



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 21, 2022 AT 4:45 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/83510212177?pwd=L1RDenc4UjhOWUIGUFZXRXXVncDVQUT09>

Topic: Land Bank Board of Directors Meeting

Time: Mar 21, 2022 04:45 PM Eastern Time (US and Canada)

Meeting ID: 835 1021 2177

Passcode: 712013

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

Announcements: Chairperson Schertzing's last Land Bank board meeting

Approve of the minutes from January

Additions to the agenda

1. Commercial – Multi-Family
 - A. Sale Status report
2. Residential
 - A. List of Properties – January and February 2022
 - B. Resolution to Authorize the Sale of 3 Vacant Parcels on Olds Ave and Pennsylvania to Fox Land Holdings
3. Administration
 - A. Accounts Payable – January and February 2022
 - B. Rentals – summary 2021 revised
 - C. Communications Narrative / Executive Director's Report
 - D. Legal
4. Limited public comment
5. Announcements, Comments, or other Questions
6. Adjournment
 - Next meeting Monday, April 18, 2022, at 4:45pm.

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 27, 2022 ANNUAL MEETING

Ingham County Land Bank

3024 Turner St, Lansing, MI

January 27, 2022 – 5:00 p.m.

In-person and virtually via Zoom

<https://us02web.zoom.us/j/81198214032?pwd=ak5mRUh5bGVOZz1Z2VRT2ljNWpodz09>

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

Meeting ID: 811 9821 4032

Passcode: 265452

CALL TO ORDER

Chairperson Schertzing the January 27 2022 Annual Meeting of the Ingham County Land Bank to order at 5:08 p.m., held in-person at the Ingham County Land Bank Office and virtually via Zoom.

Members Present: Schertzing, Grebner, Frischman

Members Absent: Slaughter, Crenshaw,

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

APPROVAL OF THE MINUTES

MINUTES OF NOVEMBER 15, 2021 ACCEPTED AS AMENDED.

ADDITIONS TO THE AGENDA

None

LIMITED PUBLIC COMMENT

Ray Garcia spoke informally before the meeting began about his new constructed single-family homes. He discussed the properties that he has already started on at 6406 Hilliard Ave, 817 Jessop St, and 1123 W Mt Hope Ave. Some of these new constructions will be rental, some for sale. He has submitted initial site plans to the City of Lansing for a multi-unit on Miller Rd.

1. Annual Meeting – discussion of Board positions, Conflict of Interest Policy

Chairperson Schertzing asked if anyone wished to make changes in their position on the Board. This is a good time to get involved in other aspects of the Land Bank. Director Frischman stated that she would step into the Treasurer roll. It was voted to move Commissioner Crenshaw to Secretary. Commissioner Grebner would stay as Vice-Chair, and Commissioner Slaughter would be a Board Member. Conflict of Interest forms need signed; Director Case will file.

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

Approval 1/27/22 THE MOTION CARRIED UNANIMOUSLY.

January 27, 2022 ANNUAL MEETING

A. Board of Directors Meeting Schedule 2022

Director Case stated that the June 20th meeting is on the Juneteenth holiday and needs rescheduled. It was decided to reschedule it to Monday, June 13th.

B. Strategic Plan update

Brief discussion. Director Case stated that it was in the packet so that the Board received an update as to the goals and activities. Chairperson Schertzing had previously given feedback that will be incorporated into the Plan. Chairperson Schertzing stated that the grant portion of the Plan is a very important part, and the Treasurer's Office will help as much as possible. If the County and the City could coordinate or share a 2-person team of grant writers, it would be an amazing investment.

2. Residential

A. List of Properties – summary 2021

Brief discussion. Director Case noted the summary including the last 5 years of sales.

B. Resolution to Authorize the Sale of 10 Vacant Parcels in Lansing to Raymundo Garcia VMG Construction

COMMISSIONER GREBNER MOVED THE RESOLUTION. SUPPORTED BY DIRECTOR FRISCHMAN.

