

## **PUBLIC NOTICE**

Chair  
**ERIC SCHERTZING**  
Vice-Chair  
**BRIAN McGRAIN**

Appointed Members  
**REBECCA BAHAR-COOK, Treasurer**  
**DEB NOLAN, Secretary**  
**DEBBIE DE LEON**

### **Ingham County Land Bank Fast Track Authority**

422 Adams Street, Lansing Michigan 48906 517.267.5221 Fax 517.267.5224

**THE INGHAM COUNTY LAND BANK FAST TRACK AUTHORITY WILL MEET ON  
MONDAY, MAY 7, 2012 AT 5:00 P.M., IN THE PERSONNEL CONFERENCE ROOM  
(D&E), HUMAN SERVICES BUILDING, 5303 S. CEDAR, LANSING**

#### **Agenda**

Call to Order

Approval of Minutes – April 2,, 2012

Additions to the Agenda

Limited Public Comment – 3 minutes per person

1. Community Projects Update
2. Resolution to Purchase Tax Foreclosed Parcels
3. Resolution to Approve sale of 1300 Keystone, Lansing
4. Resolution to Enter into Rental Property Management Agreement
5. Resolution to Accept Auction Proposal & Approve Sale
6. Property maintenance, renovation & development
  - a. Residential Property Update-Dashboard
  - b. Commercial Property Update
  - c. PROP Update
  - d. Garden Program
  - e. Vacant Lot Update
  - f. General legal update- Counsel
7. Accounts Payable & Monthly Statement
  - a. Accounts Payable Approval – April 2012
  - b. Monthly Statement – March 2012
8. Chairman & Executive Director Comments
  - a. Home Showcase April 21 & April 22 - Update

Announcements

Public Comment – 3 minutes per person

Adjournment

**PLEASE TURN OFF CELL PHONES OR OTHER ELECTRONIC  
DEVICES OR SET TO MUTE OR VIBRATE TO AVOID  
DISRUPTION DURING THE MEETING**

**INGHAM COUNTY LAND BANK  
FAST TRACK AUTHORITY**

April 9, 2012  
Minutes

Members Present: Eric Schertzing, Comm. Nolan and Comm. McGrain; Comm. DeLeon

Members Absent: Comm. Bahar-Cook

Others Present: Mary Ruttan, Tim Perrone, Joe Bonsall, Dawn Van Halst, Melissa Lott, Chris Kolbe, Jamie McAloon-Lampman, Louise Gradwohl, Justin Sheehan, Stella Okechukwu, Cecilia Emfru

The meeting was called to order by Chairperson Schertzing at 5:02 p.m. Conference Room D & E of the Human Services Building, 5303 S. Cedar, Lansing.

Approval of the March 5, 2012 Minutes

MOVED BY COMM. MCGRAIN, SUPPORTED BY COMM. NOLAN, TO APPROVE THE MARCH 5, 2012 MINUTES. MOTION CARRIED UNANIMOUSLY. Absent: Comm. DeLeon, Comm. Bahar-Cook

Additions to the Agenda: The following items were added to the agenda:

5a. Ingham County EDC

Limited Public Comment:

Chairperson Schertzing introduced Stella Okechukwu and provided background information on the board's previous decision to authorize a cash sale of 2211 Beal to her. Ms. Okechukwu updated the board on her extensive efforts and difficulties in obtaining conventional financing for the sale. She asked the board to consider allowing her to purchase the property on land contract terms.

Comm. DeLeon arrived at 5:07 p.m.

Comm. McGrain asked what the terms of the land contract would be. Executive Director Ruttan stated our standard terms call for a minimum 10% down payment, 7% interest, and a three year balloon payment. Ms. Okechukwu stated she has already paid \$1,000.00 towards her down payment and can come up with an additional \$1,500.00.

