



BOARD OF DIRECTORS

Alan Fox CHAIR
Mark Grebner VICE CHAIR
Sharon Frischman TREASURER
Robert Pena SECRETARY
Ryan Sebolt MEMBER

THE LAND BANK BOARD WILL MEET ON MONDAY, MARCH 20, 2023 AT 5 P.M. IN THE MAIN CONFERENCE ROOM OF THE LAND BANK OFFICE, 3024 TURNER ST, LANSING, MI

Join Zoom Meeting

<https://us02web.zoom.us/j/84022903887?pwd=QUx4V2tjck0rUW9odituQ0pOKzdrZz09>

Meeting ID: 840 2290 3887

Passcode: 589137

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

Approve of the minutes from January 26, 2023

Additions to the Agenda

Public Comment

1. Commercial – Multi-Family
 - A. Sale Status report
 - B. Resolution to Authorize the Engagement in the Blight Elimination Program Round 2 through the State Land Bank Authority
2. Residential
 - A. List of Properties – January and February 2023
 - B. Resolution to Authorize the Sale of Vacant Parcel on Victor St to Michael & Britney Andrick
3. Administration
 - A. Accounts Payable – January and February 2023
 - B. Communications Narrative / Executive Director's Report
 - C. Legal
4. Limited public comment
5. Announcements, Comments, or other Questions
6. Adjournment
 - Next meeting Monday, April 17, 2023, at 5pm.

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



Ingham County Land Bank

3024 Turner St, Lansing, MI

January 26, 2023 – 5 p.m.

In-person and virtually via Zoom

<https://us02web.zoom.us/j/86477421618?pwd=aUxzVE5vUXlCSGRvL0ZaOGpKTmpGdz09>

Meeting ID: 864 7742 1618

Passcode: 188242

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

CALL TO ORDER

Chairperson Fox called the January 26, 2023 Annual Meeting of the Ingham County Land Bank to order at 5:01 p.m., held in-person at the Ingham County Land Bank Office and virtually via Zoom.

Members Present: Fox, Grebner, Frischman, Pena

Members Absent: Sebolt

Others Present: Tim Perrone, David Burns, Roxanne Case

APPROVAL OF THE MINUTES

MINUTES OF NOVEMBER 21, 2022 ACCEPTED AS SUBMITTED.

ADDITIONS TO THE AGENDA

None

LIMITED PUBLIC COMMENT

None

1. Annual Meeting – discussion of Board positions, Conflict of Interest Policy, Meeting Schedule, Land Bank orientation meetings

Welcome new board member Commissioner Pena! Board decided on positions. Commissioner Grebner will remain as Vice Chair. Director Frischman will remain as Treasurer. Commissioner Pena volunteered for the role of Secretary. Land Bank letterhead, website, and other documents will be updated.

Conflict of Interest Policy forms were read and signed for filing.

The Board Schedule will remain the same. Director Case went over a couple dates, but everyone agreed to stay with the current dates and 5pm start time. Chairperson Fox stated that from time to time, we may cancel meetings, if there is nothing to report.

Orientation meeting requests have been sent to Commissioners Pena and Sebolt. Director Case will schedule.

A. Strategic Plan

Director Case stated that this is informational and a living document that gets updated a couple times a year, and if anyone has feedback on the Plan, please email or call. Commissioner Pena noted that the selling of garden lots to the gardeners. Director Case stated that we are selling to long-term gardeners who are using their lots productively. These are not just scattered sites.

2. Commercial – Multi-Family

A. Sale Status report

Brief discussion. David Burns pointed out a few properties. Commissioner Pena asked about some of the acronyms. Mr. Burns clarified. Mr. Burns noted the old Leslie High School. Director Case stated that the Land Bank is in the midst of a Blight Elimination grant application through the State Land Bank Authority. Plans to submit on Monday, Jan 30th. Chairperson Fox stated that the Land Bank tries to sell properties right before construction starts, so that 5 years of Specific Tax capture is obtained. This is used for sustainability of the Land Bank. Director Frischman asked about the demolition of the former Pleasant Grove School. Mr. Burns stated the State Historic Preservation Office may change the plans of the building. Waiting to see. Discussion about the rowhouses on Saginaw across the street from the St. Lawrence Hospital. Trying to obtain information about the hospital.

