



## BOARD OF DIRECTORS

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

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THE LAND BANK BOARD WILL MEET ON MONDAY, APRIL 17, 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/82959697216?pwd=Unl0L2x4Z0tUTmNYaU50SGptZGFNQOT09>

Meeting ID: 829 5969 7216

Passcode: 683971

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 - The Ingham County Land Bank Board of Directors meeting is called to order. This meeting is also being held virtually.

Approve of the minutes from March 20, 2023

Additions to the Agenda

Public Comment

1. Commercial – Multi-Family
  - A. Sale Status report
2. Residential
  - A. List of Properties – March 2023
  - B. Resolution to Authorize the Sale of 3 Vacant Parcels in Lansing to Woods Construction
  - C. Resolution to Authorize to Enter into a MSHDA Mod Housing Production Agreement
3. Administration
  - A. Accounts Payable – March 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, May 15, 2023, 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  
[www.inghamlandbank.org](http://www.inghamlandbank.org)



Ingham County Land Bank

3024 Turner St, Lansing, MI

March 20, 2023 – 5 p.m.

In-person and virtually via Zoom

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

Meeting ID: 840 2290 3887

Passcode: 589137

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

**CALL TO ORDER**

Chairperson Fox called the March 20, 2023 Regular Meeting of the Ingham County Land Bank to order at 5:02 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, Michael Andrick

**APPROVAL OF THE MINUTES**

MINUTES OF JANUARY 26, 2023 ACCEPTED AS SUBMITTED.

**ADDITIONS TO THE AGENDA**

None

**LIMITED PUBLIC COMMENT**

None

1. Commercial – Multi-Family

A. Sale Status report

Brief discussion. Commissioner Pena asked about the bottling track. Mr. Burns confirmed that it's on track but slow, and the developer is working with the City of Lansing on different documents. Director Case noted the Land Bank was awarded blight elimination funds for the old Leslie High School demolition. Chairperson Fox stated that the Land Bank may apply for funds to help the demolition process along at the former Pleasant Grove School. The State Historic Preservation Office is still in limbo and we're awaiting information.

B. Resolution to Authorize the Engagement in the Blight Elimination Program Round 2 through the State Land Bank Authority

COMMISSIONER PENA MOVED THE RESOLUTION. SUPPORTED BY COMMISSIONER GREBNER.

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 23-03**

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: Fox, Grebner, Pena, Frischman      ABSENT: Sebolt      NAY: None      Adopted 3/20/23

MOTION APPROVED UNANIMOUSLY.

Director Case stated that this is Round 2 of Blight Elimination through the State Land Bank Authority of leftover monies of the first round. We are applying for demolition funds to raze the former Pleasant Grove School. We are also including two entities that wish for demolition funds. Other entities can apply for these funds but need to go through the Land Bank Authority that resides in their county. Our grant writer, Melissa McKimmy, has a huge project ahead of her to pull all three of these applications together. Director Case stated, that for the record, there are more blight elimination funds coming in fall 2023 that we plan to apply for.

2. Residential

A. List of Properties – January-February 2023

Brief discussion. Director Case pointed out the properties in progress that are planned for development and new construction. Mr. Burns noted that the Wexford Street renovation property was listed on the MLS and we've received offers.

B. Resolution to Authorize the Sale of Vacant Parcel on Victor St to Michael and Brittney Andrick

COMMISSIONER PENA MOVED THE RESOLUTION. SUPPORTED BY  
COMMISSIONER GREBNER.

**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 23-04**

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

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

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

WHEREAS, the 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.

AYE: Fox, Grebner, Pena, Frischman      ABSENT: Sebolt      NAY: None      Adopted 3/20/23

MOTION APPROVED UNANIMOUSLY.

3. Administration

A. Accounts Payable – January-February 2023

Accepted and on file.

