



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 APRIL 19, 2021 AT 5:00 P.M.
VIRTUALLY THROUGH ZOOM, IN COMPLIANCE WITH
INGHAM COUNTY HEALTH DEPARTMENT DECLARATION AND POLICIES OF
SOCIAL DISTANCING AND PREVENTING THE SPREAD OF COVID-19.

Topic: Ingham County Land Bank Board of Directors Mtg - April 2021
Time: Apr 19, 2021 05:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/86490089865?pwd=eGFzWGtaWjMxVi9kYnlRakY1SzN2dz09>

Meeting ID: 864 9008 9865

Passcode: 999999

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

Roll Call

Approve of the minutes from March 15, 2021

Additions to the agenda

Limited public comment

1. Commercial – Multi-Family
 - A. Sale Status report
2. Residential
 - A. List of Properties – March 2021
 - B. Resolution to Authorize a Sale of 2 Vacant Lots at 2516 and 2610 Greenbelt Dr to Yedsa Gonzalez and Pedro Sayago
 - C. Resolution to Authorize a Sale of 3 Vacant Lots on Oak and Kirby streets, Leslie MI, to Chad and Amanda Rulison
 - D. Resolution to Authorize a Sale of 4 Parcels at 1418-1420 and 1428-1430 Weatherhill Ct, East Lansing to Martin Jones
3. Administration
 - A. Accounts Payable – March 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.



MARCH 15, 2021 REGULAR MEETING

Ingham County Land Bank Zoom Meeting

Virtually Meeting held via Zoom

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

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

Meeting ID: 831 2865 1922

Passcode: 997476

March 15, 2021 – 5:00 p.m.

CALL TO ORDER

Chairperson Schertzing called the March 15, 2021 Regular Meeting of the Ingham County Land Bank to order at 5:00 p.m., held virtually in accordance with the Open Meetings Act and the Ingham County Health Department's Declaration of Emergency and Policies of Social Distancing and Preventing the Spread of Covid-19.

Roll Call: Chairperson Schertzing in East Lansing, 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; Director Frischman, in Meridian Township, Ingham County

Others Present: Tim Perrone, Alan Fox, David Burns, Roxanne Case, Tanja Simmons of National Network Organization for Veterans Inc.

APPROVAL OF THE MINUTES

MINUTES OF JANUARY 28, 2021 ACCEPTED AS AMENDED.

ADDITIONS TO THE AGENDA

3. D. Resolution to Terminate 401(k) Plan Following the Receipt of IRS Compliance Statement (blue sheet)

LIMITED PUBLIC COMMENT

None

1. Commercial – Multi-Family

A. Sale Status report

David Burns spoke about the former Deluxe Inn site and we're on track to close within a month. Director Case stated that this property is finally coming to fruition, and that we're planning to do an announcement about construction. Chairperson Schertzing stated that this is a good thing for the Brownfield Plan for 2022.

MARCH 15, 2021 REGULAR MEETING

Commissioner Crenshaw asked about the extension for the former Pleasant Grove School. David Burns stated that the 6-month extension requires an accomplishment of specific tasks that are needed to be completed in order to grant a 2nd 6-month extension. Chairperson Schertzing asked of a plan if there was an additional extension. David Burns stated that this is a fairly complicated project and will take a lot of resources from several different entities. If there is a need for further extension, we anticipate monetary consideration. Director Frischman asked about the conditions that the developer has to meet for the extension. David Burns stated that the developer needs to put together a Brownfield Plan that includes environmental testing and project costs. Another task is having signed commitments from the end users. Another condition was coming up with a total realistic site and building plans.

2. Residential

A. List of Properties - Sold & In Progress, January-February 2021

Brief discussion.

B. Resolution to Authorize the Sale of 5 Vacant Lots on Vermont Ave to National Network Organization for Veterans Inc

COMMISSIONER CRENSHAW MOVED THE RESOLUTION. SUPPORTED BY COMMISSIONER SLAUGHTER.