3. Residential

A. List of Properties – summary 2022 and In Progress

Brief discussion. Director Case explained the 2 lists. She noted the 2 properties being renovated and constructed. Director Frischman noted that she was interested to see how the all-electric house on Avalon is going to turn out. Director Case stated that the contractor has framed it in, roofed, and completing windows. Soon the solar panel conduit will be installed. There will be media at the time of completion. Commissioner Pena asked about the demolitions. Director Case stated that the past few years, we have partnered with the City of Lansing for demolition CDBG funds (Community Development Block Grant).

B. Resolution to Authorize the Sale of Vacant Parcel on Cedar St to City of Lansing

COMMISSIONER GREBNER MOVED THE RESOLUTION. SUPPORTED BY COMMISSIONER PENA.

INGHAM COUNTY LAND BANK FAST TRACK AUTHORITY
**RESOLUTION TO AUTHORIZE SALE OF A VACANT PARCEL ON N CEDAR STREET,
LANSING MI TO CITY OF LANSING**

RESOLUTION 23-01

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

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

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

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

WHEREAS, the Ingham County Land Bank Fast Track Authority (the "Land Bank"), in its Priorities, Policies, and Procedures document, indicates in Section 7.A.5. that sale of any property that will be transferred to a governmental entity must be approved by the Land Bank Board; and

WHEREAS, the Land Bank purchased the tax foreclosed residential vacant parcel on N Cedar St (# 33-01-01-09-43-021) in 2008 and placed into the 240 Brownfield Plan; and

WHEREAS, the City of Lansing would like to purchase this property in order to construct, install and manage a sewer main that is needed for services across the City.

THEREFORE, BE IT RESOLVED, the Land Bank authorizes its Chairperson or Executive Director to negotiate and execute the transaction of this parcel to City of Lansing for the total rate of \$2500.00 including closing costs.

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

AYE: Fox, Grebner, Pena, Frischman ABSENT: Sebolt NAY: None Adopted 1/26/23

MOTION APPROVED UNANIMOUSLY.

Director Frischman disclosed that she is employed by City of Lansing, but is not a part of this transaction or the City Department that is requesting to purchase. Chairperson Fox explained that the City of Lansing is needing this lot and an adjacent Ingham County Treasurer foreclosed 2022 lot for a sewer main for the City. They are purchasing both lots in order to update and maintain this main. City is working on their documents.

- A. Resolution to Authorize the Sale of Vacant Parcel on Larned St to Weatherfield Realty Group

COMMISSIONER GREBNER MOVED THE RESOLUTION. SUPPORTED BY DIRECTOR FRISCHMAN

INGHAM COUNTY LAND BANK FAST TRACK AUTHORITY

RESOLUTION TO AUTHORIZE SALE OF A VACANT PARCEL ON LARNED ST, LANSING MI
TO WEATHERFIELD REALTY GROUP LLC

RESOLUTION 23-02

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.

WHEREAS, the Ingham County Land Bank Fast Track Authority (the "Land Bank"), in its Priorities, Policies, and Procedures document, indicates in Section 7.B.4. that sale of any property that will be transferred for a non-residential project, must be approved by the Land Bank Board; and

WHEREAS, the Land Bank received title of a residential vacant parcel on Larned St (# 33-01-01-15-383-001) in 2009 by local unit of reversion and placed into the 240 Brownfield Plan. This parcel is a triangular-shaped lot that is located alongside railroad tracks next to I496 and the Pennsylvania Ave on/off ramps, and has no opportunity for residential growth; and

WHEREAS, Weatherfield Realty Group LLC who is the buyer for UNITI Leasing LLC would like to purchase the parcel and will lease to UNITI with a 40-year lease. The intent is to install a substation for fiber optics by UNITI. This is a splicing point within the City of Lansing. UNITI has substations and fiber optics throughout the United States.

THEREFORE, BE IT RESOLVED, the Land Bank authorizes its Chairperson or Executive Director to negotiate and execute the transaction of this parcel to Weatherfield Realty Group LLC for the market rate of \$1,000, plus closing costs.

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

AYE: Fox, Grebner, Pena, Frischman ABSENT: Sebolt NAY: None Adopted 1/26/23

MOTION APPROVED UNANIMOUSLY.

Director Case explained that this is a parcel that would never be built on and that the Land Bank just mows. She explained that the company who is purchasing needs a space for large shed for a generator and substation for fiber optics, mostly likely for power outages. The company has already contacted Zoning and has been approved.

