



## BOARD OF DIRECTORS

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

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THE LAND BANK BOARD WILL MEET ON MONDAY JULY 19, 2021 AT 5:00 P.M. IN THE MAIN CONFERENCE ROOM OF THE LAND BANK OFFICE, 3024 TURNER ST, LANSING, MI

Join Virtually via Zoom:

<https://us02web.zoom.us/j/87912087314?pwd=cEpCZW5rVmpCTTBzTUyNHpLajQvQT09>

Topic: Ingham County Land Bank Board of Directors Mtg July 2021

Time: July 19, 2021 05:00 PM Eastern Time (US and Canada)

Meeting ID: 879 1208 7314

Passcode: 002013

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 June 21, 2021

Additions to the agenda

Limited public comment

1. Commercial – Multi-Family
  - A. Sale Status report
2. Residential
  - A. List of Properties – June 2021
3. Administration
  - A. Accounts Payable – June 2021
  - B. Communications Narrative / Executive Director's Report
  - C. Legal
4. Limited public comment
5. Announcements, Comments, or other Questions
6. Adjournment
  - Next meeting August 16, 2021, at 5pm.

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## INGHAM COUNTY LAND BANK FAST TRACK AUTHORITY

Creating place. Creating community. Creating opportunity.

Roxanne L Case  
EXECUTIVE DIRECTOR  
[rcase@ingham.org](mailto:rcase@ingham.org)

3024 Turner Street  
Lansing MI 48906

517.267.5221  
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JUNE 21, 2021 REGULAR MEETING

Ingham County Land Bank Zoom Meeting

Virtually Meeting held via Zoom

<https://us02web.zoom.us/j/84904401020?pwd=cllidDZ5bElWU9vQXA4WEIwRkJKUT09>

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

Meeting ID: 849 0440 1020

Passcode: 113395

June 21, 2021 – 5:00 p.m.

**CALL TO ORDER**

Chairperson Schertzing called the June 21, 2021 Regular Meeting of the Ingham County Land Bank to order at 5:00 p.m., held virtually in accordance with the Public Act 228 of 2020 amending the Open Meetings Act, and in accordance with the State of Emergency declared by the Board of Commissioners for Ingham County

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 Ingham County

Others Present: Tim Perrone, Alan Fox, David Burns, Roxanne Case, Michael McKissic of Mikey23 Foundation

**APPROVAL OF THE MINUTES**

MINUTES OF MAY 17, 2021 ACCEPTED AS AMENDED.

**ADDITIONS TO THE AGENDA**

None

**LIMITED PUBLIC COMMENT**

None

1. Commercial – Multi-Family

A. Sale Status report

David Burns stated that the City of Leslie has contacted the Land Bank in regards to nearly 20 acres of land near the school where they would like to build some infrastructure and a water tower. Director Frischman asked about how the utilities are planned. David confirmed that their goal is to build a road and continue the water main.

JUNE 21, 2021 REGULAR MEETING

2. Residential

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

Brief discussion.

David Burns stated that the Land Bank accepted offers on both 1746 Maisonette and 1138 W Maple St. Both were strong offers.

B. Resolution to Authorize the Sale of 1821 S Rundle Ave, Lansing to Mikey23 Foundation

COMMISSIONER SLAUGHTER MOVED THE RESOLUTION. SUPPORTED BY  
COMMISSIONER CRENSHAW

INGHAM COUNTY LAND BANK FAST TRACK AUTHORITY  
**RESOLUTION TO AUTHORIZE THE SALE OF 1821 S RUNDLE AVE, LANSING TO  
MIKEY23 FOUNDATION**

**RESOLUTION 21-12**

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 Land Bank acquired the residential improved property at 1821 S Rundle Ave, Lansing, (#33-01-01-20-489-051) in 2021 through local unit rejection. This property is in an eligible historic district of Lansing; and

WHEREAS, the Mikey23 Foundation would like to purchase the property, with the intent to renovate and sell the property. Mikey23 Foundation is a non-profit 501(c)(3) organization and its mission is to improve the lives of young people through innovative education and training in the area of skilled trades. Led by licensed builders, electricians, plumbers, heating, ventilation and air conditioning contractors, the Foundation will provide hands-on opportunities for self-development and growth, thereby empowering young people to reach their full potential. Renovation plans are expected to start immediately.

THEREFORE, BE IT RESOLVED, the Land Bank authorizes its Chairperson or Executive Director to negotiate and execute the transaction of this property to Mikey23 Foundation for a total of \$7,500, 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, Frischman      NAY: None

Approved as amended 6/21/2021

THE MOTION CARRIED UNANIMOUSLY.

