



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, AUGUST 21, 2023 AT 5 P.M. IN
THE INGHAM COUNTY HUMAN SERVICES BUILDING, CONFERENCE ROOM B,
5303 S CEDAR ST, LANSING, MI 48911

Join Zoom Meeting

<https://us02web.zoom.us/j/82909139015?pwd=ZGFRZHVleEhyWnR6cU9ZYnJmcWFZZz09>

Meeting ID: 829 0913 9015
Passcode: 648978

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 July 21, 2023

Additions to the Agenda

Public Comment

1. Commercial – Multi-Family
 - A. Sale Status report
2. Residential
 - A. List of Properties – July 2023
3. Administration
 - A. Accounts Payable – July 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, September 18, 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

July 17, 2023 – 5 p.m.

In-person and virtually via Zoom

<https://us02web.zoom.us/j/87379286145?pwd=SEtyVlVEbjZUNjZxU2hud1U2Y1lZzo9>

Meeting ID: 873 7928 6145

Passcode: 567965

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

CALL TO ORDER

Vice Chairperson Grebner Fox called the July 17, 2023 Regular Meeting of the Ingham County Land Bank to order at 5:00 p.m., held in-person at the Ingham County Land Bank Office and virtually via Zoom.

Members Present: Grebner, Frischman, Pena, Sebolt

Members Absent: Fox (attended virtually)

Others Present: Tim Perrone, David Burns, Roxanne Case

Welcome back Director Sharon Frischman!

APPROVAL OF THE MINUTES

MINUTES OF JUNE 12, 2023 ACCEPTED AS SUBMITTED.

ADDITIONS TO THE AGENDA

None

LIMITED PUBLIC COMMENT

None

1. Commercial – Multi-Family

A. Sale Status report

Brief discussion.

B. Resolution to Authorize the Engagement in the State Land Bank Authority Blight Elimination Program Rounds 3-4

COMMISSIONER SEBOLT MOVED THE RESOLUTION. SUPPORTED BY DIRECTOR FRISCHMAN.

INGHAM COUNTY LAND BANK FAST TRACK AUTHORITY

**RESOLUTION TO AUTHORIZE THE ENGAGEMENT IN THE BLIGHT ELIMINATION PROGRAM ROUNDS 3-4
THROUGH THE STATE LAND BANK AUTHORITY**

RESOLUTION 23-07

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, pursuant to Public Act No. 1 of 2023 (Act), the Michigan legislature established a Blight Elimination Program with federal ARP funds. The Act directed how a portion of the funding was to be granted to local land banks. The Ingham County Land Bank Authority has been designated for a Blight Elimination Grant in the amount of \$2,500,000. These grant funds are subject to all of the federal requirement for State and Local Fiscal Recovery Funds (SLFRF), which includes risk assessments and planned monitoring activities of subrecipients; and

WHEREAS, the State Land Bank Authority is the responsible Authority and will also have future competitive grant rounds available for further opportunities; and

WHEREAS, the Land Bank is in Prosperity Region 7 according to the State of Michigan, and plans to apply for funding through Rounds 3-4 of the Blight Elimination Program. Uses for these funds correspond to demolishing structures that are dilapidated and past their life cycle for renovation, along with acquisition and stabilization funds for current worthy structures; 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. The Land Bank will be the grantor in these instances which includes monitoring and auditing each entity who receives funds; and

WHEREAS, Round 3 is grant funds that total \$2,500,000 designated by the Public Act No. 1. Round 4 is competitive funds. Project completions are required by 9/30/26.

THEREFORE, BE IT RESOLVED, the Land Bank authorizes its Chairperson or Executive Director to enter into an Agreement under the SLBA Blight Elimination Program, and pursue available funds per each round.

AYE: Grebner, Sebolt, Pena, Frischman ABSENT: Fox NAY: None Adopted 7/17/23

MOTION APPROVED UNANIMOUSLY.

July 17, 2023 REGULAR MEETING

2. Residential

A. List of Properties – June 2023

Brief discussion. Director Case pointed out that this list contained all the structured properties (residential improved) that the Land Bank owns.

3. Administration

A. Accounts Payable – June 2023 - Accepted and on file.

B. Budget 2023 update – thru June 2023

Brief discussion.