INGHAM COUNTY LAND BANK FAST TRACK AUTHORITY

RESOLUTION TO AUTHORIZE SALE OF TEN (10) VACANT PARCELS IN LANSING TO RAYMUNDO GARCIA VMG CONSTRUCTION

RESOLUTION 22-01

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, 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 parcels with the following parameters:

	Parcel #	Address	Year Acquired	Received by	Activity	Sales Price
1	33-01-01-04-109-101	(622) Carrier St	2016	Local Unit Rejection	Demolished with Hardest Hit funds	\$3000
2	33-01-01-06-177-001	(3116) Westmont Ave	2018	Local Unit Rejection	Demolished with Treasurer funds	\$4200
3	33-01-01-28-285-071	(569) Lincoln Ave	2016	Local Unit Rejection	Demolished with Hardest Hit funds	\$2000
4	33-01-01-32-353-283	(5014) Christiansen Rd	2017	Local Unit Rejection	Demolished with Hardest Hit funds	\$5000
5	33-01-01-32-376-221	(4919) Christiansen Rd	2010	Purchase HUD	Demolished with NSP1 Funds	\$860
6	33-01-01-32-376-211	(4915) Christiansen Rd	2011	Local Unit Rejection	Demolished with CDBG Funds	\$3140
7	33-01-01-32-304-002	(4308) Christiansen Rd	2012	Local Unit Rejection	Demolished with CDBG Funds	\$4400
8	33-01-01-30-453-171	(3128) Viking Rd	2013	Local Unit Rejection	Demolished with Hardest Hit funds	\$3900
9	33-01-05-06-378-181	W Miller Rd	2007	Purchase tax frc	In Brownfield Plan 242	\$8200
10	33-01-05-09-102-231	(6210) Hilliard Rd	2010	Local Unit Rejection	Demolished with CDBG funds	\$3600

WHEREAS, Mr. Raymundo Garcia of VMG Construction LLC would like to purchase 10 vacant parcels with the intent to build single-family homes as rentals. Mr. Garcia has previously purchased a parcel on Miller Rd to build a residential multi-unit structure and 7 other residential vacant lots to build single-family homes. Mr. Garcia has currently submitted site plans to the City of Lansing for the multi-unit on Miller Rd and many of the single-family lots have already been permitted and are in the mist of construction, and scheduled for occupancy by end of year; and

THEREFORE, BE IT RESOLVED, the Land Bank authorizes its Chairperson or Executive Director to negotiate and execute the transaction of these ten (10) parcels to Mr. Raymundo Garcia for the total market rate of \$38,300; and

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, Frischman ABSENT: Crenshaw, Slaughter NAY: None Approval 1/27/22

THE MOTION CARRIED UNANIMOUSLY.

January 27, 2022 ANNUAL MEETING

Director Case asked Mr. Garcia when he was planning to start these properties. Mr. Garcia said that he plans to dig this year, frame-in, and then continue to work on them thru fall and winter, if needed. Two of these properties are being split. Chairperson Schertzing noted that John Krohn worked with Susan Stachowiack of City of Lansing's Zoning Department and the State to determine some extra requirements.

- C. Resolution to Authorize the CDBG Demolition Agreement with City of Lansing to Complete 6 Demolitions

DIRECTOR FRISCHMAN MOVED THE RESOLUTION. SUPPORTED BY COMMISSIONER GREBNER.

INGHAM COUNTY LAND BANK FAST TRACK AUTHORITY

RESOLUTION TO AUTHORIZE TO ENTER INTO A COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) AGREEMENT WITH THE CITY OF LANSING

RESOLUTION 22-02

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, no member of the Land Bank Board of Directors nor Land Bank staff has disclosed any direct or indirect personal or financial interest in this matter, and the Land Bank management is unaware of any such conflict of interest; and

WHEREAS, the City of Lansing has applied for and received funds under the federal Community Development Block Grant (CDBG) from the United States Department of Housing and Urban Development, and

WHEREAS, the City of Lansing wishes to engage the Ingham County Land Bank in utilizing such funds, and

WHEREAS, the Ingham County Land Bank will utilize the funds to survey, remediate hazardous materials, and demolish 6 structures, and

WHEREAS, the funding provides a sum of not to exceed \$100,000, and

WHEREAS, these functions fall under the mission and policies of the Ingham County Land Bank; and

WHEREAS, the Land Bank acquired the residential improved parcels at:

	Parcel #	Address	Year Acquired	Received by
1	33-01-01-10-329-321	1027 Cady Ct	2021	Local Unit Rejection
2		929 Johnson Ave	2021	Local Unit Rejection
3	33-01-01-14-381-231	616 S Mifflin Ave	2021	Local Unit Rejection
4	33-01-01-22-309-101	913 Motor Ave	2021	Local Unit Rejection
5	33-01-01-22-352-261	1735 Lyons Ave	2021	Local Unit Rejection
6	33-01-01-32-251-131	1318 Mary Ave	2021	Local Unit Rejection

THEREFORE, BE IT RESOLVED, the Land Bank authorizes its Chairperson or Executive Director to enter into a CDBG Demolition Agreement with the City of Lansing.

