



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 MAY 17, 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 - May 2021
Time: May 17, 2021 05:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/81448334895?pwd=Zm8ra05jcVNwVGx4RHJWbVI5V3Yydz09>

Meeting ID: 814 4833 4895

Passcode: 000873

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

Roll Call

Approve of the minutes from April 19, 2021

Additions to the agenda

Limited public comment

1. Commercial – Multi-Family
 - A. Sale Status report
2. Residential
 - A. List of Properties – April 2021
 - B. Resolution to Authorize a Sale of 4 Parcels on Weatherhill Ct, East Lansing to Mr. Ravichand Kolli
3. Administration
 - A. Accounts Payable – April 2021
 - B. Communications Narrative / Executive Director's Report
 - C. Legal
4. Limited public comment
5. Announcements, Comments, or other Questions
6. 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/86490089865?pwd=eGFzWGtaWjMxVi9kYnlRakY1SzN2dz09>

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

Meeting ID: 864 9008 9865

Passcode: 999999

April 19, 2021 – 5:00 p.m.

CALL TO ORDER

Chairperson Schertzing called the April 19, 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

Absent: Director Sharon Frischman

Others Present: Tim Perrone, Alan Fox, David Burns, Roxanne Case, Betty Murphy, President of Weatherhill Court HOA, Ellen Smith of Association Property Managers for Weatherhill Court

APPROVAL OF THE MINUTES

MINUTES OF MARCH 15, 2021 ACCEPTED AND STANDS AS PRESENTED.

ADDITIONS TO THE AGENDA

None

LIMITED PUBLIC COMMENT

None

1. Commercial – Multi-Family
 - A. Sale Status report

Commissioner Crenshaw asked where the (1000) W Saginaw St was. David Burns stated that the property is near El Azteco on the corner of Saginaw and Princeton. That is a property that we wish to develop and not allow a parking lot.

APRIL 19, 2021 REGULAR MEETING

2. Residential

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

Brief discussion. Director Case remind the Board of a sale in March of a rental property on Aurelius.

B. Resolution to Authorize the Sale of 2 Vacant Lots at 2516 and 2610 Greenbelt Dr to Yedsa Gonzalez and Pedro Sayago

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
(2513 AND 2610) GREENBELT DR, LANSING TO YEDSA GONZALEZ AND PEDRO SAYAGO**

RESOLUTION 21-08

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

Approved 4/19/2021

THE MOTION CARRIED UNANIMOUSLY.

APRIL 19, 2021 REGULAR MEETING

Director Case stated that this is a struggling neighborhood, and the Land Bank is happy that residents are taking an interest in keeping green space in the area.

- C. Resolution to Authorize the Sale of 3 Vacant Lots on Oak and Kirby streets, Leslie MI, to Chad and Amanda Rulison

COMMISSIONER CRENSHAW MOVED THE RESOLUTION. SUPPORTED BY COMMISSIONER SLAUGHTER.

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 21-09

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

Approved 4/19/2021

THE MOTION CARRIED UNANIMOUSLY.

APRIL 19, 2021 REGULAR MEETING

Director Case stated that the Land Bank has had these parcels for quite a while, trying to develop them but to no avail. Staff is happy that the neighbors are interested in the properties.

- D. Resolution to Authorize the Sale of 4 Parcels at 1418-1420 and 1428-1430 Weatherhill Ct, East Lansing to Martin Jones

COMMISSIONER CRENSHAW MOVED THE RESOLUTION. SUPPORTED BY COMMISSIONER SLAUGHTER.

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 21-10

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

Approved 4/19/2021

THE MOTION CARRIED UNANIMOUSLY.

APRIL 19, 2021 REGULAR MEETING

Ellen Smith of Association Property Managers stated that they would entertain the idea of an interested party to build. Ms. Smith stated that she wanted to make sure that the builder knows that the plans need to be provided to the Association for approval before building and how they would allow for traffic going in and out during construction. Betty Murphy stated that the Association would be happy to see the lots built up. Commissioner Grebner stated that these lots are in his district and wanted to make sure that the Association was happy with the sale and hoping that the Land Bank can do whatever can be done to help the process go smooth with a good result.