C. Rental 2023 update – thru June 2023

Brief discussion on rental rates, and option of increasing. Commissioner Grebner suggested a policy on Section 8 housing rates to obtain full funds per the federal government.

D. Land Contract 2023 update – thru June 2023

Brief discussion. David Burns pointed out that a Land Contract on Miller Rd which is almost paid off, would be best to be deemed as paid. Will plan for a resolution in the next meeting.

E. Communications Narrative / Executive Director's Report

Brief discussion. Director Frischman asked what properties were included in the Round 2 Blight Elimination grant application. Director Case stated that 4 properties/parts: Pleasant Grove School, stabilization of Pleasant View Rd structure, and 2 subgrantees from the City of East Lansing and Michigan Community Capital in Old Town.

F. Legal

Mr. Perrone stated that he was in the process of advising the Land Bank with easements on a condo property, and quiet title action on a combined property that had a legal description discrepancy.

4. Limited public comment

None

5. Announcements, Comments, or other Questions

None

6. Adjournment - accepted. THE MOTION CARRIED UNANIMOUSLY.

Vice Chairperson Grebner adjourned the meeting at 5:39pm.

Next meeting on August 21, 2023, at 5pm. Location to be determined.

Commercial / Multi-Family Properties - Sale Status Report

8/15/2023

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) purchased on May 10, 2023 2.55 acres (track portion) of the 10.56 acre site selling for \$35,000. Land Bank considering a development/joint venture with CAHP/other developers using remaining 8.01 acres. 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 have prepared development plans for this site.
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 plans will be modified to reduce costs. Parking structure will be eliminated, most commercial space will be eliminated. Number of stories will be reduced. Unit count is yet to be determined. River trail improvements are still in the project scope. Community outreach delayed. More conversation with the developer is needed to fully understand where they are with all the anticipated changes. Interest rates and construction costs are the primary reason for cost reduction measures.
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. Applied for State Land Bank blight elimination funds to demolish; grant application submitted 5/30/23. Developer considering. New PA terms will be established if land bank is involved with demolition.
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 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.

Parcel Number	Address	City	Market List Price or Contract Price	Status & Date (On Development, Market, Pending, Sold)
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 a Phase I assessment and report. City of Leslie has been very cooperative. Demolition contract signed with a contractor. Best estimate is that demolition will start in September and finish by end of year. Development plans and end uses for the property will be discussed in detail. Marketing for the site will be reconsidered. RFP process will be considered to select a developer.
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 summer 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: \$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, 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 named Pointe West. Condo Documents are nearing completion. Public notice per state law has been sent to required parties. Entitlements received, contractor selected. NHI Commercial signed a construction contract and are preparing to start. Groundbreaking event held on 8/15/23 was a success. Meeting will be scheduled with local residence's to discuss their concerns.
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 for land bank 4 unit condo to be called Genesee Pointe. Architectural and engineering submitted for approvals and resubmitted with changes based on city staff comments. Contractor RFP released in early August with bids due August 31, 2023. Neighborhood meeting will be scheduled soon. Still awaiting final site plan approval. Codo documents are moving forward.
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.

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

Parcel Number	Address	City	Property Class	Sold Amount	Sold Date
33-01-01-14-380-162	S Francis Ave	Lansing	Residential Vacant	2,334.00	7/18/2023

Residential Properties - in progress

Parcel #	Address	Project type	Listing \$	Notes
33-01-01-30-478-121	(3318) Avalon St	New Construction - all electric/solar		Listing in 1-2 weeks.
33-01-01-03-104-311	Orchard Glen (726)	New Construction - Apprenticeship Program Contractor backed out.		Pulling
33-01-01-09-354-041/051	(910) N Chestnut St	New Construction -- awarded contract, pending documentation		
33-01-01-10-326-551/561	0 E Cesar E Chavez	New Construction -- awarded contract, pending documentation		
33-01-01-14-357-211/201	500-504 Fairview St	New Construction - Modular Grant thru MSHDA - looking for field contractor		
33-01-01-32-176-361	(1727) Hillcrest St	New Construction -- awarded contract, pending documentation		
33-01-01-32-351-352	(2101) Reo Rd	New Construction -- awarded contract, pending documentation		
33-21-01-18-428-016	124 HUNGERFORD ST	New Construction - Partnership w/Habitat for Humanity Capital Region		
33-01-01-32-151-001	2131 Pleasant View Ave	Purchased in April 2023. Applied for Stabilization funds - didn't receive. Possibly sale as is.		
33-01-05-05-202-022	5135 Balzer	On hold for possible foreclosure of 5133 Balzer St - utilities connected		