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 21-04

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: Schertzing, Grebner, Crenshaw, Slaughter, Frischman

NAY: None

Approved 3/15/2021

THE MOTION CARRIED UNANIMOUSLY.

MARCH 15, 2021 REGULAR MEETING

Ms Tanja Simmons introduce herself, President of National Network Organization for Veterans Inc, and is an army veteran of 22 years. Her mission is to provide affordable housing for homeless and displaced veterans. Hubble Construction and Restoration has agreed to assist in building the houses. Commissioner Crenshaw asked how individuals are identified for the homes. Ms. Simmons stated that she has a waiting list of veterans for housing. She has friends and other agencies that are helping her through the veterans list, and it will depend on each veteran's capability of buying the house in the end. Director Frischman stated that veterans which are 100% disabled, are exempt from property taxes, and she commended Ms. Simmons on this program. Ms. Simmons believes veterans don't get enough help now, and she plans to continue her goal, and is excited about the project.

- C. Resolution to Authorize the Sale of 2 Vacant Lots on Jessop and Hilliard to Raymundo Garcia

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
(815) JESSOP AVE AND (6410) HILLIARD RD, LANSING TO RAYMUNDO GARCIA**

RESOLUTION 21-05

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: Schertzing, Grebner, Crenshaw, Slaughter, Frischman

NAY: None

Approved 3/15/2021

THE MOTION CARRIED UNANIMOUSLY.

MARCH 15, 2021 REGULAR MEETING

Director Case stated that the buyer has already purchase a lot on Miller Rd where he is planning to build a multi-unit residential building, and is in the process of purchasing City-owned property next door to add a second building. In the meantime, he would like to purchase these 2 vacant lots to build single-family homes.

- D. Resolution to Authorize the Sale of 21 Parcels in the Oak Park Neighborhood to H Urban Development Inc

COMMISSIONER CRENSHAW MOVED THE RESOLUTION. SUPPORTED BY COMMISSIONER SLAUGHTER.

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 21-06

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: Schertzing, Grebner, Crenshaw, Slaughter, Frischman

NAY: None

Approved 3/15/2021

THE MOTION CARRIED UNANIMOUSLY.

MARCH 15, 2021 REGULAR MEETING

	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

MARCH 15, 2021 REGULAR MEETING

Commissioner Crenshaw asked what their timeframe was to get these units up and operational. David Burns stated that this purchase agreement is a 3-phase process. The goal is to close the first set of properties by the end of this year, and start construction shortly thereafter. The rest of the properties will be phased in the following 2 years, and it will be dependent on market conditions and public acceptance, 2 units per lot. Chairperson Schertzing stated that you can see by the list of parcels, how long these properties have been held. This is one of the first land-banking acquisition processes that considered a targeted acquisition area, and this is a significant result of banking land that will be transitioned to the private marketplace.

3. Administration

A. Accounts Payable – January-February 2021

Accepted and on file.

B. Communications Narrative / Executive Director's Report

Director Case initiated a discussion about the Stimulus Recovery Funds. The Land Bank managed \$18MM previously and can do it again. We know that there is a need for affordable housing, and the Land Bank can accommodate some of that need. Commission Crenshaw stated that there are meetings scheduled to discuss plans with the County Controller, and will know more in a couple weeks. Commissioner Grebner stated that funds will need to be expended by the end of 2024, and we need to set up a process and move quickly to help people. The Land Bank should put together a proposal so that an application can be considered. Chairperson Schertzing stated that the Land Bank has been in continuous planning and land-banking mode, in preparation of stimulus funds such as these.

C. Legal

Tim Perrone stated that the Land Contract bankruptcy case has been confirmed. Expecting the monthly payment schedule, starting in early April.

We have a judgement of possession for a Land Contract matter on Maple St. The redemption date expires on April 2nd. We are seeking an eviction if the property is not turned over by that date.