AYE: Schertzing, Grebner, Frischman ABSENT: Crenshaw, Slaughter NAY: None Approval 1/27/22

THE MOTION CARRIED UNANIMOUSLY.

January 27, 2022 ANNUAL MEETING

Commissioner Grebner asked if we received more CDBG money, would we do more demolitions? Director Case stated, yes, but the funds would shift. The Ingham County Treasurer pays for some demolitions that the CDBG program does not cover. Chairperson Schertzing stated that the highest and hardest part of the Land Bank's demolitions is the old Leslie High School, and if we could find a way to get that down, that would be tremendous.

3. Commercial – Multi-Family

A. Sale Status report

There was a press conference on Monday, January 24, 2022, on the former Pleasant Grove School. Plans for redevelopment were announced. Commissioner Grebner asked about the old bottling plant. David Burns stated that the Developer and the Land Bank are still moving forward. On the former School of the Blind campus, David Burns stated that we are looking at selling a couple acres of property to Mid-Michigan Leadership Academy where the track lays. Director Frischman thought it made sense to sell it to the school. Director Case reminded the Board that the RFP response that we received on the developable property was rejected because it did not meet our goals for the site. We requested a revisit of that proposal but we received nothing back. We recently met with Capital Area Housing Partnership and discussed options that could work out.

4. Administration

A. Accounts Payable – November and December 2021

Accepted and on file.

B. Rentals – summary 2021

Director Case stated that she was concerned about the data on the summary, and she is going to have our CPA look at it. If incorrect, an update will be submitted in the next meeting.

C. Land Contracts – summary 2021

The last 4 on the list were paid off this year. Kudos to David Burns for working so hard at communicating and help the land contract holders to pay off.

D. Communications Narrative / Executive Director's Report

Brief discussion.

January 27, 2022 ANNUAL MEETING

E. Legal

None

5. Limited public comment

None in-person or virtually

6. Announcements, Comments, or other Questions

Chairperson Schertzing stated that he had a couple books that he wanted to share. One called The Color of Law, which is about property redlining – interesting and lots to learn. The other book is called, Land Bank Revolution of Ohio, and is good information.

Chairperson Schertzing's last day is March 31, 2022. His retirement party is March 18, 2022.

7. Adjournment

Accepted.

THE MOTION CARRIED UNANIMOUSLY.

Chairperson Schertzing adjourned the meeting at 5:49pm.

Next meeting on March 21, 2022, at 4:45pm at the Land Bank office.

Commercial / Multi-Family Properties - Sale Status Report

3/11/2022

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	Drafting Purchase Agreement with Mid-Michigan Leadership Academy to sell track portion of property for 30K. 2.5+/- acres. Survey ordered for split. Land Bank considering a development/joint venture with CAHP using balance of property.
2	33-01-01-09-127-022	0 W North St	Lansing	Will revise list price when we relist	Considering how to market and sell property. Wait until bottle plant redevelopment has begun before listing. Possible extra land available with part of Reasoner Park.
3	33-01-01-09-177-003	1506 N. Grand River Ave. (Bottling Plant)	Lansing	\$100,000	PA/DA signed with NXT Commercial, 7/21/20. ALTA survey/topo survey received. Phase II study complete. Market analysis complete. MEDC grant money spent on time. First draft of site plan received. PA expires 3/15/22; extension required. Test pits dug on site and no UST were found. Working on final site plan and building design for 168 units with 10k sq. ft. of commercial. Working with City to begin community outreach and possible rezoning.
	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 on 12/11/19, with Ferguson Development for \$100,000. Developer is working on building plans, end users. Brownfield plan approved by LBA on 1/14/22. Public hearing for brownfield 2/28/22 went well. Mayor and Council very supportive. Extension to PA signed in February with \$2,500 additional deposit. Projected closing by late summer 2022.
5	33-01-01-21-203-003	E Malcolm X (112) (Deluxe Inn site)	Lansing	\$50,000	Property sold 4/22/21. Brownfield reimbursement agreement 2nd extension approved, environmental mitigation to begin on site. Vertical construction starting late spring 2022 due to City delays with final approval of site plan.
6	33-17-14-21-301-012	Hull St. 10.1 acres	Leslie	\$89,180	City Manager sent information on their plans and costs to build a new water tower, roadway and underground utilities through these parcels. City Council wants to purchase all three parcels (12.74 acres) for 7K per acre. Purchase agreement signed by City of Leslie for \$89,180. Property to close in April 2022.
	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	We have verbal agreement with developer Richard Floyd to sell 11.06 acre parcel for \$40k. Developer will start construction on at least one 16-unit buildings by summer 2022 and build more in following years. Several contingencies written into PA. Still have not signed agreement.
8	33-17-14-28-126-016	112 Woodworth (old Leslie High School)	Leslie	199,000	Hoping to apply for ARPA funds for demolition. Listed property with NAI. Planning a meeting in April 2022, with new City Manager to discuss this property.
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	Saddleback contract canceled. Land Bank canceled listing agreement. Land Bank to work with EGLE to remove tanks on site.
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	Various parcel #s	E Park Term / May / Saginaw / Penn	Lansing		20 parcels. Working with H-Inc. on a large residential development. Working on revising option agreement into rental agreement with purchase option.
14	33-25-05-14-151-015	E Norwood Ave (12.9 acres)	Holt	\$99,900	Listed, no current offers.
15	33-01-01-17-204-231, -240, -250	1209 W Saginaw	Lansing	\$130,000/unit \$780,000 Total	3 parcels to be combined and developed by the Land Bank. Preliminary site and building plans underway to build an attached 6-unit Row House to be sold as individual units.