3. Administration

A. Accounts Payable – March 2021

Accepted and on file.

B. Communications Narrative / Executive Director's Report

Commissioner Crenshaw asked about the internship/independent study. Director Case stated that it will be an Independent Study, and will be working outside of the office, not necessarily an 8-5 position. She will be concentrating on a video for deconstruction process from start to finish.

Commissioner Slaughter asked how we obtained the intern. Director Case stated that the person is Rhonda Oyer; she works for EGLE, and is completing her grad studies. Director Case has worked with her during construction and deconstruction projects, and through a deconstruction group with Mid-MEAC. Ms. Oyer reached out asking about an internship. The Land Bank has had several interns in the past; some were hired on by the Land Bank, and since then have moved on to other companies. Commissioner Slaughter was happy to hear that the Land Bank takes on interns; it's a good area for people to get their feet wet. Chairperson Schertzing stated that deconstruction is a long-term partnership, pushed by the Treasurer's Office, the Land Bank, and Mid-MEAC. A tax foreclosure has been identified as possibly a deconstruction project. Joe Vitale has bought the former Michigan Women's History Museum site that may be transformed into a retail space for deconstruction materials. So there's a lot of interesting things that are coming together in this area.

Commissioner Crenshaw asked about the support letter for the Bryne Criminal Justice Innovation Program Grant. Director Case stated the grant is help with stats and to reduce crime where it is concentrated. The Land Bank has provided a support letter for the last several years. This year and last year was designated in the Pleasant View area.

APRIL 19, 2021 REGULAR MEETING

Chairperson Schertzing talked about the upcoming foreclosures, and that several of the properties have issues with crime and illegal activity with drug gangs. He is working with the City of Lansing Police Dept to help get a handle on the situations. There is some eviction and liaison work, trying to proactively make a positive change on the activity versus just moving the illegal activity to another area.

C. Legal

Tim Perrone stated that we received a Writ of Eviction for 1138 W Maple St, and have moved forward with it and will help staff clear up the title. Mr. Perrone is also looking at helping the Land Bank with other Land Contracts and various amendments.

Chairperson Schertzing wanted to give a shout-out about the work that David Burns has put in during the eviction at Maple Street. The eviction turned into a humanitarian and social responsibility. David spent an excessive amount of time to help move a person into a better affordable housing situation. Thank you David!

4. Limited public comment

None

Commissioner Crenshaw asked about the flyers that were emailed to the Board. Director Case stated that those were sample flyers to give the Board an idea of how we are trying to market and sell properties. David Burns stated that NAI creates the flyers and distributes them as a sales strategy.

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 5:28pm.

Commercial / Multi-Family Properties - Sale Status Report

5/7/2021

| 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 | 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 FOR BRIDGE REPLACEMENT. |
| | 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 | PROPERTY SOLD. DEVELOPER TO BEGIN CONSTRUCTION ON AN APARTMENT COMPLEX THIS SUMMER. |
| 6 | 33-17-14-21-301-012 | Hull St. 10.1 acres | Leslie | \$75,840 | ON MARKET. RECENT DISCUSSION WITH CITY MANAGER. CITY OF LESLIE WANTS TO PURCHASE SOME PROPERTY FOR WATER TOWER AND ROADWAY. CITY TO SEND US PRELIMINARY DESIGN PLANS. |
| | 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. RECENT DISCUSSION WITH CITY MANAGER. CITY OF LESLIE WANTS TO PURCHASE SOME PROPERTY FOR WATER TOWER AND ROADWAY. CITY TO SEND US PRELIMINARY DESIGN PLANS. |
| 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 WAS NO GOOD. ANOTHER OFFER ACCEPTED FOR 25K FOR BOTH LOTS. CONTRACTOR TO BEGIN CONSTRUCTION SOMETIME IN THE FUTURE |
| | 33-20-01-12-118-104 | 1428 Weatherhill Ct. | E. Lansing | | |
| | 33-20-01-12-118-105 | 1420 Weatherhill Ct. | E. Lansing | \$45,000 | |
| | 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, NO CURRENT OFFERS |
| 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 | PROPERTY SOLD. BUYER HAS BEGUN BASIC RENOVATIONS SO HE CAN MOVE HIS BIKE SHOP INTO BUILDING FROM HIS RESIDENTIAL PROPERTY |
| 16 | 33-25-05-14-151-015 | E Norwood Ave (12.9 acres) | Holt | \$99,900 | PROPERTY JUST LISTED WITH NAI. LIST PRICE SEEMS HIGH DUE TO LARGE AMOUNT OF WETLAND PRESENT ON SITE. WAITING FOR MARKETING INFORMATION FROM BROKER. |