B. Communications Narrative / Executive Director's Report

Director Case pointed out a few of the grant applications that the Land Bank was awarded. This is kudos to Melissa McKimmy, who is our grant writer and wrote most of the grants. The Land Bank is a team, so all of us had some input on the narrative, but most of it was pulled together and written by Melissa. Director Case also stated that there are more funding opportunities coming down the pipeline that the Land Bank should and will apply for. We are having a hard time keeping up with this, so the Land Bank is moving Ms. McKimmy to grant writing, and we'll be hiring another administration person and possibly a construction manager. Chairperson Fox stated that there is just under \$100M for blight elimination through Public Act 1 of 2023, of which the Land Bank is entitled to a significant portion that will be applied for. This has caused capacity issues for almost all the Land Banks in the state. Chairperson Fox is working with the Michigan Association of Land Banks to figure out a way to get resources to other local Land Banks who are not as blessed as we are. Commissioner Grebner pointed out a historical note, that Ingham County previously had a grant writing department but things changed and grants dried up. Director Case stated that some of these blight elimination funds will have renovation monies included, and we may be gaining a couple houses that will need rehabbed. Director Frischman asked about a property noted for transitional housing. Director Case confirmed that it may be a good property for the RDC (Refugee Development Center); still trying to figure it all out.

C. Legal

Mr. Perrone stated he was assisting in documents for a sale that the Land Bank was planning to sell at 918 N Larch. The person who the Land Bank contracted with, had passed away, but a personal representative came forward with wanting to continue the lot sale.

4. Limited public comment

None

5. Announcements, Comments, or other Questions

Commissioner Grebner stated that a group from the Board of Realtors came to the Democratic Caucus last week in regards to the Land Bank's 20-year owner-occupancy covenant. Commissioner Grebner suggests inviting the Board of Realtors in to discuss the topic, and then create a more formal policy and waiver form to be completed by those who wish to request a waiver on the homeowner occupancy covenant. Chairperson Fox stated that ARPA housing funds just issued clarification of how ARPA monies can be used, and it almost certainly poses that homeownership is a priority and/or required. Director Frischman agreed that a more formal waiver process should be created and available. She stated that PREs are up 2% this year in the City of Lansing.

6. Adjournment - accepted. THE MOTION CARRIED UNANIMOUSLY.

Chairperson Fox adjourned the meeting at 5:46pm.

Next meeting on April 17, 2023, at 5pm at the Land Bank office.

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

4/14/2023

| Parcel Number         | Address                                   | City    | Market List Price or Contract Price                                     | Status & Date<br>(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. To close in May or sooner. 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.   |
| 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. Developer needs to fill a gap in financing. |
| 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<br>(On Development, Market, Pending, Sold)   |
|--|--|---------|-------------------------------------|--|
| 5 33-17-14-21-351-019  | 104 Worthington Place Dr.              | Leslie  | List price:<br>\$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 currently being drafted with 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:<br>\$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. Potential lease with a food truck. \$300 per month, they hook up electric and pay bill.  |
| 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:<br>\$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. Deal on hold.   |
| 11 33-01-01-31-126-291,<br>33-01-01-31-126-281,<br>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<br>(On Development, Market, Pending, Sold)   |
|--|----------------------------------|---------|---|--|
| 12<br>33-01-01-17-204-231<br>33-01-01-17-204-240<br>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 and Site Plans approved. (Waiting for Transportation Dept review.) Will put project out for bid soon. Groundbreaking event to occur. |
| 13<br>33-01-01-17-231-041<br>33-01-01-17-231-031<br>33-01-01-17-231-021<br>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<br>33-01-01-15-376-011<br>33-01-01-15-376-021<br>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<br>33-01-01-15-378-043<br>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.  |

**Residential or Vacant Properties Sold List****March 2023 Sales**

| Parcel Number       | Address               | City    | Property Class     | Sold Amount | Sold Date  |
|---------------------|-----------------------|---------|--------------------|-------------|------------|
| 33-01-01-03-101-131 | E SHERIDAN RD         | LANSING | Residential Vacant | 2,100.00    | 03/30/2023 |
| 33-01-01-03-353-091 | Randall Street (719)  | Lansing | Residential Vacant | 1,320.00    | 03/20/2023 |
| 33-01-01-22-308-121 | Pontiac Street (1437) | Lansing | Residential Vacant | 860.00      | 03/16/2023 |
| 33-01-01-27-107-001 | MCKIM AVE             | LANSING | Residential Vacant | 1,100.00    | 03/16/2023 |

