	GEN	18605	PITNEY	PITNEY BOWES PURCHASE POWER	100.00
02/19/2021	GEN	18606	FOUR	SCHUMACHER'S FOUR SEASONS	1,125.00
02/19/2021	GEN	18607	TRUMBLE	TRUMBLE GROUP	1,040.00
02/19/2021	GEN	18608	TRUMBLE	TRUMBLE GROUP	1,040.00
02/19/2021	GEN	18609	VERIZON	VERIZON WIRELESS	109.23

GEN TOTALS:

Total of 78 Checks:	121,050.31
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Less 0 Void Checks:	0.00
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Total of 78 Disbursements:	121,050.31
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Check Date	Bank	Check	Vendor	Vendor Name	Amount
Bank PR PNC ELECTRONIC TRANSFER / PAYROLL CHECKING					
01/08/2021	PR	136(E)	CONSUMERS	CONSUMERS ENERGY	118.19
01/22/2021	PR	137(E)	ADT	ADT SECURITY SERVICES, INC	20.93
01/22/2021	PR	138(E)	BWL	BOARD OF WATER & LIGHT	460.06 V
01/22/2021	PR	139(E)	COMCAST	COMCAST	308.58
01/22/2021	PR	142(E)	BWL	BOARD OF WATER & LIGHT	4.22
01/22/2021	PR	143(E)	BWL	BOARD OF WATER & LIGHT	347.92
01/22/2021	PR	144(E)	BWL	BOARD OF WATER & LIGHT	14.26
01/22/2021	PR	145(E)	BWL	BOARD OF WATER & LIGHT	93.66
02/05/2021	PR	140(E)	BWL	BOARD OF WATER & LIGHT	348.32
02/05/2021	PR	141(E)	CONSUMERS	CONSUMERS ENERGY	144.50
02/19/2021	PR	146(E)	BWL	BOARD OF WATER & LIGHT	35.20
02/19/2021	PR	147(E)	BWL	BOARD OF WATER & LIGHT	28.08
02/19/2021	PR	148(E)	BWL	BOARD OF WATER & LIGHT	14.26
02/19/2021	PR	149(E)	COMCAST	COMCAST	308.58

PR TOTALS:

Total of 14 Checks:	2,246.76
Less 1 Void Checks:	460.06
Total of 13 Disbursements:	1,786.70

REPORT TOTALS:

Total of 92 Checks:	123,297.07
Less 1 Void Checks:	460.06
Total of 91 Disbursements:	122,837.01

Communications Narrative / Executive Director's Report

3/8/21

- Land Bank acquired, by rejection of the municipality, a total of 13 properties from the 2020 foreclosures. Four are improved properties with structures; 2 of the 4 are designated for demolition. The other 9 are vacant lots.
- Preparing for 2020 Audit.
- Land Bank is increasing the monthly rental rate for all properties in May 2021. This was planned for 2020 but delayed due to Covid. We are increasing the rates to comparable market rates. The last increase was in April 2015.
- A draft of the Strategic Plan was emailed to Board Members on 2/25/21 for feedback.
- MSU submitted a grant proposal to the National Science Foundation for the improvement of debris-recycling networks in the greater Lansing metropolitan area. The Land Bank provided a letter of support. If the grant is received, we will be involved in deconstruction and debris discussions to help increase recycling.
- Roxanne Case was appointed to City of Lansing Sustainability Commission.
- Greater Lansing Food Bank reached out to the Land Bank in regards to an opportunity to install a greenhouse; the main purpose is to provide long-term sustainability and scalability that improves food access to underserved communities. The Land Bank has property near the end of Mifflin Avenue where a greenhouse would be perfect for placement. We are reviewing budget lines and staffing needs, to determine if viable.