Executive Director Ruttan stressed to the board that they were on a potentially slippery slope in granting so much additional time to an individual who failed to perform under the terms of the County Treasurer's auction. Under the terms of the Treasurer's sale, Ms. Okechukwu was to have completed the transaction before September 25, 2011. The Treasurer granted her additional time until December 31, 2011 to complete the sale at which point he transferred the property to the Land Bank. This body then granted Ms. Okechukwu until April 6, 2012 to finalize the sale. Executive Director Ruttan stated there was concern the board was creating a dangerous precedent which could undermine the terms of future Treasurer auctions.

MOVED BY COMM. MCGRAIN, SUPPORTED BY COMM. NOLAN, TO GRANT A 60-DAY EXTENSION OF TIME FOR MS. OKECHUKWU TO BE EVALUATED BY THE CENTER FOR FINANCIAL HEALTH AND, IF DEEMED A SUITABLE RISK, TO COMPLETE SALE OF THE PROPERTY LOCATED AT 2211 BEAL, LANSING, MI FOR THE AUCTION TERMS ON LAND CONTRACT WITH A MINIMUM OF \$2,500.00 DOWN PAYMENT, 7% INTEREST AND A 3-YEAR BALLOON. MOTION CARRIED UNANIMOUSLY. Absent: Comm. Bahar-Cook

Comm. DeLeon stressed this was a one-time exception, based upon extenuating circumstances.

#### 1. Community Projects Update

Chairperson Schertzing introduced Jamie McAloon-Lampman from Ingham County Animal Control. Ms. McAloon-Lampman presented a proposal to lease 826 W Saginaw from the Land Bank as discussed at the March meeting. Comm. DeLeon asked if the volunteer staffing planned for the project would conflict with any union contracts. Ms. McAloon-Lampman stated the work planned for the volunteers is not under any existing union contract; this is a totally new concept. Chairperson Schertzing asked where the money for renovations would come from. Ms. McAloon-Lampman stated the funds would be raised entirely from public donations.

MOVED BY COMM. DELEON, SUPPORTED BY COMM. MCGRAIN, TO APPROVE LEASING 826 W SAGINAW, LANSING TO INGHAM COUNTY ANIMAL CONTROL FOR THREE YEARS AT THE RENTAL RATE OF \$1.00 PER YEAR. MOTION CARRIED UNANIMOUSLY. Absent: Comm. Bahar-Cook

Justin Sheehan from Michigan Community Resources and Louise Gradwohl from Old Town Commercial Association presented an overview of their Nuisance Abatement Pilot Program. They suggested the potential to partner with the Land Bank to assist in gaining standing to file nuisance abatement actions. Comm. Nolan asked what authority the Land Bank has that private citizens do not. Mr. Sheehan stated the authority derives from the land bank statute. Tim Perrone, attorney for the Land Bank, stated he did not believe the land bank statute affords the Land Bank with any special standing in regards to nuisance filings. Any resident of the county can bring a public nuisance action in circuit court. Having the Land Bank included as a party to the action doesn't really add

anything. Comm. DeLeon asked how City of Lansing Code Enforcement fits into this process. Mr. Sheehan stated the City has not expressed interest in partnering at this time. Comm. McGrain asked if the focus of the program would be on residential or commercial properties. Ms. Gradwohl stated the process would primarily focus on residential property.

Melissa Lott presented historical data on Land Bank parcels utilized for garden space highlighting that approximately 10% of the Land Bank's current inventory will be used for gardens this year. Ms. Lott also stated the Land Bank has received a donation of approximately 37,000 paver bricks which will be used for making gardens more handicap accessible. Ms. Lott also distributed copies of several articles about the Garden Program that were published recently.