## JUNE 21, 2021 REGULAR MEETING

Mr. Michael McKissic introduced himself and spoke about how Mikey23 Foundation began and how it has developed in the last 6 years. From the death of their son, Mr. and Mrs. McKissic turned the tragedy into a positive and developed a youth apprenticeship program. This program involves high school kids, with summer and after-school programs, as well. The program includes training in all the trades (electrical, plumbing, HVAC, building, etc.) Also, there is a march that is scheduled for August 6<sup>th</sup> to “stomp the violence” that is happening in Lansing and all over the nation. Mr. McKissic is excited about purchasing the house on Rundle Ave; it is not far from the house that the Foundation just finished up and have put up for sale.

Commissioner Slaughter asked Mr. McKissic about how the Foundation obtains houses to renovate. Mr. McKissic stated that some are donated, and others are labeled as demolition; the last couple were burnt homes.

Director Case stated that this property was originally scheduled for demolition, but the Land Bank determined that this house should be saved. So staff worked at removing the demolition order, to do something with it. Mr. McKissic was interested, and it seemed to be a perfect match.

### 3. Administration

#### A. Accounts Payable – May 2021

Accepted and on file.

#### B. Communications Narrative / Executive Director's Report

Director Case noted that because our computer system is down, we will be processing check run manually this week, which means Chairperson Schertzing and Commissioner Crenshaw need to actually come into the office to sign checks.

Staff has inspected foreclosures, and would like to acquire 2 properties to renovate and put up for sale at 2701 Pattengill Ave and 5131 Wexford Ave. Chairperson Schertzing stated that the process will include a county board resolution in July to acquire those 2 properties. We need to wait until after July 1<sup>st</sup> to determine any Rafaeli court case affects to the properties.

Director Case also stated that there are a few vacant lots next to foreclosed structures, and it would make sense to have those lots sold along with the structures. We will need to figure out how to transfer those properties.

## JUNE 21, 2021 REGULAR MEETING

### C. Legal

Tim Perrone stated that there were questions raised about a for-sale condo that is in a Land Contract and also going through bankruptcy. He will help the Land Bank through this legal process, as needed.

### 4. Limited public comment

None

### 5. Announcements, Comments, or other Questions

Commission Grebner asked whether we were going to offer a virtual option during our in-person board meetings going forward. Director Case stated that we could set this up, and we'll include a zoom link to the meeting.

### 6. Adjournment

Accepted.

THE MOTION CARRIED UNANIMOUSLY.

Chairperson Schertzing adjourned the meeting at 5:31pm.

Next meeting on July 19, 2021, at 5pm at the Land Bank office.

## Commercial / Multi-Family Properties - Sale Status Report

7/8/2021

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 price \$459,000 Considering how to market/price/develop property. May put together an RFQ for potential developers. Received boundary survey for the property. Meeting on 7/13/21 with the Principal of Mid Michigan Leadership Academy who wants to purchase some of the property. Contacted by a developer who wants to option property and pursue a 9% LIHTC deal. Offer is \$400,000.
2	33-01-01-09-127-022	0 W North St	Lansing	Will revise list price when we relist Property leased (\$750/mo) short term to Hoffman Construction during road and underground utility construction.
3	33-01-01-09-177-003	1506 N. Grand River Ave. (Bottling Plant)	Lansing	\$100,000 PA/DA signed with NXT Commercial. ALTA survey/topo survey received. Phase II study complete. Site, building and unit plans are being developed. MEDC grant money is being used by developer for these activities, therefore Land Bank will share ownership. First draft of site plan received. Grant deadline is being extended. Progress meeting 7/16/21. Property leased (\$750/mo) to Davis Construction during bridge 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 with Ferguson Development for \$100,000. Developer is working on Phase II environmental study, building plans, end users, brownfield Due-Care Plan. Extension to PA in August is based upon performance. Projected closing by February 2022.
5	33-01-01-21-203-003	E Malcolm X (112) (Deluxe Inn site)	Lansing	\$50,000 Property sold, developer working towards a construction start. Developer working through minor site plan issues with city. Brownfield reimbursement agreement extension approved.
6	33-17-14-21-301-012	Hull St. 10.1 acres	Leslie	\$75,840 Property was pulled off the market. City Manager has sent information on their plans and costs to build a new water tower, roadway and underground utilities through these parcels. Richard Floyd is preparing to develop an apartment project. Planning meeting with city manager/Floyd to be scheduled.
	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 Property was pulled off the market. City Manager has sent information on their plans and costs to build a new water tower, roadway and underground utilities through these parcels. Richard Floyd is preparing to develop an apartment project. Planning meeting with city manager/Floyd to be scheduled
8	33-17-14-28-126-016	112 Woodworth (old Leslie High School)	Leslie	199,000 Demo funds are not available. Listed property with NAI.
9	33-01-01-20-128-132	1811 W Malcolm X St	Lansing	\$9,700 Listed, no current offers.
10	33-01-01-08-481-451	1000 W Saginaw St	Lansing	\$50,000 Listed, no current offers.
11	33-21-01-07-352-005	3600 W Saginaw St (billboard lot)	Lansing	\$99,000 No funds from EGLE to remove tanks. Selling as is.
12	33-01-01-17-226-262	923 W Saginaw	Lansing	\$7,000 Working with LEAP and a buyer who has adjacent building under contract to purchase. They need this parcel for their project.
13	33-25-05-14-151-015	E Norwood Ave (12.9 acres)	Holt	\$99,900 Listed, no current offers.