Residential or Vacant Properties Sold List**January 2022 Sales**

Parcel Number	Address1	City	Property Class	Sold Amount	Sold Date
33-01-01-09-253-021	Turner Street (1514)	Lansing	Residential Vacant	5,000.00	01/05/2022
33-01-01-09-307-201	N CHESTNUT ST (1023)	Lansing	Residential Vacant	1,300.00	01/28/2022
33-01-01-09-326-092	W Cesar E Chavez Ave (Gran	Lansing	Residential Vacant	3,500.00	01/05/2022
33-01-01-21-463-055	HERBERT ST (1805)	Lansing	Residential Vacant	1,000.00	01/20/2022
33-01-01-21-480-030	Ray St (1723)	Lansing	Residential Vacant	1,000.00	01/19/2022
33-01-01-21-480-070	Norman St (547)	Lansing	Residential Vacant	2,800.00	01/20/2022
33-01-01-22-206-052	Bensch (1019)	Lansing	Residential Vacant	1,900.00	01/07/2022
33-01-01-32-402-122	Reo Road (1124)	Lansing	Residential Vacant	860.00	01/05/2022
33-01-05-06-226-041	MIDWOOD ST (2416)	Lansing	Residential Vacant	2,300.00	01/28/2022
33-01-05-06-427-065	HORACE RD (No Street Fron	Lansing	Residential Vacant	1,600.00	01/05/2022
33-18-07-01-104-015	Crossman (500)	Lansing	Residential Vacant	16,000.00	01/19/2022
				\$37,260.00	

February 2022 Sales

Parcel Number	Address1	City	Property Class	Sold Amount	Sold Date
33-01-01-04-109-101	CARRIER ST (622)	Lansing	Residential Vacant	3,000.00	02/09/2022
33-01-01-06-177-001	Westmont Ave (3116)	Lansing	Residential Vacant	4,200.00	02/09/2022
33-01-01-28-285-071	LINCOLN AVE (569)	Lansing	Residential Vacant	2,000.00	02/09/2022
33-01-01-30-453-171	VIKING RD (3128)	Lansing	Residential Vacant	3,900.00	02/09/2022
33-01-01-32-304-002	Christiansen (4308)	Lansing	Residential Vacant	4,400.00	02/09/2022
33-01-01-32-353-283	CHRISTIANSEN RD (5014)	Lansing	Residential Vacant	5,000.00	02/09/2022
33-01-01-32-376-211	Christiansen (4915)	Lansing	Residential Vacant	3,140.00	02/09/2022
33-01-01-32-376-221	Christiansen (4919)	Lansing	Residential Vacant	860.00	02/09/2022
33-01-05-06-378-181	W Miller Rd	Lansing	Residential Vacant	8,200.00	02/09/2022
33-01-05-09-102-231	Hilliard Road (6210)	Lansing	Residential Vacant	3,600.00	02/09/2022
				\$38,300.00	

Residential Properties - in progress

Parcel #	Address	Project type	Listing \$	Notes
33-01-01-10-354-291	914 May St	Sell as is	\$5,000	Sell w/possible large developmt
33-01-01-10-376-141	1033 May St	Sell as is	\$15,000	If not sold, LB will remodel
33-01-01-10-227-013	6125 Scotmar Dr	Rehab		Renovation in progress
33-01-01-10-227-013	6107 Scotmar Dr	Rehab		Renovation in progress
33-01-01-29-257-001	2701 Pattengill Ave	Rehab		Specs out for bid
33-01-05-06-126-062	5132 Wexford Rd	Rehab		Specs out for bid