Residential or Vacant Properties Sold List**April 2021 Sales**

| Parcel Number | Address1 | City | Property Class | Sold Amount | Sold Date |
|----------------------|-----------------------------------|-------------|-----------------------|--------------------|------------------|
| 33-01-01-04-327-491 | 415 Filley Street | Lansing | Residential Vacant | 2,100.00 | 04/29/2021 |
| 33-01-01-10-128-221 | Vermont (1909) | Lansing | Residential Vacant | 1,000.00 | 04/09/2021 |
| 33-01-01-10-129-061 | Vermont Ave (1818) | Lansing | Residential Vacant | 1,000.00 | 04/09/2021 |
| 33-01-01-10-179-071 | Vermont Avenue | Lansing | Residential Vacant | 1,000.00 | 04/09/2021 |
| 33-01-01-10-179-091 | Vermont Avenue | Lansing | Residential Vacant | 1,000.00 | 04/09/2021 |
| 33-01-01-10-181-271 | Vermont Avenue (1215) | Lansing | Residential Vacant | 1,000.00 | 04/09/2021 |
| 33-01-01-16-107-001 | N Pine (534) | Lansing | Residential Vacant | 1,000.00 | 04/01/2021 |
| 33-01-01-17-401-291 | W Allegan St (1106) | Lansing | Residential Vacant | 1,000.00 | 04/08/2021 |
| 33-01-01-17-453-562 | W Lenawee (1209) | Lansing | Residential Vacant | 1,500.00 | 04/09/2021 |
| 33-01-01-20-488-151 | 800 W Mt Hope Ave | Lansing | Commercial Improved | 8,500.00 | 04/07/2021 |
| 33-01-01-21-203-003 | E Malcolm X St (112) (Deluxe Inn) | Lansing | Commercial Vacant | 50,000.00 | 04/22/2021 |
| 33-01-01-21-427-129 | Christiancy St (530) | Lansing | Residential Vacant | 1,300.00 | 04/09/2021 |
| | | | | \$70,400.00 | |

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 | | Offer accepted 4/30/21 |
| 33-01-05-10-227-045 | 1746 Maisonette Dr | Rehab to sell | | Goal to sell in May 2021 |
| 33-01-05-10-227-062 | 1735 Maisonette Dr | Rehab to sell | | Goal to sell in August 2021 |
| 33-01-01-08-407-171 | 1138 W Maple St | Sell as is | | Land Contract reverted |

Residential Properties - Scheduled for Demolition in April-May 2021CDBG 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 |

Residential Properties - Slated for Demolition

| | |
|---------------------|-------------------|
| 33-01-01-10-377-231 | 819 Cleveland St |
| 33-01-01-14-380-141 | 642 S Francis Ave |
| 33-01-01-23-105-052 | 725 S Hayford Ave |
| 33-01-01-23-105-061 | 729 S Hayford Ave |

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 RAVICHAND KOLLI****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. Ravichand Kolli who lives in Eaton Rapids, MI would like to purchase these four (4) condominium parcels, with the intent to build market-rate for-sale condominiums. Mr. Kolli's plans to start construction as soon as possible, if all permits, approvals, and condominium association bylaws are accepted; 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 Ravichand Kolli, with the price of \$25,000 for each set, for a total rate of \$50,000, 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:

05/10/2021

CHECK REGISTER FOR INGHAM COUNTY LAND BANK
CHECK DATE FROM 04/01/2021 - 04/30/2021

| Check Date | Bank | Check | Vendor | Vendor Name | Amount |
|-------------------------------|------|-------|------------|-------------------------------------|----------|
| Bank GEN PNC GENERAL CHECKING | | | | | |
| 04/02/2021 | GEN | 18636 | HASS | APPLIED IMAGING | 139.09 |
| 04/02/2021 | GEN | 18637 | CAP EQUIP | CAPITAL EQUIPMENT & SUPPLY | 124.37 |
| 04/02/2021 | GEN | 18638 | MENARDS | CAPITAL ONE COMMERCIAL | 2,515.00 |
| 04/02/2021 | GEN | 18639 | DRAINSP | DRAIN & INSPECTION SERVICES INC | 90.00 |
| 04/02/2021 | GEN | 18640 | EDEN | EDEN GLEN CONDO ASSOCIATION | 1,490.00 |
| 04/02/2021 | GEN | 18641 | FORESIGHT | FORESIGHT SUPERSIGN | 1,195.64 |
| 04/02/2021 | GEN | 18642 | INGHAM | INGHAM COUNTY TREASURER | 5,284.66 |
| 04/02/2021 | GEN | 18643 | LANE'S | LANE'S REPAIR | 247.99 |
| 04/02/2021 | GEN | 18644 | PRECISION | PRECISION PIPING LLC | 450.00 |
| 04/02/2021 | GEN | 18645 | SERVPRO | SERVPRO OF EAST LANSING/HASLETT | 684.00 |
| 04/02/2021 | GEN | 18646 | VERIZON | VERIZON WIRELESS | 109.23 |
| 04/16/2021 | GEN | 18648 | CAPITAL AR | CAPITAL AREA ACCOUNTING SOLUTIONS | 1,600.00 |
| 04/16/2021 | GEN | 18649 | LANSING CI | CITY OF LANSING | 240.00 |
| 04/16/2021 | GEN | 18650 | LESLIE | CITY OF LESLIE | 105.89 |
| 04/16/2021 | GEN | 18651 | EXPRESS GL | EXPRESS GLASS AND SCREEN | 309.50 |
| 04/16/2021 | GEN | 18652 | FLOORING | FLOORING AMERICA CARPET STUDIO | 1,232.82 |
| 04/16/2021 | GEN | 18653 | GRANGER | GRANGER | 1,059.00 |
| 04/16/2021 | GEN | 18654 | KELLEY | KELLEY APPRAISAL COMPANY | 100.00 |
| 04/16/2021 | GEN | 18655 | MASTER | MASTERWORK, L.L.C. | 1,300.00 |
| 04/16/2021 | GEN | 18656 | MI FLEET | MICHIGAN FLEET FUELING SOLUTIONS LL | 525.53 |
| 04/16/2021 | GEN | 18657 | NXT | NXT COMMERCIAL REAL ESTATE SERVICES | 9,100.00 |
| 04/16/2021 | GEN | 18658 | ROBIN | ROBIN WRIGHT | 560.00 |
| 04/16/2021 | GEN | 18659 | CASE | ROXANNE CASE | 30.76 |
| 04/16/2021 | GEN | 18660 | GARCIA- | VERONICA GRACIA-WING, LLC | 250.00 |
| 04/30/2021 | GEN | 18661 | HASS | APPLIED IMAGING | 139.09 |
| 04/30/2021 | GEN | 18662 | BWL | BOARD OF WATER & LIGHT | 29.79 |
| 04/30/2021 | GEN | 18663 | CAPITAL AR | CAPITAL AREA ACCOUNTING SOLUTIONS | 1,600.00 |
| 04/30/2021 | GEN | 18664 | COHL | COHL, STOKER & TOSKEY, P.C. | 523.70 |
| 04/30/2021 | GEN | 18665 | DBI | DBI BUSINESS INTERIORS | 53.98 |
| 04/30/2021 | GEN | 18666 | EDEN | EDEN GLEN CONDO ASSOCIATION | 1,490.00 |
| 04/30/2021 | GEN | 18667 | FRASER | FRASER TREBILCOCK DAVIS & DUNLAP PC | 3,220.00 |
| 04/30/2021 | GEN | 18668 | INGHAM | INGHAM COUNTY TREASURER | 5,284.66 |
| 04/30/2021 | GEN | 18669 | MCKISSIC | MCKISSIC CONSTRUCTION | 1,185.00 |
| 04/30/2021 | GEN | 18670 | MALB | MICHIGAN ASSOCIATION OF LAND BANKS | 1,000.00 |
| 04/30/2021 | GEN | 18671 | RACHELHARP | RACHEL HARPER DESIGN | 150.00 |
| 04/30/2021 | GEN | 18672 | FOUR | SCHUMACHER'S FOUR SEASONS | 5,625.00 |
| 04/30/2021 | GEN | 18673 | VERIZON | VERIZON WIRELESS | 109.27 |