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

Parcel Number	Address1	City	Property Class	Sold Amount	Sold Date
33-01-01-03-306-161	Banghart (925)	Lansing	Residential Vacant	1,200.00	06/11/2021
33-01-01-04-152-011	Felt Street (3126)	Lansing	Residential Vacant	1,400.00	06/11/2021
33-01-01-04-152-021	Felt Street (3122)	Lansing	Residential Vacant	2,900.00	06/11/2021
33-01-01-06-179-021	Alfred Avenue (3028)	Lansing	Residential Vacant	1,800.00	06/18/2021
33-01-01-08-206-341	N MLK JR BLVD (1509)	Lansing	Residential Vacant	1,200.00	06/02/2021
33-01-01-08-481-021	744 N M L King Blvd	Lansing	Residential Improved	11,530.86	06/30/2021
33-01-01-09-127-061	W NORTH ST	LANSING	Residential Vacant	1,200.00	06/11/2021
33-01-01-14-352-041	S CLEMENS AVE (413)	LANSING	Residential Vacant	1,000.00	06/10/2021
33-01-01-15-152-061	310 Haag Ct	Lansing	Residential Vacant	1,100.00	06/08/2021
33-01-01-15-355-064	Euclid Place	Lansing	Residential Vacant	1,100.00	06/08/2021
33-01-01-15-380-041	Euclid Pl (1013)	Lansing	Residential Vacant	500.00	06/08/2021
33-01-01-15-380-311	Bement St (1018)	Lansing	Residential Vacant	1,100.00	06/08/2021
33-01-01-15-483-121	ALLEN ST (622)	LANSING	Residential Vacant	500.00	06/10/2021
33-01-01-17-403-331	Chelsea Avenue (1115)	Lansing	Residential Vacant	600.00	06/18/2021
33-01-01-20-489-051	1821 S Rundle	Lansing	Residential Improved	7,500.00	06/30/2021
33-01-01-21-454-027	ISBELL ST (112)	Lansing	Residential Vacant	1,000.00	06/15/2021
33-01-01-22-354-141	Lyons Ave (1720)	LANSING	Residential Vacant	1,100.00	06/15/2021
33-01-01-31-276-081	Greenbelt Drive (2610)	Lansing	Residential Vacant	1,400.00	06/10/2021
33-01-01-31-278-351	GREENBELT DR (2513)	LANSING	Residential Vacant	1,800.00	06/10/2021
33-17-14-21-428-004	KIRBY RD	LESLIE	Residential Vacant	3,000.00	06/11/2021
33-17-14-21-428-005	KIRBY RD	LESLIE	Residential Vacant	3,000.00	06/11/2021
33-17-14-21-428-006	OAK ST	LESLIE	Residential Vacant	3,000.00	06/11/2021
				\$48,930.86	

**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
33-01-05-10-227-045	1746 Maisonette Dr	Listed	74,900	Accepted an offer.
33-01-05-10-227-062	1735 Maisonette Dr	Sell as is	50,000	Accepted an offer.
33-01-01-08-407-171	1138 W Maple St	Listed	115,000	Accepted an offer, pending inspection