6f. General Legal Update – Counsel

General Legal update was discussed out of order to allow Mr. Perrone to attend to another meeting. Mr. Perrone updated the board on the bankruptcy filing by one of our land contract purchasers. He stated settlement payments have been received from 2 of the 4 vendors concerning the demolition soil issue. The remaining two vendors will be barred from future contracts with the Land Bank and referred to the federal government for debarment. Mr. Perrone stated two construction liens have been filed against Kincaid Henry for the property at 934 Clark St. Kincaid Henry, through their subsidiary RKH Investments, purchased the property from the Land Bank on land contract terms. It is our position that these liens could be considered a breach of the land contract. A third vendor, who is contemplating filing a construction lien came forward last week and indicated that Kincaid Henry is claiming they can't pay because they are waiting on a payment from the Land Bank. Mr. Perrone stated he had confirmed with Land Bank staff that there are no outstanding invoices from Kincaid Henry and that they are not entitled to any additional brownfield reimbursements. Comm. Nolan asked what options were available to the Land Bank. Mr. Perrone stated we could proceed with a land contract forfeiture proceeding but that he recommends having a discussion with the purchasers prior to that. Comm. McGrain suggested allowing thirty days to try and resolve things amicably or the board will take action at the May meeting.

2. Resolution to Amend 2012 Budget

MOVED BY COMM. NOLAN, SUPPORTED BY COMM. MCGRAIN TO APPROVE THE RESOLUTION AMENDING THE 2012 BUDGET AND REQUESTING FUNDING FROM INGHAM COUNTY.

Executive Director Ruttan presented the proposed amendment to the 2012 budget. She stated the main changes were the request for an additional \$150,000 in funding from Ingham County's delinquent tax foreclosure fund. These monies will be used to address some staffing issues related to the maintenance of tax foreclosures and acquisitions. The budget is also amended to show the cost of the strategic planning process and to account for the loss of specific tax revenue that will be returned to the Lansing EDC.

Comm. DeLeon requested the final whereas be amended to state "Whereas, Ingham County has provided funding from the delinquent tax foreclosure fund to cover the costs of increased foreclosures." Comm. Nolan asked if we are requesting \$150,000 per year or over three years. Executive Director Ruttan stated the request is intended to be \$150,000 per year for three years. Comm. Nolan requested the therefore clause of the resolution be amended to clarify that. Executive Director Ruttan stated the need for staffing and maintenance will not go away when the federal resources expire. Additionally, the number of tax foreclosures continues to rise. Comm. McGrain asked what the balance of the delinquent tax foreclosure fund is. Chairperson Schertzing stated it was approximately \$7 million at year end. Comm. DeLeon asked for staff to provide information regarding the amount of tax revenue generated by Land Bank sales over the past three years to help explain the value of the Land Bank to other County Commissioners. Executive Director Ruttan reminded the board that mid-year budget amendments are best estimates and actual revenues and expenses are shown on the final, year-end budget.

MOTION, AS AMENDED, CARRIED UNANIMOUSLY. Absent: Comm. Bahar-Cook

3. Resolution to Apply and Accept Grant from Federal Home Loan Bank

MOVED BY COMM. MCGRAIN, SUPPORTED BY COMM. NOLAN, TO APPROVE THE RESOLUTUION TO APPLY AND ACCEPT AN AFFORDABLE HOUSING PROGRAM GRANT FROM THE FEDERAL HOME LOAN BANK.

Comm. DeLeon asked how much the grant was for. Chairperson Schertzing stated the grant could be worth \$250,000-\$500,000, if awarded. Comm. McGrain asked if the board needed to approve the grant application. Executive Director Ruttan stated the board was being asked to approve and accept the application in one resolution because the timeframe required for acceptance and how it may fit with meeting schedules is unknown. Comm. McGrain asked what the focus of the grant application would be. Executive Director Ruttan stated the focus would be primarily on single-family rehabs and a small number of strategic demolitions.

4. Commercial Property Auction

Chairperson Schertzing updated the board on staff discussions regarding the possibility of using an auction process to dispose of commercial property. He stated any auctions would be conducted by the same auctioneer who handles the Treasurer's tax foreclosure auctions. Executive Director Ruttan stated this was being presented for board awareness. Staff is trying to be diverse in its disposition strategies. The Board will need to give formal approval when we receive a formal proposal from the auctioneer.

5. Strategic Action Plan Implementation

Executive Director Ruttan informed the board that staff had a session with PPA on process mapping. The revised dashboard included in the meeting packet came out of that session. She also stated the board will need to work on developing succession plans for Board members, Chair and Executive Director.