Residential Properties - Slated for Demolition

33-01-01-10-329-321	1027 Cady Ct	CDBG funded		
	929 Johnson Ave			
33-01-01-14-381-231	616 S Mifflin Ave	CDBG funded		
33-01-01-22-309-101	913 Motor Ave	CDBG funded		
33-01-01-22-352-261	1735 Lyons Ave	CDBG funded		
33-01-01-32-251-131	1318 Mary Ave	CDBG funded		
33-01-01-10-377-231	819 Cleveland St	Treasurer funded		
33-01-01-29-376-151	1522 W Holmes Rd	Treasurer funded		
33-01-01-23-105-052	725 S Hayford Ave	FEMA grant - Phase 7		
33-01-01-23-105-061	729 S Hayford Ave	FEMA grant - Phase 7		
33-01-01-14-380-141	642 S Francis Ave	FEMA grant - Phase 8		

INGHAM COUNTY LAND BANK FAST TRACK AUTHORITY

RESOLUTION TO AUTHORIZE SALE OF THREE (3) VACANT PARCELS ON 1700 BLOCK OLDS AVE AND (2330) N PENNSYLVANIA AVE IN LANSING TO FOX LAND HOLDINGS

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 parcels with the following parameters:

	Parcel #	Address	Year Acquired	Received by	Activity	Sales Price
1	33-01-01-20-133-061	0 Olds Ave	2011	Local Unit Rejection		\$1300
2	33-01-01-20-133-071	(1714) Olds Ave	2010	Local Unit Rejection	Demolished with NSP2 funds	\$1100
3	33-01-01-27-156-091	(2330) S Pennsylvania	2019	Local Unit Rejection	Demolished with Treasurer funds	\$500

WHEREAS, Mr. Van Fox of Fox Land Holdings would like to purchase 3 vacant parcels that are next to his current properties. The intent on Olds Ave is to add more yard space to his current rental, and potentially build a new home. On Pennsylvania Ave, the lot is being split between Mr. Fox and the neighbor to the south. Both neighbors plan to add yard space to their current property.

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 Fox Land Holdings for the total market rate of \$2,900; and

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:

ABSENT:

03/10/2022

CHECK REGISTER FOR INGHAM COUNTY LAND BANK
CHECK DATE FROM 01/01/2022 - 01/31/2022

Check Date	Bank	Check	Vendor	Vendor Name	Amount
Bank GEN PNC GENERAL CHECKING					
01/07/2022	GEN	19033	HASS	APPLIED IMAGING	225.72
01/07/2022	GEN	19034	CAPITAL AR	CAPITAL AREA ACCOUNTING SOLUTIONS	1,600.00
01/07/2022	GEN	19035	MENARDS	CAPITAL ONE COMMERCIAL	4.85
01/07/2022	GEN	19036	FORESIGHT	FORESIGHT SUPERSIGN	315.27
01/07/2022	GEN	19037	HOLDERS	HOLDERS HEATING & AIR	3,850.00
01/07/2022	GEN	19038	HOUSING	INGHAM COUNTY HOUSING COMMISSION	2,315.80
01/07/2022	GEN	19039	MCDA	MICHIGAN COMMUNITY DEVELOPMENT ASSO	100.00
01/07/2022	GEN	19040	PNC	PNC BANK, NA	100,000.00
01/07/2022	GEN	19041	ROBIN	ROBIN WRIGHT	440.00
01/21/2022	GEN	19042	LESLIE	CITY OF LESLIE	109.60
01/21/2022	GEN	19043	EDEN	EDEN GLEN CONDO ASSOCIATION	1,200.00
01/21/2022	GEN	19044	STR	EPROPERTY INNOVATIONS LLC	19,502.28
01/21/2022	GEN	19045	FRITZY	FRITZY'S LAWN & SNOW	1,210.00
01/21/2022	GEN	19046	GRANGER	GRANGER	548.00
01/21/2022	GEN	19047	HOLDERS	HOLDERS HEATING & AIR	4,950.00
01/21/2022	GEN	19048	HOME	HOME DEPOT CREDIT SERVICES	11.99
01/21/2022	GEN	19049	INGHAM	INGHAM COUNTY TREASURER	5,505.66
01/21/2022	GEN	19050	KWIK CAR	KWIK CAR WASH	16.99
01/21/2022	GEN	19051	LANE'S	LANE'S REPAIR	89.00
01/21/2022	GEN	19052	LANSING TR	LANSING CITY TREASURER	117.00
01/21/2022	GEN	19053	MI FLEET	MICHIGAN FLEET FUELING SOLUTIONS LL	289.02
01/21/2022	GEN	19054	CASE	ROXANNE CASE	62.80
01/21/2022	GEN	19055	VETS	VET'S ACE HARDWARE	7.76
GEN TOTALS:					
Total of 23 Checks:					142,471.74
Less 0 Void Checks:					0.00
Total of 23 Disbursements:					142,471.74
Bank PR PNC PAYROLL CHECKING					
01/07/2022	PR	252(E)	BWL	BOARD OF WATER & LIGHT	432.34
01/07/2022	PR	253(E)	CONSUMERS	CONSUMERS ENERGY	45.57
01/18/2022	PR	261(E)	ADT	ADT SECURITY SERVICES, INC	172.38
01/21/2022	PR	254(E)	BWL	BOARD OF WATER & LIGHT	129.38
01/21/2022	PR	255(E)	COMCAST	COMCAST	139.90
01/21/2022	PR	256(E)	CONSUMERS	CONSUMERS ENERGY	148.24
01/21/2022	PR	257(E)	PITNEYBOW	PITNEY BOWES INC	104.94
01/21/2022	PR	258(E)	PNC	PNC BANK, NA	1,665.25