Residential Properties - Slated for Demolition

33-01-01-22-352-261	1735 Lyons Ave	Deconstruction to occur September 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. Appraisal completed by City.

08/15/2023

CHECK REGISTER FOR INGHAM COUNTY LAND BANK
CHECK DATE FROM 07/01/2023 - 07/31/2023

Check Date	Bank	Check	Vendor	Vendor Name	Amount
Bank GEN PNC GENERAL CHECKING					
07/07/2023	GEN	14700	CART	CAPITAL AREA RECYCLING AND TRASH	116.00
07/07/2023	GEN	14701	MENARDS	CAPITAL ONE COMMERCIAL	811.10
07/07/2023	GEN	14702	LESLIE	CITY OF LESLIE	124.15
07/07/2023	GEN	14703	CITY PULSE	CITY PULSE	103.60
07/07/2023	GEN	14704	MOHR CODY	CODY MOHR	528.00
07/07/2023	GEN	14705	COHL	COHL, STOKER & TOSKEY, P.C.	444.00
07/07/2023	GEN	14706	FELDPAUSCH	FELDPAUSCH CLEANING SERVICES, LLC	245.00
07/07/2023	GEN	14707	FORESIGHT	FORESIGHT SUPERSIGN	290.00
07/07/2023	GEN	14708	FRITZY	FRITZY'S LAWN & SNOW	4,064.00
07/07/2023	GEN	14709	HABITAT	HABITAT FOR HUMANITY CAPITAL REGION	14,573.23
07/07/2023	GEN	14710	RHODE	JILL RHODE C.P.A.	1,440.00
07/07/2023	GEN	14711	KWIK	KWIK REPO INC	350.00
07/07/2023	GEN	14712	LAKE	LAKE STATE LAWN-LANDSCAPING & SNOW	1,716.00
07/07/2023	GEN	14713	LANSING TR	LANSING CITY TREASURER	1,844.08
07/07/2023	GEN	14714	LANSING TR	LANSING CITY TREASURER	1,475.27
07/07/2023	GEN	14715	LANSING TR	LANSING CITY TREASURER	2,121.37
07/07/2023	GEN	14716	LANSING TR	LANSING CITY TREASURER	2,174.97
07/07/2023	GEN	14717	MI FLEET	MICHIGAN FLEET FUELING SOLUTIONS LL	381.87
07/07/2023	GEN	14718	MYERS	MYERS PLUMBING & HEATING, INC	377.50
07/07/2023	GEN	14719	PNC	PNC BANK, NA	50,000.00
07/07/2023	GEN	14720	ROBIN	ROBIN WRIGHT	260.00
07/07/2023	GEN	14721	CASE	ROXANNE CASE	204.62
07/07/2023	GEN	14722	FOUR	SCHUMACHER'S FOUR SEASONS	6,804.00
07/07/2023	GEN	14723	GRACIA-WIN	VERONICA GRACIA-WING, LLC	1,200.02
07/07/2023	GEN	14724	VETS	VET'S ACE HARDWARE	72.98
07/21/2023	GEN	14725	ALL STAR	ALL STAR SNOW REMOVAL	3,398.00
07/21/2023	GEN	14726	HASS	APPLIED IMAGING	157.01
07/21/2023	GEN	14727	CINNAIRE	CINNAIRE TITLE SERVICES, LLC	917.00
07/21/2023	GEN	14728	CINNAIRE	CINNAIRE TITLE SERVICES, LLC	100.00
07/21/2023	GEN	14729	LANSING CI	CITY OF LANSING	528.40
07/21/2023	GEN	14730	COHL	COHL, STOKER & TOSKEY, P.C.	428.70
07/21/2023	GEN	14731	CUSTOM HOM	CUSTOM HOME ENERGY SERVICES	1,750.00
07/21/2023	GEN	14732	GRANGER	GRANGER	130.34
07/21/2023	GEN	14733	HABITAT	HABITAT FOR HUMANITY CAPITAL REGION	11,662.03
07/21/2023	GEN	14734	HOME	HOME DEPOT CREDIT SERVICES	35.43
07/21/2023	GEN	14735	INGHAM	INGHAM COUNTY TREASURER	5,760.77
07/21/2023	GEN	14736	KWIK	KWIK REPO INC	2,525.00
07/21/2023	GEN	14737	LAKE	LAKE STATE LAWN-LANDSCAPING & SNOW	1,733.00
07/21/2023	GEN	14738	LANSING TR	LANSING CITY TREASURER	3,165.75
07/21/2023	GEN	14739	LANSING TR	LANSING CITY TREASURER	228.40
07/21/2023	GEN	14740	MAGWV	MAGWV	490.00
07/21/2023	GEN	14741	MMRMA	MICHIGAN MUNICIPAL RISK MANAGEMENT	33,135.00