Grand Total                      5,380.00

**Residential Properties - in progress**

| Parcel #                | Address             | Project type   | Listing \$ | Notes                                 |
|-------------------------|---------------------|--|------------|---------------------------------------|
| 33-01-05-06-126-062     | 5132 Wexford Rd     | Rehab  | 160,900    | Pending offer. Last minute repairs    |
| 33-01-01-30-478-121     | (3318) Avalon St    | New Construction - all electric/solar                                |            | Cabinets & countertops going in       |
| 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 |            | Groundbreaking media event on 4/3/23. |

**Residential Properties - Slated for Demolition**

|                     |                   |                  |  |   |
|---------------------|-------------------|------------------|--|---|
| 33-01-01-10-329-321 | 1027 Cady Ct      | CDBG funded      |  | Demolished, finalized out. Invoiced & paid contractor                                   |
|                     | 929 Johnson Ave   |                  |  | Demolished, finalized out. Invoiced & paid contractor                                   |
| 33-01-01-14-381-231 | 616 S Mifflin Ave | CDBG funded      |  | Demolished, finalized out. Invoiced & paid contractor                                   |
| 33-01-01-22-309-101 | 913 Motor Ave     | CDBG funded      |  | Demolished, finalized out. Invoiced & paid contractor                                   |
| 33-01-01-32-251-131 | 1318 Mary Ave     | CDBG funded      |  | Demolished, finalized out. Invoiced & paid contractor                                   |
| 33-01-01-10-377-231 | 819 Cleveland St  | Treasurer funded |  | Demolished, finalized out. Invoiced & paid contractor                                   |
| 33-01-01-29-376-151 | 1522 W Holmes Rd  | Treasurer funded |  | Demolished, finalized out. Invoiced & paid contractor                                   |
| 33-01-01-22-352-261 | 1735 Lyons Ave    |                  |  | Deconstruction to occur summer 2023. Training Michael Andrick                           |
| 33-01-01-14-452-005 | 421 S Detroit St  |                  |  | Will apply for Blight Elimination Funds thru the State Land Bank Authority in fall 2023 |
| 33-01-01-23-105-052 | 725 S Hayford Ave |                  |  | FEMA grant - Phase 7 - slated for fall 2023   |
| 33-01-01-23-105-061 | 729 S Hayford Ave |                  |  | FEMA grant - Phase 7 - slated for fall 2023   |
| 33-01-01-14-380-141 | 642 S Francis Ave |                  |  | FEMA grant - Phase 8 - slated for summer 2023   |

**INGHAM COUNTY LAND BANK FAST TRACK AUTHORITY**  
**RESOLUTION TO AUTHORIZE SALE OF THREE (3) VACANT PARCELS IN LANSING**  
**TO WOODS CONSTRUCTION**

**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, 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 | 33-01-01-09-277-122 | (431) Pearl St    | 2011          | Local Unit Rejection | Demolished with NSP2 funds        | \$5000      |
| 2 | 33-01-01-32-376-591 | (4607) Bristol St | 2013          | Local Unit Rejection | Demolished with Treasurer funds   | \$1680      |
| 3 | 33-01-05-06-434-061 | (5840) Piper Ave  | 2016          | Local Unit Rejection | Demolished with Hardest Hit funds | \$2520      |

WHEREAS, Mr. Fred Woods of Woods Construction would like to purchase 3 vacant parcels with the intent to build single-family homes, using Ingham County Housing Trust Funds (HTF). Mr. Woods is applying for HTF through the Competitive Grant Application process, which has a deadline of May 10, 2023. If not awarded funding, Mr. Woods is considering purchasing and building anyway. Deeds will have a reverter on the properties to build within a 24-month timeframe; 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 Mr. Fred Woods for the total market rate of \$9,200.