5a. Ingham County EDC

Comm. Nolan wished to discuss the roll of the Ingham County EDC considering all the changes that have happened at LEAP in recent months. Perhaps the County would be interested in combining the Ingham County EDC with LEAP. Chairperson Schertzing said such a move might be beneficial to increase cross-jurisdictional cooperation and discussion. Comm. DeLeon stated she felt it was premature for the Land Bank to discuss this issue until it is considered by the Ingham County EDC board.

6. Property Maintenance, Renovation & Development

6a. Residential Property Update

Chairperson Schertzing stated we had twelve closings in the first quarter with two additional closings already scheduled for April. Chris Kolbe stated we currently have sixteen pending sales, including four condos.

6b. Commercial Property Update

Chairperson Schertzing stated the Land Bank would be preparing a letter of support for Pat Gillespie's variance request for his proposed building at 3411 E Michigan. He stated he will be having a meeting later this week to discuss a possible offer for the warehouse on Keystone.

6c. PROP Update

Mr. Kolbe stated the PROP Program has been placed somewhat on the back burner with the large number of renovations that have come on the market. We are in the process of re-evaluating properties for inclusion in the program. Mr. Kolbe also stated there has been very little public interest in the program thus far.

6d. Garden Program

Chairperson Schertzing stated this item was discussed under the Community Projects Update.

6e. Vacant Lot Update

Chairperson Schertzing stated Habitat for Humanity will be building four single-family homes on the vacant property on Wayne Street it purchased from the Land Bank. Executive Director Ruttan stated we are still waiting on MSHDA for final approval on a vacant lot disposition strategy.

- 7. Accounts Payable & Monthly Statement
- 7a. Accounts Payable Approval – March 2012

MOVED BY COMM. MCGRAIN, SUPPORTED BY COMM. NOLAN TO APPROVE THE ACCOUNTS PAYABLE FOR MARCH 2012. MOTION CARRIED UNANIMOUSLY.

- 7b. Monthly Statement – February 2012

The February 2012 monthly financial statement was received and placed on file.

- 8. Chairman & Executive Director Comments
- 8a. Home Showcase April 21 & April 22

Executive Director Ruttan reminded the board that the Land Bank's spring Home Showcase will be held on April 21<sup>st</sup> and 22<sup>nd</sup>. Approximately 20 homes will be included. She stated it would be appreciated if board members would check their calendars and be willing to volunteer to staff a home.

Announcements: None

Limited Public Comment: None

The meeting adjourned at 7:13 p.m.

Respectfully submitted,

Joseph Bonsall

INGHAM COUNTY LAND BANK AUTHORITY

**RESOLUTION REQUESTING THE PURCHASE OF CERTAIN TAX FORECLOSED  
PARCELS BY INGHAM COUNTY FOR THE LAND BANK FAST TRACK AUTHORITY**

**RESOLUTION #12-06**

**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 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

**WHEREAS**, the Land Bank staff has evaluated the 2012 tax foreclosed parcels to determine their redevelopment potential compared to their purchase cost; and

**WHEREAS**, the attached list of parcels based on the review of professional staff to date, fit the Land Bank priorities and programs; and

**WHEREAS**, this list will be amended due to changes in property status, expiration of judicial payment extension, program funding capacity, local unit rejections and strategic development priorities,

**THEREFORE BE IT RESOLVED**, that the Authority request that the County Board purchase the amended list of properties encompassing the Land Bank priorities and transfer to the Land Bank.