4. Administration

A. Accounts Payable – November and December 2022

Accepted and on file.

B. Communications Narrative / Executive Director's Report

Director Case pointed out that we are updating our website, and we just listed our internal database on the site so that people can view properties and obtain more information. This database does not include properties that are pending a sale, have agreements or leases.

C. Legal

Mr. Perrone stated that it has been pretty quiet from the Land Bank, but he is helping Land Bank staff on the Federal Student Loan Forgiveness Program, where there is a snag that the federal government isn't showing that the Land Bank is a governmental agency. David Burns suggested to reach out to Senator Kildee on this situation.

5. Limited public comment

None

6. Announcements, Comments, or other Questions

None

7. Adjournment - accepted. THE MOTION CARRIED UNANIMOUSLY.

Chairperson Fox adjourned the meeting at 5:51pm.

Next meeting on March 20, 2023, at 5pm at the Land Bank office.

Commercial / Multi-Family Properties - Sale Status Report

3/14/2023

Parcel Number	Address	City	Market List Price or Contract Price	Status & Date (On Development, Market, Pending, Sold)
1 33-01-01-08-427-021	(715) W Willow	Lansing	Split to MMLA contract price: \$35,000 remaining value to be determined	Mid-Michigan Leadership Academy (MMLA) has signed PA for 2.55 acres (track portion) of property selling for \$35,000. Lot split complete and approved. Land Bank considering a development/joint venture with CAHP/other developers using remaining 8.01 acres. A follow-up meeting is scheduled with CAHP. Other developer has not asked for follow-up information and seems uninterested. Land Bank and CAHP to discuss project scope and partner responsibilities. Missing middle, affordable and home ownership are priorities. Lengthy timeline and a fairly complicated process anticipated. Brownfield, and other subsidies required. MSU Design students are preparing development plans for this site as their final class project. Land Bank will attend final presentations and get copies.
2 33-01-01-09-127-022	0 W North St	Lansing	Will revise list price when we relist	Waiting until bottle plant redevelopment has begun before relisting. Possible extra land available with part of Reasoner Park. Received an Letter of Intent to purchase from River Oak Capitol Group for \$27,000. We requested and haven't received additional information on the buyers intent.
3				
33-01-01-09-177-003	1506 N. Grand River Ave. (Bottling Plant)	Lansing	Contract price: \$100,000	PA/DA signed with NXT Commercial, 7/21/20. PA/DA extended to 10/9/23. Likely will not close this year, but potentially 1st quarter 2024. Architectural and engineering almost complete. Project will include 168 market rate rentals units, 14,000 sq. ft. of commercial space, structured parking, park and river trail upgrades. To begin community outreach soon. Building height variance approved (60' allowed, 135' needed). UDA, Reimbursement, Dietrich Park and Fire Access Agreements have been revised but are not signed. Project moving forward and has strong political support. Developer is considering mass timber as an environmentally friendly alternative to using traditional steel construction. Land Bank will consider financial support with Blight Elimination Grant funds if grant is awarded.
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	Contract price: \$100,000	Signed PA on 12/11/19 with Ferguson Development for \$100,000. 12/11/20 a 6 month extension to PA was signed and has been extended every 6 months since. Current extension expires August 11, 2023. Total on deposit is \$7,500, \$2,500 non refundable. 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. Historic review of building took place, no changes to plans anticipated. Waiting to hear from SHPO regarding ability to demolish. Update meeting scheduled with entire team on 1/27/23. Possibility of blight elimination funds will be offered if it helps. Developer considering. New PA terms will be established if land bank is involved with demolition.