AYE:

NAY:

ABSENT:

**INGHAM COUNTY LAND BANK FAST TRACK AUTHORITY**

**RESOLUTION TO AUTHORIZE TO ENTER INTO A MICHIGAN STATE HOUSING DEVELOPMENT AUTHORITY MODULAR CONSTRUCTION AGREEMENT**

**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, the Land Bank is applying for Michigan State Housing Development Authority (MSHDA) funds for the purpose of creating modular construction within the City of Lansing and Ingham County (not to exceed \$224,500 per unit). Plans are to apply and obtain funding to construct several homes for as long as funding is available. This application will correspond to a second MSHDA Grant Application under their MICH (MSHDA Investing in Community Housing) Program, where these funds can be used to provide the gap needed for construction and development (not to exceed \$65,000 including Down Payment Assistance if used); and

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

WHEREAS, the Land Bank is applying for funding for the property listed below:

|   | Parcel #                | Address            | Year Acquired | Received by          |
|---|-------------------------|--------------------|---------------|----------------------|
| 1 | 33-01-01-10-106-041/051 | (825 – 0) North St | 2013/2016     | Local Unit Rejection |

THEREFORE, BE IT RESOLVED, the Land Bank authorizes its Chairperson or Executive Director to enter into an Agreement under the MSHDA Mod Program.

AYE:                      ABSENT:                      NAY:                      Adopted