GEN TOTALS:

| | |
|----------------------------|------------------|
| Total of 37 Checks: | 49,153.97 |
| Less 0 Void Checks: | 0.00 |
| Total of 37 Disbursements: | <u>49,153.97</u> |

| Check Date | Bank | Check | Vendor | Vendor Name | Amount |
|------------------------------|------|--------|-----------|----------------------------|---------------|
| Bank PR PNC PAYROLL CHECKING | | | | | |
| 04/02/2021 | PR | 157(E) | BWL | BOARD OF WATER & LIGHT | 436.99 |
| 04/02/2021 | PR | 158(E) | CONSUMERS | CONSUMERS ENERGY | 311.51 V |
| 04/02/2021 | PR | 169(E) | CONSUMERS | CONSUMERS ENERGY | 209.67 |
| 04/02/2021 | PR | 170(E) | CONSUMERS | CONSUMERS ENERGY | 101.84 |
| 04/15/2021 | PR | 168(E) | ADT | ADT SECURITY SERVICES, INC | 172.38 |
| 04/16/2021 | PR | 163(E) | BWL | BOARD OF WATER & LIGHT | 41.77 |
| 04/16/2021 | PR | 164(E) | COMCAST | COMCAST | 138.40 |
| 04/20/2021 | PR | 0 | CONSUMERS | CONSUMERS ENERGY | 34.38 |
| 04/30/2021 | PR | 165(E) | BWL | BOARD OF WATER & LIGHT | 55.68 |
| 04/30/2021 | PR | 166(E) | CONSUMERS | CONSUMERS ENERGY | 55.24 |
| 04/30/2021 | PR | 167(E) | PNC | PNC BANK, NA | <u>235.52</u> |
| PR TOTALS: | | | | | |
| Total of 11 Checks: | | | | | 1,793.38 |
| Less 1 Void Checks: | | | | | <u>311.51</u> |
| Total of 10 Disbursements: | | | | | 1,481.87 |
| REPORT TOTALS: | | | | | |
| Total of 48 Checks: | | | | | 50,947.35 |
| Less 1 Void Checks: | | | | | 311.51 |
| Total of 47 Disbursements: | | | | | 50,635.84 |

Communications Narrative / Executive Director's Report

5/10/21

- Working with Plante Moran on the 2020 Audit.
- Preparing for an audit from the City of Lansing who is monitoring the Land Bank on CDBG funds.
- Closed out Eden Glen 2014 CDBG Grant. A long process finally wrapped up!
- Closed out the HOME Grant for 1517 Pattengill Ave (2017-2020).
- Preparing for close outs of CDBG Rehab Grant for 734 Princeton Ave (2016-2019) and HOME Grant for new construction on Marywood and Samantha (2018-2019).
- Preparing a proposal to help support the County for the American Rescue Plan funds.
- Terminated the 401(k) Plan. Working with staff to rollover or cash out of their funds.
- Staff working on board ups and lockups on tax foreclosures - inspection, maintenance and securing properties.
- Working with Mickey23 Foundation (McKissic) on a residential house for renovations. Mickey23 Foundation helps young people in construction trades.
- Reverters on residential improved properties:
 - Release of Reverter being reviewed for 427 W Randolph St – Hosanna House.
 - Possible reverter action at 1700 Illinois Ave, Lansing. Working on connecting with the buyer.