Parcel Number	Address	City	Market List Price or Contract Price	Status & Date (On Development, Market, Pending, Sold)
5 33-17-14-21-351-019	104 Worthington Place Dr.	Leslie	List price: \$69,125	We have verbal agreement with developer Richard Floyd to sell 11.06 acre parcel for \$40k. Floyd is planning for an apartment development. PA signing will be delayed. PA will have contingencies built in to provide additional compensation to Land Bank if project does not start one year post sale. Will need PA language help from Tim Perone. Continuing effort with City staff on planning municipal infrastructure improvements on this parcel.
6 33-17-14-28-126-016	112 Woodworth (old Leslie High School)	Leslie	List Price: \$199,000	Applied for and received funds from the State Land Bank to demolition the building. Completed an asbestos/ hazardous materials report, submitted a Section 106 application with SHPO. Listed Property with NAI. Met with new City Manager to discuss this property. City has helped with securing the building. Determining possible developments plans for future site. Best estimate is that demolition will start by June and finish by October.
7 33-01-01-08-481-451	(1000) W Saginaw St	Lansing	\$50,000	Listed, no current offers.
8 33-21-01-07-352-005	(3600) W Saginaw St (billboard lot)	Lansing	\$99,000	Old gas station site. Land Bank has been working with EGLE for several years to remove tanks on site. EGLE finally approved funds in 2023 for tank and contamination removal. Work tentatively to begin in spring 2023.
9 Various parcel #s	E Park Term / May / Saginaw / Penn	Lansing	\$34,722	Working with H-Inc on large residential development on 21 Land Bank parcels including one house plus several more parcels owned by them. House at 914 May St sold. Buyer required to demolish house by June 2023. Signed rental agreement with phased purchase option. Developer maintaining all the parcels effective 7/1/22. 3-year agreement plus extensions if necessary. Had a zoom call with city and other larger property owners from the area to discuss development intent for area. Developer has been working on plans and has submitted for rezoning.
10 33-25-05-14-151-015	E Norwood Ave (12.9 acres)	Holt	List price: \$99,900	Have interested buyer for 55 unit 9% senior tax credit deal. Will be a long term PA/Option to purchase. Rezoning the site will be required. We are working with the developer on the best approach to re-zoning.
11 33-01-01-31-126-291, 33-01-01-31-126-281, 33-01-01-31-128-125	Holmes Rd / Glenbrook Dr	Lansing	TBD	2 parcels plus 1 lot totaling 5.76 acres. An interested developer is considering this site for a new development. Waiting to hear back from them after site review with Land Bank, LEAP and City. If interested, this will be a long term development process involving several sources of financing.

Parcel Number	Address	City	Market List Price or Contract Price	Status & Date (On Development, Market, Pending, Sold)
12 33-01-01-17-204-231 33-01-01-17-204-240 33-01-01-17-204-250	W Saginaw (1209)	Lansing	Listing price targeting 80% AMI qualification	3 parcels to be combined and developed by the Land Bank with a 5 unit condo. Site Plan and building plans complete. Architectural plans approved. Waiting for second round of site plan review. Will be put project out for bid soon.
13 33-01-01-17-231-041 33-01-01-17-231-031 33-01-01-17-231-021 33-01-01-17-231-011	N MLK (420-424-426-428)	Lansing	Listing price targeting 80% AMI qualification	4 parcels combined to be developed by the Land Bank with a 4 unit condo. Preliminary site and building plans will be completed and submitted for approval by end of March.
14 33-01-01-15-376-011 33-01-01-15-376-021 33-01-01-15-376-031	S Pennsylvania Ave (413-415-419)		Listing price targeting 80% AMI qualification	3 parcels to be combined and developed by the Land Bank. Preliminary planning to be phased in after Saginaw and MLK construction has begun. Attached 4-unit Row House to be sold as individual units.
15 33-01-01-15-378-043 33-01-01-15-378-044	S Pennsylvania Ave (500 block)		Listing price targeting 80% AMI qualification	2 parcels to be combined and developed by the Land Bank. Preliminary planning to be phased in after Saginaw and MLK construction has begun. Attached 4-unit Row House to be sold as individual units.

INGHAM COUNTY LAND BANK FAST TRACK AUTHORITY

**RESOLUTION TO AUTHORIZE THE ENGAGEMENT IN THE BLIGHT ELIMINATION PROGRAM
ROUND 2 THROUGH THE STATE LAND BANK AUTHORITY**

RESOLUTION 23-

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, Ingham County is in Prosperity Region 7 according to the State of Michigan, where we are able to apply for funding during Round 2 of the Blight Elimination Program through the State Land Bank Authority (SLBA) that holds approximately \$5M in funding resources. The Land Bank is applying for the purpose of demolishing structures that are dilapidated and past their life cycle for renovation; and

WHEREAS, private-property applicants wishing to apply for Blight Elimination Funds, must apply through the Land Bank Authority, if one exists within its jurisdiction or county. That Land Bank Authority must be the lead applicant, which is the case for Ingham County Land Bank; and

WHEREAS, the Land Bank plans to apply for funding to demolish the former Pleasant Grove School at 2130 W Holmes Rd, Lansing. The end-goal is to transform the property into a medical facility and housing through a developer; and

WHEREAS, there are two (2) private entities that also wish to apply for Blight Elimination Funds: Michigan Community Capital who owns and wishes to demolish a building in the Old Town area of Lansing, and City of East Lansing who owns and wishes to demolish 2 residential houses on Evergreen St; and

THEREFORE, BE IT RESOLVED, the Land Bank authorizes its Chairperson or Executive Director to enter into a combined-application and Agreement under the SLBA Blight Elimination Program.