04/04/2023 CHECK REGISTER FOR INGHAM COUNTY LAND BANK  
 CHECK DATE FROM 03/01/2023 - 03/31/2023

| Check Date                           | Bank | Check  | Vendor     | Vendor Name                         | Amount     |
|--------------------------------------|------|--------|------------|-------------------------------------|------------|
| <b>Bank GEN PNC GENERAL CHECKING</b> |      |        |            |                                     |            |
| 03/03/2023                           | GEN  | 19560  | AGAPE BLDG | AGAPE BUILDING & RESTORATION LLC    | 26,260.87  |
| 03/03/2023                           | GEN  | 19561  | CAPITAL AR | CAPITAL AREA ACCOUNTING SOLUTIONS   | 1,600.00   |
| 03/03/2023                           | GEN  | 19562  | MENARDS    | CAPITAL ONE COMMERCIAL              | 166.67     |
| 03/03/2023                           | GEN  | 19563  | CUSTOM HOM | CUSTOM HOME ENERGY SERVICES         | 350.00     |
| 03/03/2023                           | GEN  | 19564  | KEBS       | KEBS, INC.                          | 2,300.00   |
| 03/03/2023                           | GEN  | 19565  | MID MICHIG | MID MICHIGAN OVERHEAD DOOR          | 90.00      |
| 03/03/2023                           | GEN  | 19566  | ROBIN      | ROBIN WRIGHT                        | 390.00     |
| 03/03/2023                           | GEN  | 19567  | VETS       | VET'S ACE HARDWARE                  | 4.59       |
| 03/17/2023                           | GEN  | 19568  | AT&T       | AT & T                              | 125.61     |
| 03/17/2023                           | GEN  | 19569  | EDEN       | EDEN GLEN CONDO ASSOCIATION         | 840.00     |
| 03/17/2023                           | GEN  | 19570  | FRITZY     | FRITZY'S LAWN & SNOW                | 1,215.00   |
| 03/17/2023                           | GEN  | 19571  | GRANGER    | GRANGER                             | 130.34     |
| 03/17/2023                           | GEN  | 19572  | GRAVITY    | GRAVITY WORKS DESIGN, LLC           | 600.00     |
| 03/17/2023                           | GEN  | 19573  | INGHAM     | INGHAM COUNTY TREASURER             | 5,760.77   |
| 03/17/2023                           | GEN  | 19574  | MCKISSIC   | MCKISSIC CONSTRUCTION               | 2,700.00   |
| 03/17/2023                           | GEN  | 19575  | MI FLEET   | MICHIGAN FLEET FUELING SOLUTIONS LL | 203.83     |
| 03/17/2023                           | GEN  | 19576  | REHMANN    | REHMANN ROBSON                      | 10,000.00  |
| 03/17/2023                           | GEN  | 19577  | CASE       | ROXANNE CASE                        | 104.15     |
| 03/31/2023                           | GEN  | 19578  | AGAPE BLDG | AGAPE BUILDING & RESTORATION LLC    | 5,800.00   |
| 03/31/2023                           | GEN  | 19579  | HASS       | APPLIED IMAGING                     | 157.01     |
| 03/31/2023                           | GEN  | 19580  | AT&T       | AT & T                              | 125.61     |
| 03/31/2023                           | GEN  | 19581  | BOLLE      | BOLLE CONTRACTING, INC              | 77,800.00  |
| 03/31/2023                           | GEN  | 19582  | BOLLE      | BOLLE CONTRACTING, INC              | 24,000.00  |
| 03/31/2023                           | GEN  | 19583  | BOLLE      | BOLLE CONTRACTING, INC              | 19,000.00  |
| 03/31/2023                           | GEN  | 19584  | CART       | CAPITAL AREA RECYCLING AND TRASH    | 116.00     |
| 03/31/2023                           | GEN  | 19585  | MENARDS    | CAPITAL ONE COMMERCIAL              | 110.52     |
| 03/31/2023                           | GEN  | 19586  | COHL       | COHL, STOKER & TOSKEY, P.C.         | 185.00     |
| 03/31/2023                           | GEN  | 19587  | KELLEY     | KELLEY APPRAISAL COMPANY            | 100.00     |
| 03/31/2023                           | GEN  | 19588  | PNC        | PNC BANK, NA                        | 50,000.00  |
| 03/31/2023                           | GEN  | 19589  | WE'RE      | WE'RE DIFFERENT LAWNS & MORE        | 1,200.00   |
| <b>GEN TOTALS:</b>                   |      |        |            |                                     |            |
| Total of 30 Checks:                  |      |        |            |                                     | 231,435.97 |
| Less 0 Void Checks:                  |      |        |            |                                     | 0.00       |
| Total of 30 Disbursements:           |      |        |            |                                     | 231,435.97 |
| <b>Bank PR PNC PAYROLL CHECKING</b>  |      |        |            |                                     |            |
| 03/03/2023                           | PR   | 391(E) | BWL        | BOARD OF WATER & LIGHT              | 286.89 V   |
| 03/03/2023                           | PR   | 392(E) | BWL        | BOARD OF WATER & LIGHT              | 65.11      |
| 03/03/2023                           | PR   | 393(E) | BWL        | BOARD OF WATER & LIGHT              | 39.22      |
| 03/03/2023                           | PR   | 394(E) | CONSUMERS  | CONSUMERS ENERGY                    | 205.57     |
| 03/17/2023                           | PR   | 396(E) | BWL        | BOARD OF WATER & LIGHT              | 294.39     |
| 03/17/2023                           | PR   | 397(E) | COMCAST    | COMCAST                             | 184.90     |
| 03/17/2023                           | PR   | 398(E) | CONSUMERS  | CONSUMERS ENERGY                    | 146.14     |
| 03/17/2023                           | PR   | 399(E) | PITNEY     | PITNEY BOWES PURCHASE POWER         | 181.76     |
| 03/17/2023                           | PR   | 400(E) | PNC        | PNC BANK, NA                        | 47.58      |
| 03/31/2023                           | PR   | 401(E) | BWL        | BOARD OF WATER & LIGHT              | 62.52      |
| 03/31/2023                           | PR   | 402(E) | BWL        | BOARD OF WATER & LIGHT              | 42.55      |
| 03/31/2023                           | PR   | 403(E) | CONSUMERS  | CONSUMERS ENERGY                    | 163.20     |
| <b>PR TOTALS:</b>                    |      |        |            |                                     |            |
| Total of 12 Checks:                  |      |        |            |                                     | 1,719.83   |
| Less 1 Void Checks:                  |      |        |            |                                     | 286.89     |
| Total of 11 Disbursements:           |      |        |            |                                     | 1,432.94   |
| <b>REPORT TOTALS:</b>                |      |        |            |                                     |            |
| Total of 42 Checks:                  |      |        |            |                                     | 233,155.80 |
| Less 1 Void Checks:                  |      |        |            |                                     | 286.89     |
| Total of 41 Disbursements:           |      |        |            |                                     | 232,868.91 |

- Rehmman is in the final stages of our 2022 audit. All looks good.
- 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. Setting house will most likely take place in fall 2023. Plans to have it sold and a family in by the holidays.
- Awarded grant funds through the State Land Bank Authority for blight elimination monies to demolish the old Leslie High School. Meeting with City of Leslie's City Council on April 11, 2023. Looking at several options for redevelopment.
- 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.
- Jill Rhode has started at our newly contracted CPA on 3/28/23.
- The all-electric home with solar panels built at 3316 Avalon St, Lansing is almost finished. An Open House will be facilitated in the first or second week of June. All are welcome to see and learn about the solar panels and the all-electric capacity.
- 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.