D. Resolution to Terminate 401(k) Plan Following Receipt of IRS Compliance Statement

COMMISSIONER CRENSHAW MOVED THE RESOLUTION. SUPPORTED BY COMMISSIONER SLAUGHTER.

INGHAM COUNTY LAND BANK FAST TRACK AUTHORITY

RESOLUTION TO TERMINATE THE INGHAM COUNTY LAND BANK 401(k) PLAN FOLLOWING RECEIPT OF VCP (VOLUNTARY CORRECTION PROGRAM) COMPLIANCE STATEMENT

RESOLUTION 21-07

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 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, 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 Land Bank established the Ingham County Land Bank Fast Track Authority 401(k) Profit Sharing Plan (the "401(k) Plan") in 2015. However, as a governmental entity, the Land Bank is not permitted to maintain a 401(k) plan and therefore is in the process of taking action to correct this error pursuant to the Voluntary Correction Program ("VCP") under the Employee Plans Compliance Resolution System, the most recent version of which is set forth in Revenue Procedure 2019-19; and

WHEREAS, as part of its proposed corrective action, the Land Bank previously approved (in Resolution 20-13) a transfer of the 401(k) Plan funds to the Land Bank's new 457 Plan established with the Michigan Municipal Employees' Retirement System ("MERS"), subject to the approval of the IRS; and

WHEREAS, the Land Bank recently learned that the IRS will not approve this aspect of the Land Bank's proposed corrective action, but will permit the 401(k) Plan to be terminated following receipt of the VCP Compliance Statement. Such a plan termination will involve the distribution of all 401(k) Plan assets, which will permit (but not require) individual participants to roll over their 401(k) Plan accounts to the MERS 457 Plan (or another "eligible retirement plan" within the meaning of Code § 402(c)(3)(B));

THEREFORE BE IT RESOLVED, that the 401(k) Plan is terminated, effective as soon as administratively feasible following receipt of the VCP Compliance Statement, and that the Executive Director is authorized and directed to take any action and execute any documents necessary or convenient to achieve this result. To the extent that Resolution 20-13 is inconsistent with this Resolution, it is hereby rescinded.

AYE: Schertzing, Grebner, Crenshaw, Slaughter, Frischman

NAY: None

Approved 3/15/2021

THE MOTION CARRIED UNANIMOUSLY.

MARCH 15, 2021 REGULAR MEETING

4. Limited public comment

None

5. Adjournment

COMMISSIONER CRENSHAW MOVED TO ADJOURN. SUPPORTED BY COMMISSIONER SLAUGHTER.

AYE: Schertzing, Grebner, Crenshaw, Slaughter, Frischman

NAY: None

THE MOTION CARRIED UNANIMOUSLY.

Chairperson Schertzing adjourned the meeting at 5:52pm.

Commercial / Multi-Family Properties - Sale Status Report

4/8/2021

Parcel Number	Address	City	Market 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	PA/DA SIGNED WITH NXT COMMERCIAL. PLANNING AND DESIGN UNDERWAY. RECEIVED \$100,000 A&E GRANT FROM MEDC. LB TO ADMINISTER FUNDS. ALTA SURVEY COMPLETE, ENVIRONMENTAL TESTING BEING COMPLETED. PROPERTY LEASED SHORT TERM TO DAVIS CONSTRUCTION
	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 PA AND EXTENSION WITH FERGUSON DEVELOPMENT. \$100,000. WORKING THRU BLDG DETAILS & END USERS. PROJECT PROGRESSING. PHASE II ENVIRONMENTAL UNDERWAY. EPA GRANT AWARDED TO PROJECT. MEETING SCHEDULED WITH DEVELOPER, LB, LEAP, CITY. PROJECTED CLOSING BY END OF YEAR.
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. CLOSING ON PROPERTY TO BE SCHEDULED IN APRIL.
6	33-17-14-21-301-012	Hull St. 10.1 acres	Leslie	\$75,840	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 CONTINGENT ON BOARD APPROVAL (SEE RESOLUTION). BUYER DUE DILLIGENCE PERIOD UNDERWAY. CLOSE BY MAY 1.
	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 CONTINGENT ON BOARD APPROVAL (SEE RESOLUTION). BUYER DUE DILLIGENCE PERIOD UNDERWAY. CLOSE BY MAY 1.
	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.
14	33-01-01-17-226-262	923 W Saginaw	Lansing	\$7,000	WORKING WITH LEAP AND A POTENTIAL BUYER WHO HAS ADJACENT BUILDING UNDER CONTRACT. 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**March 2021 Sales**