AYE: NAY: ABSENT: APPROVED:

Residential or Vacant Properties Sold List**January and February 2023 Sales**

Parcel Number	Address	City	Property Class	Sold Amount	Sold Date
33-01-01-08-378-251	N JENISON AVE (817)	LANSING	Residential Vacant	1,200	01/05/2023
33-01-01-15-383-001	Larned Street	Lansing	Residential Vacant	1,000	02/13/2023
33-01-01-16-479-221	Helen St (610)	Lansing	Residential Vacant	1,000	02/15/2023
33-01-01-21-453-037	E Barnes Ave (126)	Lansing	Residential Vacant	1,000	02/28/2023
33-01-01-23-126-143	S Foster Ave	Lansing	Residential Vacant	1,445	01/30/2023
33-01-01-27-155-141	Tisdale	Lansing	Residential Vacant	1,100	01/30/2023
33-01-05-04-226-301	E Jolly Road (604)	Lansing	Residential Vacant	2,100	01/30/2023
33-01-05-06-428-071	POLLARD RD	LANSING	Residential Vacant	1,500	02/21/2023
Grand Total				10,345.00	

Residential Properties - in progress

Parcel #	Address	Project type	Listing \$	Notes
33-01-05-06-126-062	5132 Wexford Rd	Rehab		Renovations in progress
33-01-01-30-478-121	(3318) Avalon St	New Construction - all electric/solar		Drywalled and painting
33-01-01-03-104-311	Orchard Glen (726)	New Construction - Apprenticeship Program --		working on design plans
33-01-01-09-354-041/051	(910) N Chestnut St	New Construction --		working on design plans
33-01-01-10-326-551/561	0 E Cesar E Chavez	New Construction --		working on design plans
33-01-01-14-357-211/201	500-504 Fairview St	New Construction - Modular Grant thru MSHDA -		waiting on MSHDA contract
33-01-01-32-176-361	(1727) Hillcrest St	New Construction --		working on design plans
33-01-01-32-351-352	(2101) Reo Rd	New Construction --		working on design plans
33-21-01-18-428-016	124 HUNGERFORD ST	New Construction - Partnership w/Habitat for Humanity		Capital Region

Residential Properties - Slated for Demolition

33-01-01-10-329-321	1027 Cady Ct	CDBG funded		Demolished, working on sidewalks, curb inserts
	929 Johnson Ave			Demolished, working on sidewalks, curb inserts
33-01-01-14-381-231	616 S Mifflin Ave	CDBG funded		Demolished, working on sidewalks, curb inserts
33-01-01-22-309-101	913 Motor Ave	CDBG funded		Demolished, working on sidewalks, curb inserts
33-01-01-32-251-131	1318 Mary Ave	CDBG funded		Demolished, working on sidewalks, curb inserts
33-01-01-10-377-231	819 Cleveland St	Treasurer funded		Demolished, working on sidewalks, curb inserts
33-01-01-29-376-151	1522 W Holmes Rd	Treasurer funded		Demolished, working on sidewalks, curb inserts
33-01-01-22-352-261	1735 Lyons Ave	searching for funding sources		
33-01-01-14-452-005	421 S Detroit St	searching for funding sources		
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 A VACANT PARCEL ON VICTOR AVE, LANSING MI TO MICHAEL AND BRITTNEY ANDRICK

RESOLUTION 23-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 Land Bank received title of a residential unimproved parcel on Victor Ave (# 33-01-01-29-258-153) in 2015 by local unit of rejection; and

WHEREAS, Michael Andrick is the Demolition & Property Specialist employee of the Ingham County Land Bank Fast Track Authority; and

WHEREAS, Michael and Brittney Andrick would like to purchase the parcel with the intent to extend their yard. This parcel, located on the corner of Martin Luther King Jr Blvd and Victor Ave, is not considered a desirable residential-buildable property, due to the traffic volume on Martin Luther King Jr Blvd.