PR TOTALS:

Total of 8 Checks:	2,838.00
Less 0 Void Checks:	0.00
Total of 8 Disbursements:	2,838.00

REPORT TOTALS:

Total of 31 Checks:	145,309.74
Less 0 Void Checks:	0.00
Total of 31 Disbursements:	145,309.74

03/10/2022 CHECK REGISTER FOR INGHAM COUNTY LAND BANK
CHECK DATE FROM 02/01/2022 - 02/28/2022

Check Date	Bank	Check	Vendor	Vendor Name	Amount
Bank GEN PNC GENERAL CHECKING					
02/04/2022	GEN	19056	HASS	APPLIED IMAGING	140.43
02/04/2022	GEN	19057	BS&A	BS&A SOFTWARE	600.00
02/04/2022	GEN	19058	CAPITAL AR	CAPITAL AREA ACCOUNTING SOLUTIONS	1,600.00
02/04/2022	GEN	19059	MENARDS	CAPITAL ONE COMMERCIAL	637.27
02/04/2022	GEN	19060	LANSING CI	CITY OF LANSING	960.00
02/04/2022	GEN	19061	COHL	COHL, STOKER & TOSKEY, P.C.	655.30
02/04/2022	GEN	19062	CURSOR	CURSOR CONTROL INC	1,395.00
02/04/2022	GEN	19063	FARMERS	FARMERS INSURANCE	399.68
02/04/2022	GEN	19064	FRITZY	FRITZY'S LAWN & SNOW	1,170.00
02/04/2022	GEN	19065	KWIK	KWIK REPO INC	3,430.00
02/04/2022	GEN	19066	MCKISSIC	MCKISSIC CONSTRUCTION	1,560.00
02/04/2022	GEN	19067	MIDWEST	MIDWEST POWER EQUIPMENT	54.99
02/04/2022	GEN	19068	NORTHWEST	NORTHWEST INITIATIVE	1,580.00
02/04/2022	GEN	19069	ROBIN	ROBIN WRIGHT	395.00
02/04/2022	GEN	19070	TRUMBLE	TRUMBLE GROUP	880.00
02/04/2022	GEN	19071	UIA	UNEMPLOYMENT INSURANCE AGENCY	711.66
02/04/2022	GEN	19072	VERIZON	VERIZON WIRELESS	109.07
02/04/2022	GEN	19073	WE'RE	WE'RE DIFFERENT LAWNS & MORE	2,960.00
02/18/2022	GEN	19074	CITY PULSE	CITY PULSE	111.00
02/18/2022	GEN	19075	CONSUMERS	CONSUMERS ENERGY	205.00
02/18/2022	GEN	19076	CONSUMERS	CONSUMERS ENERGY	205.00
02/18/2022	GEN	19077	EDEN	EDEN GLEN CONDO ASSOCIATION	1,200.00
02/18/2022	GEN	19078	G&W	G&W APPLIANCE SALES & SERVICE	5,200.00
02/18/2022	GEN	19079	GRANGER	GRANGER	975.00
02/18/2022	GEN	19080	GRAVITY	GRAVITY WORKS DESIGN, LLC	3,620.00
02/18/2022	GEN	19081	REGISTER	INGHAM COUNTY REGISTER OF DEEDS	30.00
02/18/2022	GEN	19082	INGHAM	INGHAM COUNTY TREASURER	5,505.66
02/18/2022	GEN	19083	J & J HARD	J & J HARDWOODS, INC.	2,860.00
02/18/2022	GEN	19084	MEDA	MICHIGAN ECONOMIC DEVELOPERS ASSOCI	315.00