Parcel Number	Address1	City	Property Class	Sold Amount	Sold Date
33-01-01-03-376-161	N High Street (2116)	Lansing	Residential Vacant	1,300.00	03/08/2021
33-01-01-04-301-141	TAYLOR ST (2703)	Lansing	Residential Vacant	2,800.00	03/31/2021
33-01-01-05-427-041	N MLK JR BLVD (2730)	Lansing	Residential Vacant	3,852.50	03/08/2021
33-01-01-08-176-421	Redwood Street (1501)	Lansing	Residential Vacant	1,300.00	03/18/2021
33-01-01-09-428-131	N LARCH ST (1030)	LANSING	Residential Vacant	1,500.00	03/30/2021
33-01-01-14-137-111	N Francis Ave (330)	Lansing	Residential Vacant	1,100.00	03/30/2021
33-01-01-21-258-085	E SOUTH ST (227)	Lansing	Residential Vacant	1,000.00	03/26/2021
33-01-01-28-405-441	Denver Ave (210)	Lansing	Residential Vacant	1,000.00	03/03/2021
33-01-01-32-278-021	Burchfield Dr (3917)	Lansing	Residential Vacant	2,300.00	03/10/2021
33-01-01-35-301-021	4327 S Aurelius	Lansing	Residential Improved	105,000.00	03/31/2021
33-01-01-35-351-151	Wayne	Lansing	Residential Vacant	2,100.00	03/12/2021
				\$123,252.50	

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

Residential Properties - Scheduled for Demolition in April-May 2021**CDBG City of Lansing Funded**

33-01-01-09-278-331	412 PEARL ST
33-01-01-14-381-172	636 S MIFFLIN AVE
33-01-01-16-478-051	607 HELEN ST
33-01-01-20-451-011	1637 PATTENGILL AVE
33-01-01-21-480-030	1723 RAY ST
33-01-01-21-480-070	547 NORMAN ST
33-01-01-28-334-131	3006 STABLER ST

Treasurer Funded

33-01-01-14-304-051	135 S MAGNOLIA AVE
33-01-01-10-157-001	1414 BALLARD ST
33-01-01-27-156-091	2330 S PENNSYLVANIA AVE

INGHAM COUNTY LAND BANK FAST TRACK AUTHORITY

**RESOLUTION TO AUTHORIZE SALE OF TWO (2) VACANT PARCELS ON
(2513 AND 2610) GREENBELT DR, LANSING TO YEDSA GONZALEZ AND PEDRO SAYAGO**

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 acquired the residential improved parcels through local unit rejection at (2513) Greenbelt Dr, Lansing (# 33-01-01-31-278-351) in 2014, demolished with Hardest Hit Funds, and at (2610) Greenbelt Dr, Lansing (# 33-01-01-31-276-081) in 2008, demolished with Land Bank general funds; and

WHEREAS, Yedsa Gonzalez and Pedro Sayago, who previously purchased a vacant lot at (2600) Greenbelt Dr, Lansing from the Land Bank to provide extra yard space for their rental next door, would like to purchase these two (2) vacant lots with the intent to have extra property and green space in the neighborhood; 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 Yedsa Gonzalez and Pedro Sayago for the market rate of \$1,800 for (2513) Greenbelt Dr and \$1400 for (2610) Greenbelt Dr, plus closing costs. Total market rate equals \$3,200.00.