THEREFORE, BE IT RESOLVED, the Land Bank authorizes its Chairperson or Executive Director to negotiate and execute the transaction of this parcel to Michael and Brittney Andrick for the market rate of \$1,900, plus closing costs.

Yeas:

Nays:

Absent:

Approved:

03/13/2023

CHECK REGISTER FOR INGHAM COUNTY LAND BANK
CHECK DATE FROM 01/01/2023 - 01/31/2023

Check Date	Bank	Check	Vendor	Vendor Name	Amount
Bank GEN PNC GENERAL CHECKING					
01/06/2023	GEN	19488	AGAPE BLDG	AGAPE BUILDING & RESTORATION LLC	16,757.47
01/06/2023	GEN	19489	CAPITAL AR	CAPITAL AREA ACCOUNTING SOLUTIONS	1,600.00
01/06/2023	GEN	19490	MENARDS	CAPITAL ONE COMMERCIAL	46.85
01/06/2023	GEN	19491	LANSING CI	CITY OF LANSING	640.00
01/06/2023	GEN	19492	COHL	COHL, STOKER & TOSKEY, P.C.	928.40
01/06/2023	GEN	19493	DBI	DBI BUSINESS INTERIORS	249.83
01/06/2023	GEN	19494	EPP	EPROPERTY INNOVATIONS LLC	24,386.68
01/06/2023	GEN	19495	FRITZY	FRITZY'S LAWN & SNOW	2,510.00
01/06/2023	GEN	19496	HOLDERS	HOLDERS HEATING & AIR	4,200.00
01/06/2023	GEN	19497	HOUSING	INGHAM COUNTY HOUSING COMMISSION	1,940.10
01/06/2023	GEN	19498	KELLEY	KELLEY APPRAISAL COMPANY	425.00
01/06/2023	GEN	19499	KELLEY	KELLEY APPRAISAL COMPANY	425.00
01/06/2023	GEN	19500	KELLEY	KELLEY APPRAISAL COMPANY	425.00
01/06/2023	GEN	19501	LANSING TR	LANSING CITY TREASURER	528.13
01/06/2023	GEN	19502	MCDA	MICHIGAN COMMUNITY DEVELOPMENT ASSO	100.00
01/06/2023	GEN	19503	RED CEDAR	RED CEDAR CONSULTING, LLC	2,250.00
01/06/2023	GEN	19504	ROBIN	ROBIN WRIGHT	405.00
01/06/2023	GEN	19505	CASE	ROXANNE CASE	39.38
01/06/2023	GEN	19506	WE'RE	WE'RE DIFFERENT LAWNS & MORE	2,400.00
01/20/2023	GEN	19507	AGAPE BLDG	AGAPE BUILDING & RESTORATION LLC	47,696.30
01/20/2023	GEN	19508	ALL STAR	ALL STAR SNOW REMOVAL	2,160.00
01/20/2023	GEN	19509	HASS	APPLIED IMAGING	178.26
01/20/2023	GEN	19510	AT&T	AT & T	120.70
01/20/2023	GEN	19511	LESLIE	CITY OF LESLIE	124.15
01/20/2023	GEN	19512	COHL	COHL, STOKER & TOSKEY, P.C.	647.50
01/20/2023	GEN	19513	CURSOR	CURSOR CONTROL INC	1,395.00
01/20/2023	GEN	19514	DBI	DBI BUSINESS INTERIORS	12.74
01/20/2023	GEN	19515	EDEN	EDEN GLEN CONDO ASSOCIATION	840.00
01/20/2023	GEN	19516	GRANGER	GRANGER	113.35
01/20/2023	GEN	19517	HBA	HBA OF GREATER LANSING	640.00
01/20/2023	GEN	19518	HOME	HOME DEPOT CREDIT SERVICES	38.93
01/20/2023	GEN	19519	INGHAM	INGHAM COUNTY TREASURER	5,760.77
01/20/2023	GEN	19520	LAFONTAINE	LAFONTAINE FORD, INC	150.99
01/20/2023	GEN	19521	MAGWV	MAGWV	1,540.00
01/20/2023	GEN	19522	MCKISSIC	MCKISSIC CONSTRUCTION	2,740.00
01/20/2023	GEN	19523	MI FLEET	MICHIGAN FLEET FUELING SOLUTIONS LL	444.67
01/20/2023	GEN	19524	PSI	PROFESSIONAL SERVICE INDUSTRIES INC	6,450.00
01/20/2023	GEN	19525	GRACIA-WIN	VERONICA GRACIA-WING, LLC	300.00