**Residential Properties - Scheduled for Demolition in April-June 2021**

<u>CDBG City of Lansing Funded</u>	<u>Demo Date</u>
33-01-01-09-278-331 412 PEARL ST	5/14/2021
33-01-01-14-381-172 636 S MIFFLIN AVE	6/22/2021
33-01-01-16-478-051 607 HELEN ST	5/12/2021
33-01-01-20-451-011 1637 PATTENGILL AVE	5/13/2021
33-01-01-21-480-030 1723 RAY ST	6/17/2021
33-01-01-21-480-070 547 NORMAN ST	5/27/2021
33-01-01-28-334-131 3006 STABLER ST	5/28/2021

<u>Treasurer Funded</u>	<u>Demo Date</u>
33-01-01-14-304-051 135 S MAGNOLIA AVE	5/26/2021
33-01-01-10-157-001 1414 BALLARD ST	6/21/2021
33-01-01-27-156-091 2330 S PENNSYLVANIA AVE	6/16/2021

**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



07/07/2021

CHECK REGISTER FOR INGHAM COUNTY LAND BANK  
CHECK DATE FROM 06/01/2021 - 06/30/2021

Check Date	Bank	Check	Vendor	Vendor Name	Amount
Bank GEN PNC GENERAL CHECKING					
06/11/2021	GEN	18722	HASS	APPLIED IMAGING	139.09
06/11/2021	GEN	18723	CAPITAL AR	CAPITAL AREA ACCOUNTING SOLUTIONS	1,600.00
06/11/2021	GEN	18724	MENARDS	CAPITAL ONE COMMERCIAL	53.14
06/11/2021	GEN	18725	BURNS	DAVID BURNS	144.33
06/11/2021	GEN	18726	FLOORING	FLOORING AMERICA CARPET STUDIO	1,685.83
06/11/2021	GEN	18727	FRITZY	FRITZY'S LAWN & SNOW	5,470.00
06/11/2021	GEN	18728	GRANGER	GRANGER	101.00
06/11/2021	GEN	18729	HOLDERS	HOLDERS HEATING & AIR	450.00
06/11/2021	GEN	18730	LAKE	LAKE STATE LAWN-LANDSCAPING & SNOW	2,520.00
06/11/2021	GEN	18731	LOCKE	LOCKE TOWNSHIP	55.00
06/11/2021	GEN	18732	FARM BUREA	MICHIGAN FARM BUREAU	615.00
06/11/2021	GEN	18733	MHA	MICHIGAN HOMEOWNER ASSISTANCE	700.00
06/11/2021	GEN	18734	NORTHWEST	NORTHWEST INITIATIVE	1,815.00
06/11/2021	GEN	18735	ROBIN	ROBIN WRIGHT	420.00
06/11/2021	GEN	18736	CASE	ROXANNE CASE	42.55
06/11/2021	GEN	18737	FOUR	SCHUMACHER'S FOUR SEASONS	3,235.00
06/11/2021	GEN	18738	GARCIA-	VERONICA GRACIA-WING, LLC	250.00
06/11/2021	GEN	18739	VETS	VET'S ACE HARDWARE	54.66
06/11/2021	GEN	18740	WILDTYPE	WILDTYPE	5,181.92
GEN TOTALS:					
Total of 19 Checks:					24,532.52
Less 0 Void Checks:					0.00
Total of 19 Disbursements:					24,532.52
Bank PR PNC PAYROLL CHECKING					
06/11/2021	PR	177(E)	CONSUMERS	CONSUMERS ENERGY	17.70
06/11/2021	PR	178(E)	PNC	PNC BANK, NA	1,486.98
PR TOTALS:					
Total of 2 Checks:					1,504.68
Less 0 Void Checks:					0.00
Total of 2 Disbursements:					1,504.68
REPORT TOTALS:					
Total of 21 Checks:					26,037.20
Less 0 Void Checks:					0.00
Total of 21 Disbursements:					26,037.20

- Working on a Deconstruction Project at 927 S Grand Ave, Lansing. Partnering with Mid-MEAC, EGLE, and MidTown Training Company to provide training. Bid out asbestos abatement and getting ready to email out a Request for Demolition in preparation. Electric and water have been disconnected. Working with Consumers on gas removal.
- Garden Tour is Wednesday, July 21<sup>st</sup>, 6-8pm, starting at the Resource Center at Foster Park, at the corner of Foster and Marcus streets. It will meander through the Urbandale area, on streets of Foster, Hayford, and Magnolia, with 6-8 gardens highlighted.
- Reviewing 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. Working with MSU Planning, Design, & Construction on designs for multi-unit developments.
- Working on the next set of demolitions slated for 2022; estimated quantity is 10-12 properties.
- Land Bank computer network is now with Ingham County's system.
- Next Board meeting, August 16<sup>th</sup>, 5pm, in person at the Land Bank office.