Aye:

Nays:

Absent:



## 2012 Tax Foreclosures

Parcel Number	Address	
33-01-01-03-151-091	731 E Paulson	Lansing
33-01-01-03-151-141	816 Community	Lansing
33-01-01-03-306-161	925 Banghart	Lansing
33-01-01-03-376-078	2304 N High	Lansing
33-01-01-03-376-101	2212 N High	Lansing
33-01-01-03-377-191	1213 Lake Lansing	Lansing
33-01-01-03-377-301	2321 Commonwealth	Lansing
33-01-01-04-151-051	637 Carrier	Lansing
33-01-01-04-177-091	204 W Jackson	Lansing
33-01-01-04-328-371	339 W Randolph	Lansing
33-01-01-04-328-451	427 W Randolph	Lansing
33-01-01-04-352-041	2018 Culver	Lansing
33-01-01-05-301-311	N Grand River Ave	Lansing
33-01-01-05-427-075	N Grand River Ave	Lansing
33-01-01-05-427-211	N Grand River Ave	Lansing
33-01-01-08-127-431	1703 Glenrose	Lansing
33-01-01-08-130-061	1530 Redwood	Lansing
33-01-01-08-130-071	1526 Redwood	Lansing
33-01-01-08-176-201	1600 W Willow	Lansing
33-01-01-08-201-051	1710 Glenrose	Lansing
33-01-01-08-201-231	1729 Roselawn	Lansing
33-01-01-08-206-131	1436 Robertson	Lansing
33-01-01-08-228-091	1534 Lansing	Lansing
33-01-01-08-228-371	1433 Roosevelt	Lansing
33-01-01-08-229-121	1512 Roosevelt	Lansing
33-01-01-08-229-191	Knollwood	Lansing
33-01-01-08-251-011	1422 N Jenison	Lansing
33-01-01-08-251-111	1342 N. Jenison	Lansing
33-01-01-08-255-201	1335 Robertson	Lansing
33-01-01-08-256-201	1337 N MLK Jr	Lansing
33-01-01-08-281-081	1330 Lansing	Lansing
33-01-01-08-281-311	1363 Roosevelt	Lansing
33-01-01-08-282-161	1312 Roosevelt	Lansing
33-01-01-08-282-341	1341 Knollwood	Lansing
33-01-01-08-330-041	1126 Cleo	Lansing
33-01-01-08-332-181	1123 Hapeman	Lansing
33-01-01-08-336-041	1006 Comfort	Lansing
33-01-01-08-376-221	813 Cawood	Lansing
33-01-01-08-376-301	841 Cawood	Lansing
33-01-01-08-377-141	812 Cawood	Lansing
33-01-01-08-378-121	1603 Hull	Lansing
33-01-01-08-378-411	1605 Hyland	Lansing
33-01-01-08-380-211	731 Comfort	Lansing
33-01-01-08-380-231	737 Comfort	Lansing
33-01-01-08-381-091	739 N Jenison	Lansing
33-01-01-08-402-141	1213 Linwood	Lansing
33-01-01-08-405-121	1139 Linwood	Lansing
33-01-01-08-407-281	1111 Glenn	Lansing
33-01-01-08-407-291	Glenn	Lansing