Check Date	Bank	Check	Vendor	Vendor Name	Amount

GEN TOTALS:					
Total of 38 Checks:					131,610.20
Less 0 Void Checks:					<u>0.00</u>
Total of 38 Disbursements:					131,610.20
Bank PR PNC PAYROLL CHECKING					
01/06/2023	PR	376(E)	HASS	APPLIED IMAGING	157.01
01/06/2023	PR	377(E)	BWL	BOARD OF WATER & LIGHT	41.38
01/06/2023	PR	378(E)	BWL	BOARD OF WATER & LIGHT	288.56
01/06/2023	PR	379(E)	CONSUMERS	CONSUMERS ENERGY	27.68
01/06/2023	PR	380(E)	CONSUMERS	CONSUMERS ENERGY	165.77
01/20/2023	PR	381(E)	BWL	BOARD OF WATER & LIGHT	15.05
01/20/2023	PR	382(E)	COMCAST	COMCAST	164.90
01/20/2023	PR	383(E)	PITNEYBOW	PITNEY BOWES INC	104.94
01/20/2023	PR	384(E)	PNC	PNC BANK, NA	<u>1,781.31</u>
PR TOTALS:					
Total of 9 Checks:					2,746.60
Less 0 Void Checks:					<u>0.00</u>
Total of 9 Disbursements:					2,746.60
REPORT TOTALS:					
Total of 47 Checks:					134,356.80
Less 0 Void Checks:					0.00
Total of 47 Disbursements:					134,356.80

03/13/2023

CHECK REGISTER FOR INGHAM COUNTY LAND BANK
 CHECK DATE FROM 02/01/2023 - 02/28/2023

Check Date	Bank	Check	Vendor	Vendor Name	Amount
Bank GEN PNC GENERAL CHECKING					
02/01/2023	GEN	19526	AGAPE BLDG	AGAPE BUILDING & RESTORATION LLC	38,959.44
02/01/2023	GEN	19527	BWL	BOARD OF WATER & LIGHT	330.00
02/01/2023	GEN	19528	BS&A	BS&A SOFTWARE	647.00
02/01/2023	GEN	19529	CAPITAL AR	CAPITAL AREA ACCOUNTING SOLUTIONS	1,600.00
02/01/2023	GEN	19530	MOHR CODY	CODY MOHR	232.50
02/01/2023	GEN	19531	CUSTOM HOM	CUSTOM HOME ENERGY SERVICES	750.00
02/01/2023	GEN	19532	BURNS	DAVID BURNS	56.88
02/01/2023	GEN	19533	DRAINSP	DRAIN & INSPECTION SERVICES INC	220.00
02/01/2023	GEN	19534	FARMERS	FARMERS INSURANCE	399.68
02/01/2023	GEN	19535	FRITZY	FRITZY'S LAWN & SNOW	2,510.00
02/01/2023	GEN	19536	HOLDEN	HOLDEN ELECTRIC, INC	3,000.40
02/01/2023	GEN	19537	J & J HARD	J & J HARDWOODS, INC.	1,760.00
02/01/2023	GEN	19538	PRECISION	PRECISION PIPING LLC	10,560.00
02/01/2023	GEN	19539	ROBIN	ROBIN WRIGHT	520.00
02/01/2023	GEN	19540	FOUR	SCHUMACHER'S FOUR SEASONS	3,555.00
02/01/2023	GEN	19541	WE'RE	WE'RE DIFFERENT LAWNS & MORE	2,400.00
02/17/2023	GEN	19542	AGAPE BLDG	AGAPE BUILDING & RESTORATION LLC	25,110.08
02/17/2023	GEN	19543	ALL STAR	ALL STAR	2,160.00
02/17/2023	GEN	19544	HASS	APPLIED IMAGING	157.01
02/17/2023	GEN	19545	AT&T	AT & T	120.61
02/17/2023	GEN	19546	LANSING CI	CITY OF LANSING	218.50
02/17/2023	GEN	19547	COHL	COHL, STOKER & TOSKEY, P.C.	504.50
02/17/2023	GEN	19548	EDEN	EDEN GLEN CONDO ASSOCIATION	840.00
02/17/2023	GEN	19549	GRANGER	GRANGER	130.34
02/17/2023	GEN	19550	HOME	HOME DEPOT CREDIT SERVICES	10.87
02/17/2023	GEN	19551	REGISTER	INGHAM COUNTY REGISTER OF DEEDS	30.00
02/17/2023	GEN	19552	INGHAM	INGHAM COUNTY TREASURER	5,760.77
02/17/2023	GEN	19553	KEBS	KEBS, INC.	575.00
02/17/2023	GEN	19554	LANE'S	LANE'S REPAIR	3,910.20
02/17/2023	GEN	19555	MAGWV	MAGWV	2,040.00
02/17/2023	GEN	19556	MALB	MICHIGAN ASSOCIATION OF LAND BANKS	1,000.00
02/17/2023	GEN	19557	FOUR	SCHUMACHER'S FOUR SEASONS	2,370.00
02/17/2023	GEN	19558	WILDTYPE	WILDTYPE	1,980.00
02/17/2023	GEN	19559	MI FLEET	MICHIGAN FLEET FUELING SOLUTIONS LL	355.29