02/18/2022	GEN	19085	NORTHWEST	NORTHWEST INITIATIVE	800.00
02/18/2022	GEN	19086	REHMANN	REHMANN ROBSON	9,000.00
02/18/2022	GEN	19087	FOUR	SCHUMACHER'S FOUR SEASONS	2,550.00
02/18/2022	GEN	19088	TRUMBLE	TRUMBLE GROUP	1,760.00
02/18/2022	GEN	19089	TURNER	TURNER-DODGE DEVELOPMENT LLC	90,900.00
02/18/2022	GEN	19090	GARCIA-	VERONICA GRACIA-WING, LLC	300.00

GEN TOTALS:

Total of 35 Checks:	144,775.06
Less 0 Void Checks:	0.00
Total of 35 Disbursements:	144,775.06

Bank PR PNC PAYROLL CHECKING

02/04/2022	PR	259(E)	BWL	BOARD OF WATER & LIGHT	109.21
02/04/2022	PR	260(E)	CONSUMERS	CONSUMERS ENERGY	395.39
02/18/2022	PR	262(E)	BWL	BOARD OF WATER & LIGHT	66.06
02/18/2022	PR	263(E)	COMCAST	COMCAST	139.90
02/18/2022	PR	264(E)	PITNEY	PITNEY BOWES PURCHASE POWER	50.00
02/18/2022	PR	265(E)	PNC	PNC BANK, NA	100.00
02/22/2022	PR	2	BWL	BOARD OF WATER & LIGHT	285.79

PR TOTALS:

Total of 7 Checks:	1,146.35
Less 0 Void Checks:	0.00
Total of 7 Disbursements:	1,146.35

REPORT TOTALS:

Total of 42 Checks:	145,921.41
Less 0 Void Checks:	0.00
Total of 42 Disbursements:	145,921.41