33-01-01-08-409-481	W Maple	Lansing
33-01-01-08-426-091	1135 Princeton	Lansing
33-01-01-08-428-371	1117 Princeton	Lansing
33-01-01-08-452-161	807 Clayton	Lansing
33-01-01-08-455-291	931 N MLK Jr	Lansing
33-01-01-08-476-091	820 N. MLK Jr	Lansing
33-01-01-08-481-031	740 N MLK Jr	Lansing
33-01-01-09-178-112	127 W North	Lansing
33-01-01-09-228-021	1932 Polly	Lansing
33-01-01-09-277-051	1406 Center	Lansing
33-01-01-09-327-151	1229 N Capitol	Lansing
33-01-01-09-329-241	319 W Grand River	Lansing
33-01-01-09-330-012	1126 N Seymour	Lansing
33-01-01-09-355-001	925 N Sycamore	Lansing
33-01-01-09-356-111	N Pine	Lansing
33-01-01-09-356-191	613 Bluff	Lansing
33-01-01-09-359-051	811 N Pine	Lansing
33-01-01-09-362-241	621 W Madison	Lansing
33-01-01-09-406-061	1006 N Washington	Lansing
33-01-01-09-430-401	528 E Maple	Lansing
33-01-01-10-103-181	813 McKinley	Lansing
33-01-01-10-103-201	807 McKinley	Lansing
33-01-01-10-104-061	1900 N High	Lansing
33-01-01-10-128-221	Vermont	Lansing
33-01-01-10-129-061	1818 Vermont	Lansing
33-01-01-10-152-341	812 E North	Lansing
33-01-01-10-154-191	1408 N High	Lansing
33-01-01-10-156-151	Case	Lansing
33-01-01-10-156-162	807 E Grand River	Lansing
33-01-01-10-157-221	1219 N High	Lansing
33-01-01-10-176-341	1223 New York	Lansing
33-01-01-10-176-371	E Grand River	Lansing
33-01-01-10-176-391	E Grand River	Lansing
33-01-01-10-181-041	1424 Massachusetts	Lansing
33-01-01-10-183-171	1255 E Grand River	Lansing
33-01-01-10-183-181	1257 E Grand River	Lansing
33-01-01-10-205-231	Ohio	Lansing
33-01-01-10-254-041	1315 Ohio	Lansing
33-01-01-10-303-161	921 Porter	Lansing
33-01-01-10-327-161	1109 Farrand	Lansing
33-01-01-10-329-361	1015 Johnson	Lansing
33-01-01-10-331-192	1215 E Oakland	Lansing
33-01-01-10-376-121	1023 May	Lansing
33-01-01-10-401-051	1228 Cleveland	Lansing
33-01-01-10-401-080	1204 Cleveland	Lansing
33-01-01-10-404-121	1309 Maryland	Lansing
33-01-01-10-406-301	1217 Maryland	Lansing
33-01-01-10-411-171	1548 E Grand River	Lansing
33-01-01-10-480-021	728 Cleveland	Lansing
33-01-01-10-480-111	1315 E Saginaw	Lansing
33-01-01-10-483-025	Maryland	Lansing
33-01-01-14-126-271	501 N Francis	Lansing

33-01-01-14-310-091	329 S Hayford	Lansing
33-01-01-14-327-192	229 S Francis	Lansing
33-01-01-14-329-101	312 S Mifflin	Lansing
33-01-01-14-354-181	400 S Hayford	Lansing
33-01-01-14-358-301	647 S Fairview	Lansing
33-01-01-14-359-181	S Magnolia	Lansing
33-01-01-14-359-191	S Magnolia	Lansing
33-01-01-14-359-201	S Magnolia	Lansing
33-01-01-14-362-001	601 S Clemens	Lansing
33-01-01-14-362-011	S Clemens	Lansing
33-01-01-14-362-021	S Clemens	Lansing
33-01-01-14-362-031	S Clemens	Lansing
33-01-01-14-362-041	S Clemens	Lansing
33-01-01-14-362-051	S Clemens	Lansing
33-01-01-14-362-061	S Clemens	Lansing
33-01-01-14-378-072	528 S Francis	Lansing
33-01-01-14-379-041	513 S Francis	Lansing
33-01-01-14-380-211	616 S Francis	Lansing
33-01-01-14-380-221	612 S Francis	Lansing
33-01-01-14-381-081	633 S Francis	Lansing
33-01-01-14-381-191	S Mifflin	Lansing
33-01-01-14-381-202	626 S Mifflin	Lansing
33-01-01-15-104-421	504 Leshar	Lansing
33-01-01-15-126-371	1116 E Saginaw	Lansing
33-01-01-15-301-071	208 Hill	Lansing
33-01-01-15-301-091	212 Hill	Lansing
33-01-01-15-306-173	S Pennsylvania	Lansing
33-01-01-15-311-051	321 S Eighth	Lansing
33-01-01-15-330-061	221 Bingham	Lansing
33-01-01-15-355-111	516 S Pennsylvania	Lansing
33-01-01-15-355-171	920 Hickory	Lansing
33-01-01-15-358-291	822 Larned	Lansing
33-01-01-15-378-044	S Pennsylvania	Lansing
33-01-01-15-378-201	1121 Bement	Lansing
33-01-01-15-380-041	1013 Euclid	Lansing
33-01-01-15-380-311	1018 Bement	Lansing
33-01-01-15-426-331	132 Allen	Lansing
33-01-01-15-432-211	331 Shepard	Lansing
33-01-01-15-451-461	406 Clifford	Lansing
33-01-01-15-453-002	501 Clifford	Lansing
33-01-01-15-453-111	537 Clifford	Lansing
33-01-01-15-476-171	414 Allen	Lansing
33-01-01-16-478-061	609 Helen	Lansing
33-01-01-16-479-011	507 Beech	Lansing
33-01-01-16-479-032	517 Beech	Lansing
33-01-01-16-479-165	S East	Lansing
33-01-01-16-479-221	610 Helen	Lansing
33-01-01-17-126-131	1705 W Saginaw	Lansing
33-01-01-17-226-182	611 N Butler	Lansing
33-01-01-17-226-262	923 W Saginaw	Lansing
33-01-01-17-227-061	816 W Lapeer	Lansing
33-01-01-17-227-071	814 W Lapeer	Lansing
33-01-01-17-231-261	N Butler	Lansing