GEN TOTALS:

Total of 34 Checks:	114,774.07
Less 0 Void Checks:	0.00
Total of 34 Disbursements:	<u>114,774.07</u>

Check Date	Bank	Check	Vendor	Vendor Name	Amount
Bank PR PNC PAYROLL CHECKING					
02/03/2023	PR	385(E)	BWL	BOARD OF WATER & LIGHT	100.04
02/03/2023	PR	386(E)	CONSUMERS	CONSUMERS ENERGY	369.17
02/17/2023	PR	388(E)	COMCAST	COMCAST	164.90
02/17/2023	PR	389(E)	PITNEY	PITNEY BOWES PURCHASE POWER	50.00
02/17/2023	PR	390(E)	PNC	PNC BANK, NA	1,647.75
02/28/2023	PR	395(E)	BWL	BOARD OF WATER & LIGHT	<u>286.89</u>

PR TOTALS:

Total of 6 Checks:	2,618.75
Less 0 Void Checks:	<u>0.00</u>
Total of 6 Disbursements:	2,618.75

REPORT TOTALS:

Total of 40 Checks:	117,392.82
Less 0 Void Checks:	0.00
Total of 40 Disbursements:	117,392.82

- In the mist of our 2022 audit with Rehmann. Expecting a smooth audit.
- Awarded grant funds through MSHDA on modular housing construction; waiting on pending agreement. This will occur in the 500 block of S Fairview Ave, Lansing.
- Awarded grant funds through the State Land Bank Authority for blight elimination monies to demolish the old Leslie High School. Working on next steps.
- Awarded grant funds through the Housing Trust Fund through the Board of Commissioners for \$1.75M to complete new constructions and/or renovations of single-family homes on Land Bank parcels.
- Applying for 2 different MSHDA (Michigan State Housing Development Authority) grants. Plan to tie them in together, for better leveraged funding. Deadline is 4/21/23. Possibly more modular development.
- Applying for funds through the State Land Bank Authority for blight elimination monies to demolish the old Pleasant Grove School. Deadline is 5/31/23. Two other entities are being included in the grant. (Michigan Community Capital and City of East Lansing). This will be a large grant to pull together.
- Looking into more MEDC RAP funding opportunities (Revitalization and Placemaking). May apply for these, as well.
- EGLE has approved and awarded funds through their FY23 Triage Program, to remove the underground storage tanks and contamination on our property at 3600 W Saginaw St, Lansing. This was a former gas station. This should be completed in 2023. This process was started in 2019.
- Helped facilitate a group event with over 10 financial institutions to promote a marketing plan to connect with minority groups in order to improve equity advancement. Our goal is to set up a series of clinics to help residents with purchasing houses and condos that will be coming up for sale. Capital Area Housing Partnership, Habitat Capital Region, and Kalamazoo Land Bank was included.
- A private individual has reached out, offering to donate a residential house near the Turner Dodge House. Research and inspections took place. Waiting to receive documentation and information on the property as a whole. The house has good bones and is in decent shape. Land Bank looking to obtain and renovate for folks needing transitional housing.
- Land Bank contracted CPA has given a 30-day notice. Have hired another CPA who has worked with the County and the Land Bank previously.
- More funding opportunities are coming through the system, so Land Bank is transitioning Melissa McKimmy (Construction Grant Admin) to strictly grant writing and administration. We're looking to hire another administrative person and another construction manager.