Analysis of Rental Income Received by Property

2005 - 2021

Revised 3/10/22

		2021				12/31/21			2005 - 2021	
Address		Q1	Q2	Q3	Q4	Total	HC Costs	Maintenance & HOA \$	2021 Net	Net
1	818 N Fairview	2,450.00	2,500.00	2,575.00	2,550.00	\$ 10,075.00	\$ 1,007.50	\$ 1,117.00	\$ 7,950.50	\$63,278.01
2	1125 N Chestnut St	2,585.00	2,585.00	2,685.00	2,685.00	\$ 10,540.00	\$ 1,054.00	\$ -	\$ 9,486.00	-\$37,103.85
3	1026 S Grand	1,602.00	2,403.00	2,403.00	2,403.00	\$ 8,811.00	\$ 881.10	\$ 499.20	\$ 7,430.70	\$24,318.59
4	1217 W Michigan Ave	2,100.00	2,550.00	2,550.00	2,550.00	\$ 9,750.00	\$ 975.00	\$ 599.35	\$ 8,175.65	\$63,329.82
5	6107 Scotmar Dr	2,150.00	2,300.00	1,400.00	-	\$ 5,850.00	\$ 585.00	\$ 2,500.00	\$ 2,765.00	\$16,066.28
6	6125 Scotmar Dr	2,105.00	2,328.00	2,450.00	-	\$ 6,883.00	\$ 688.30	\$ 2,260.00	\$ 3,934.70	\$55,663.65
7	6131 Scotmar Dr	1,608.00	2,300.00	2,400.00	3,370.00	\$ 9,678.00	\$ 967.80	\$ 4,205.03	\$ 4,505.17	\$47,323.63 2021 CERA Housing Assistance per Covid-19.
8	1754 Maisonette Dr	2,100.00	2,300.00	2,515.00	4,000.00	\$ 10,915.00	\$ 1,091.50	\$ 2,860.00	\$ 6,963.50	\$40,784.15 2021 CERA Housing Assistance per Covid-19
9	1758 Maisonette Dr	2,100.00	2,300.00	3,200.00	3,200.00	\$ 10,800.00	\$ 1,080.00	\$ 2,260.00	\$ 7,460.00	\$40,031.43
10	1705 Maisonette Dr	1,400.00	2,400.00	2,300.00	2,400.00	\$ 8,500.00	\$ 850.00	\$ 2,260.00	\$ 5,390.00	\$54,302.59
11	Billboard at Lake Lansing Rd	-	-	850.00	-	\$ 850.00	\$ -	\$ 430.00	\$ 420.00	\$915.00
12	Billboard at W Saginaw	-	-	2,000.00	-	\$ 2,000.00	\$ -	\$ 525.00	\$ 1,475.00	\$6,415.00
13	3325 W Holmes Rd (sold 12/1/21)	1,848.00	2,712.00	2,892.00	-	\$ 7,452.00	\$ 745.20	\$ 240.00	\$ 6,466.80	\$31,169.37 Sold for \$137,000
14	1735 Maisonette Dr (sold As-Is 8/10/21)	2,654.00	650.00	-	-	\$ 3,304.00	\$ 330.40	\$ 1,080.00	\$ 1,893.60	\$48,357.57 Sold for \$50,000
15	1746 Maisonette Dr (sold 8/4/21)	1,427.00	(760.00)	-	-	\$ 667.00	\$ 66.70	\$ 1,080.00	\$ (479.70)	\$15,819.87 Sold for \$75,000
16	1727 Maisonette Dr (sold As-Is 1/29/21)	801.00	-	-	-	\$ 801.00	\$ 80.10	\$ 180.00	\$ 540.90	\$30,594.95 Sold for \$45,000
17	4327 Aurelius (sold 3/31/21)	1,490.00	-	-	-	\$ 1,490.00	\$ 149.00	\$ 646.25	\$ 694.75	\$53,730.30 Sold for \$105,000
18	1734 Maisonette Dr (sold 9/2/20)	-	-	-	-	\$ -	\$ -	\$ -	\$ -	\$42,371.34 Sold for \$67,500
19	323 Astor (sold 1/3/19)	-	-	-	-	\$ -	\$ -	\$ -	\$ -	\$25,939.41
20	653 S Hayford (sold 5/23/19)	-	-	-	-	\$ -	\$ -	\$ -	\$ -	-\$7,482.51
21	1014 S Pennsylvania (sold 5/23/19)	-	-	-	-	\$ -	\$ -	\$ -	\$ -	\$787.00
22	842 Edison Ave (sold 12/27/19)	-	-	-	-	\$ -	\$ -	\$ -	\$ -	-\$3,852.96
23	124 S Eighth St (sold 11/13/19)	-	-	-	-	\$ -	\$ -	\$ -	\$ -	\$1,537.16
\$ 28,420.00		\$ 26,568.00	\$ 30,220.00	\$ 23,158.00	\$ 108,366.00	\$ 10,551.60	\$ 22,741.83	\$ 75,072.57	\$ 614,295.80	

Communications Narrative / Executive Director's Report

3/11/22

- Audit 2021 – working with Rehmann. Expecting to be finished with it by end of March.
- Signed an agreement with Paycor, payroll company. PayChex isn't meeting our needs any longer. It will save time and money, and we'll use an online system with adaptable reporting. Implementation plans are set for April/May 2022.
- Housing Trust Fund – working thru a strategic plan which will formulate the implementation activities.
- Partnered with City of Lansing on the MEDC RAP (Revitalization & Placemaking Program) grant. This application round is structured around downtown developments and revitalization. The corridors are the welcome mat to downtowns, so we are working on row house development on Saginaw, Kalamazoo, MLK, and Pennsylvania corridors.
- Signed an agreement with Fedewa Builders for architectural building designs and site plans for our first set of row houses, proposed on Saginaw St across from the former St Lawrence Hospital. Expecting an initial set of plans in a few weeks. We'll forward to Lansing's Zoning Dept for initial reviews to determine if there's any major issues in regards to emergency management (ambulances, fire trucks, etc).
- Finalized a small single-family house design; blue prints have been created. All electric, energy efficiency, 2 bedroom, 1 bath, slab. Waiting for Lansing Building Safety Dept to approve plans. Construction to start early summer 2022.
- Garden Program gearing up for 2022 growing season. John Krohn is signing lots of leases.
- CDBG Demolition agreement signed, and awaiting for the City to complete an environmental study on one of the properties in the floodplain. Asbestos testing and surveying to start soon. Demolition in summer.
- Topic: cleanup of Land Bank property list; slivers of land.
- Next Board meeting, April 18th, 4:45pm, in person at the Land Bank office.