33-01-01-17-252-141	321 Howe	Lansing
33-01-01-17-252-171	1327 W Shiawassee	Lansing
33-01-01-17-253-071	1314 W Ionia	Lansing
33-01-01-17-255-071	1120 W Ionia	Lansing
33-01-01-17-255-231	1119 W Shiawassee	Lansing
33-01-01-17-257-021	220 Westmoreland	Lansing
33-01-01-17-260-021	110 Lahoma	Lansing
33-01-01-17-401-061	1310 W Allegan	Lansing
33-01-01-17-401-071	1306 W Allegan	Lansing
33-01-01-17-428-282	200 S Butler	Lansing
33-01-01-20-108-031	1901 Olds	Lansing
33-01-01-20-130-041	1616 William	Lansing
33-01-01-20-131-031	815 Riverview	Lansing
33-01-01-20-132-001	1821 William	Lansing
33-01-01-20-135-021	909 Riverview	Lansing
33-01-01-20-411-001	1603 Park	Lansing
33-01-01-20-411-121	1309 Hammond	Lansing
33-01-01-21-254-040	Clear	Lansing
33-01-01-21-277-035	1032 Beech	Lansing
33-01-01-21-351-050	1616 Beal	Lansing
33-01-01-21-427-118	1408 Linval	Lansing
33-01-01-21-430-185	1514 Linval	Lansing
33-01-01-21-430-225	524 Baker	Lansing
33-01-01-21-454-001	Isbell	Lansing
33-01-01-21-459-015	1616 Herbert	Lansing
33-01-01-21-463-070	1819 Herbert	Lansing
33-01-01-21-477-145	546 Avon	Lansing
33-01-01-21-478-070	1612 Bailey	Lansing
33-01-01-21-480-070	547 Norman	Lansing
33-01-01-21-481-040	615 Norman	Lansing
33-01-01-22-130-051	1023 S Pennsylvania	Lansing
33-01-01-22-134-071	1019 Walsh	Lansing
33-01-01-22-205-222	1012 Bensch	Lansing
33-01-01-22-205-231	1010 Bensch	Lansing
33-01-01-22-206-052	1019 Bensch	Lansing
33-01-01-22-208-131	1041 McCullough	Lansing
33-01-01-22-230-112	Shepard	Lansing
33-01-01-22-230-161	1036 Leslie	Lansing
33-01-01-22-253-051	1117 Dakin	Lansing
33-01-01-22-253-091	1135 Dakin	Lansing
33-01-01-22-255-042	1211 S Holmes	Lansing
33-01-01-22-301-031	713 Beulah	Lansing
33-01-01-22-308-021	1407 Pontiac	Lansing
33-01-01-22-351-312	1512 Lyons	Lansing
33-01-01-22-352-161	1629 Lyons	Lansing
33-01-01-27-155-141	Tisdale	Lansing
33-01-01-27-156-001	908 Edison	Lansing
33-01-01-28-105-071	618 Cooper	Lansing
33-01-01-28-151-005	No Street Frontage	Lansing
33-01-01-28-201-031	1921 Forest	Lansing
33-01-01-28-226-171	528 E Mt Hope	Lansing
33-01-01-28-227-572	548 E Mt Hope	Lansing
33-01-01-28-285-081	575 Lincoln	Lansing