GEN TOTALS:

Total of 42 Checks:	157,866.59
Less 0 Void Checks:	0.00
Total of 42 Disbursements:	<u>157,866.59</u>

Bank PR PNC PAYROLL CHECKING

07/07/2023	PR	432(E)	ADT	ADT SECURITY SERVICES, INC	196.41
07/07/2023	PR	433(E)	BWL	BOARD OF WATER & LIGHT	17.20
07/07/2023	PR	434(E)	BWL	BOARD OF WATER & LIGHT	315.39
07/07/2023	PR	435(E)	BWL	BOARD OF WATER & LIGHT	41.12
07/07/2023	PR	436(E)	BWL	BOARD OF WATER & LIGHT	41.14
07/07/2023	PR	437(E)	CONSUMERS	CONSUMERS ENERGY	13.60
07/21/2023	PR	438(E)	BWL	BOARD OF WATER & LIGHT	15.05
07/21/2023	PR	439(E)	COMCAST	COMCAST	184.90
07/21/2023	PR	440(E)	CONSUMERS	CONSUMERS ENERGY	13.60
07/21/2023	PR	441(E)	PITNEY	PITNEY BOWES PURCHASE POWER	50.00
07/21/2023	PR	442(E)	PNC	PNC BANK, NA	<u>2,217.78</u>

PR TOTALS:

Total of 11 Checks:	3,106.19
Less 0 Void Checks:	0.00
Total of 11 Disbursements:	<u>3,106.19</u>

REPORT TOTALS:

Total of 53 Checks:	160,972.78
Less 0 Void Checks:	0.00
Total of 53 Disbursements:	160,972.78

Communications Narrative / Executive Director's Report

8/8/23

- Old Leslie High School - an RFP (Request for Proposal) for demolition was sent out and bids were due 7/12/23. Signed contract with demolition contractor. Plans to have an event near the end of August to honor and memorialize the old school before demolition. Abatement starting near end of August with demolition estimated in mid to late September.
- Getting ready to start the application process for Blight Elimination round 3.
- Applied for MSHDA grant funding for 3 single-family homes; deadline was 8/11/23.
- Land Bank is reviewing funds that have been committed by the Ingham County Housing Trust Funds for single-family homes, and sharing some of the funds with applicants who applied for the Competitive Grant round but didn't receive.
- Narrowed down candidates a Program Administrator and a Construction Field Coordinator. Phone interviews and in-person interviews have taken place. Hoping to offer position within the next 2 weeks.
- Ground-breaking ceremony on 8/15/23 at 11:30am at the condos at Saginaw St (1200 Block) across from the Sparrow St Lawrence Hospital. Work will begin soon.
- Land Bank is involved in the Regional State Housing Economic Collaborative. Tri-County Regional Planning office and Capital Area Housing Partnership are the co-leaders of this State directive through MSHDA. The Land Bank is co-leader of the Housing Stock New Development sub-committee.
- Michigan Association of Land Banks Leadership Summit is scheduled for Wednesday-Friday, September 20-22, in Flint, Genesee County. All staff scheduled to attend.