AYE:

NAY:

INGHAM COUNTY LAND BANK FAST TRACK AUTHORITY

RESOLUTION TO AUTHORIZE SALE OF THREE (3) VACANT PARCELS ON OAK AND KIRBY STREETS, LESLIE, MI TO CHAD AND AMANDA RULISON

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 acquired the residential vacant parcels through local unit rejection in 2014 at Oak St, Leslie (# 33-17-14-21-428-006) in 2014, and at Kirby Rd, Leslie (# 33-17-14-21-428-004 and 33-17-14-21-428-005); and

WHEREAS, Chad and Amanda Rulison, who live at 401 Kirby Rd, Leslie would like to purchase these three (3) vacant lots with the intent to build a garage and add an addition on to their 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 Chad and Amanda Rulison for the market rate of \$3,000 for each parcel, plus closing costs. Total market rate equals \$9,000.00.

AYE:

NAY:

INGHAM COUNTY LAND BANK FAST TRACK AUTHORITY

RESOLUTION TO AUTHORIZE THE SALE OF FOUR (4) VACANT LOT CONDOMINIUM PARCELS ON WEATHERHILL CT, EAST LANSING, TO MARTIN JONES

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 purchased the residential vacant parcels at 1428-1430 Weatherhill Court, East Lansing, (#33-20-01-12-118-104 and 33-20-01-12-118-103) in 2009 through the tax foreclosure process, and acquired the vacant parcels at 1418-1420 Weatherhill Court, East Lansing, (#33-20-01-12-118-106 and 33-20-01-12-118-105) in 2014 through local unit rejection; and

WHEREAS, the Mr. Martin Jones who lives in Staten Island, NY would like to purchase these four (4) condominium parcels, with the intent to build market-rate for-sale condominiums. Mr. Jones tentatively plans to start construction in summer 2021, if all permits, approvals, and condominium association bylaws are acceptable; and

THEREFORE, BE IT RESOLVED, the Land Bank authorizes its Chairperson or Executive Director to negotiate and execute the transaction of these four (4) condominium parcels to Martin Jones, with the price of \$45,000 for each set, for a total rate of \$90,000, plus closing costs.

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

AYE: NAY:

Check Date	Bank	Check	Vendor	Vendor Name	Amount	
Bank GEN PNC GENERAL CHECKING						
03/05/2021	GEN	18610	HASS	APPLIED IMAGING	139.09	
03/05/2021	GEN	18611	CAPITAL AR	CAPITAL AREA ACCOUNTING SOLUTIONS	1,400.00	
03/05/2021	GEN	18612	CITY PULSE	CITY PULSE	55.50	
03/05/2021	GEN	18613	FRITZY	FRITZY'S LAWN & SNOW	1,390.00	
03/05/2021	GEN	18614	GRANGER	GRANGER	479.00	
03/05/2021	GEN	18615	HOLISTIC	HOLISTIC LANDSCAPE, INC	1,840.00	
03/05/2021	GEN	18616	ROBIN	ROBIN WRIGHT	430.00	
03/05/2021	GEN	18617	TRUMBLE	TRUMBLE GROUP	1,040.00	
03/05/2021	GEN	18618	USAA	USAA	660.77	
03/05/2021	GEN	18619	WE'RE	WE'RE DIFFERENT LAWNS & MORE	3,120.00	
03/05/2021	GEN	18620	WILDTYPE	WILDTYPE	2,318.73	
03/19/2021	GEN	18621	ALL STAR	ALL STAR SNOW REMOVAL	2,730.00	
03/19/2021	GEN	18622	CART	CAPITAL AREA RECYCLING AND TRASH	110.00	
03/19/2021	GEN	18623	CINNAIRE	CINNAIRE TITLE SERVICES, LLC	120.00	
03/19/2021	GEN	18624	COHL	COHL, STOKER & TOSKEY, P.C.	278.90	
03/19/2021	GEN	18625	DBI	DBI BUSINESS INTERIORS	67.30	
03/19/2021	GEN	18626	FARMERS	FARMERS INSURANCE	373.84	
03/19/2021	GEN	18627	FRASER	FRASER TREBILCOCK DAVIS & DUNLAP PC	2,660.00	
03/19/2021	GEN	18628	GRANGER	GRANGER	101.00	
03/19/2021	GEN	18629	MCKISSIC	MCKISSIC CONSTRUCTION	2,080.00	
03/19/2021	GEN	18630	MI FLEET	MICHIGAN FLEET FUELING SOLUTIONS LL	133.82	
03/19/2021	GEN	18631	MIPL	MICHIGAN PLUMBING	144.00	
03/19/2021	GEN	18632	NORTHWEST	NORTHWEST INITIATIVE	940.00	
03/19/2021	GEN	18633	GARCIA-	VERONICA GRACIA-WING, LLC	250.00	
03/19/2021	GEN	18634	VETS	VET'S ACE HARDWARE	21.88	
GEN TOTALS:						
Total of 25 Checks:					22,883.83	
Less 0 Void Checks:					0.00	
Total of 25 Disbursements:					22,883.83	
Bank PR PNC PAYROLL CHECKING						
03/02/2021	PR	159(E)	PITNEYBOW	PITNEY BOWES INC	122.41	
03/02/2021	PR	160(E)	PITNEYBOW	PITNEY BOWES INC	104.94	
03/05/2021	PR	150(E)	BWL	BOARD OF WATER & LIGHT	67.34	
03/05/2021	PR	151(E)	CONSUMERS	CONSUMERS ENERGY	133.98	
03/05/2021	PR	152(E)	PITNEYBOW	PITNEY BOWES INC	227.35	V
03/19/2021	PR	153(E)	BWL	BOARD OF WATER & LIGHT	369.71	
03/19/2021	PR	154(E)	COMCAST	COMCAST	238.35	V
03/19/2021	PR	155(E)	CONSUMERS	CONSUMERS ENERGY	175.29	
03/19/2021	PR	156(E)	PNC	PNC BANK, NA	305.00	
03/31/2021	PR	161(E)	COMCAST	COMCAST	236.09	
03/31/2021	PR	162(E)	COMCAST	COMCAST	139.41	
PR TOTALS:						
Total of 11 Checks:					2,119.87	
Less 2 Void Checks:					465.70	
Total of 9 Disbursements:					1,654.17	
REPORT TOTALS:						
Total of 36 Checks:					25,003.70	
Less 2 Void Checks:					465.70	
Total of 34 Disbursements:					24,538.00	

Communications Narrative / Executive Director's Report

4/12/21

- Preparing for 2020 Audit.
- Preparing for an audit from the City of Lansing who is monitoring the Land Bank on CDBG funds.
- Preparing a proposal to help support the County for the American Rescue Plan funds.
- Preparing Land Bank staff in rolling over the 401(k) Plan to the 457 Plan. Working with Paychex to terminate the 401(k) Plan.
- Applying for a Blight Elimination Grant through the State Land Bank and MEDC for 4 residential demolition properties, of which 3 are in the floodplain and 1 is burnt.
- Starting to prepare for tax foreclosures - inspection, maintenance and securing properties.
- Garden Program is in full swing with the decent spring weather. Most gardeners are renewing their leases. This helps bring fresh food resources to residents.
- Reviewing an option for an Internship/Independent Study student for summer 2021. Person has proposed to help us in the area of deconstruction and reuse of building materials. One of the main goals will be to complete a video from start to finish of a residential deconstruction that is tentatively scheduled for this summer.
- The Land Bank provided a letter of support for the City of Lansing and Michigan State University for the 2021 Byrne Criminal Justice Innovation Program grant. The focus of the funds will be focused on the Pleasant View neighborhood.
- 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.