33-01-01-28-302-101	508 Dunlap	Lansing
33-01-01-28-376-261	421 W Hodge	Lansing
33-01-01-28-377-221	115 W Hodge	Lansing
33-01-01-28-433-201	550 Denver	Lansing
33-01-01-29-202-241	1121 W Mt Hope	Lansing
33-01-01-29-202-251	W Mt Hope	Lansing
33-01-01-29-227-061	904 Lenore	Lansing
33-01-01-29-278-011	2505 S MLK Jr	Lansing
33-01-01-29-376-052	1822 W Holmes	Lansing
33-01-01-29-426-241	712 Dunlap	Lansing
33-01-01-30-427-157	2900 Maloney	Lansing
33-01-01-31-103-071	3615 Brighton	Lansing
33-01-01-31-126-291	3430 Glenbrook	Lansing
33-01-01-31-128-125	Berwick	Lansing
33-01-01-31-128-211	3328 Grantsburg	Lansing
33-01-01-31-153-211	4018 Hillborn	Lansing
33-01-01-31-276-101	2600 Greenbelt	Lansing
33-01-01-31-306-141	3500 Ronald	Lansing
33-01-01-31-405-261	4512 Ingham	Lansing
33-01-01-31-451-011	4720 Ballard	Lansing
33-01-01-31-479-191	2212 W Jolly	Lansing
33-01-01-32-101-231	2008 Ferrol	Lansing
33-01-01-32-278-021	3917 Burchfield	Lansing
33-01-01-32-304-002	4308 Christiansen	Lansing
33-01-01-32-352-021	Starr	Lansing
33-01-01-32-353-562	4604 Christiansen	Lansing
33-01-01-32-376-322	W Jolly	Lansing
33-01-01-32-427-021	4501 S MLK Jr	Lansing
33-01-01-32-477-261	836 Dornell	Lansing
33-01-01-32-478-101	4908 Delray	Lansing
33-01-01-33-101-062	Burchfield	Lansing
33-01-01-33-254-251	312 E Mason	Lansing
33-01-01-33-256-001	300 Fenton	Lansing
33-01-01-33-404-171	208 E Everettdale	Lansing
33-01-01-33-406-361	109 Cox	Lansing
33-01-01-34-110-291	908 Irvington	Lansing
33-01-01-35-328-181	2530 Dier	Lansing
33-01-01-35-351-151	Wayne	Lansing
33-01-05-03-101-141	835 Armstrong	Lansing
33-01-05-03-352-431	E Miller	Lansing
33-01-05-04-252-051	218 Redner	Lansing
33-01-05-04-427-031	623 Louisa	Lansing
33-01-05-05-103-013	5117 Hughes	Lansing
33-01-05-05-202-051	Balzer	Lansing
33-01-05-05-202-222	1315 W Jolly	Lansing
33-01-05-05-276-021	5317 S MLK Jr	Lansing
33-01-05-05-329-031	5833 Valencia	Lansing
33-01-05-05-329-221	5802 Hughes	Lansing
33-01-05-05-351-031	2130 Newark	Lansing
33-01-05-05-428-191	826 R G Curtis	Lansing
33-01-05-06-201-211	2805 W Jolly	Lansing
33-01-05-06-226-112	2213 W Jolly	Lansing
33-01-05-06-303-041	3814 Coachlight Common	Lansing

33-01-05-06-352-071	3618 Coachlight	Lansing
33-01-05-06-478-215	No Street Frontage	Lansing
33-01-05-06-479-001	2219 Newark	Lansing
33-01-05-09-176-321	6428 Sommerset	Lansing
33-01-05-10-205-067	6336 Beechfield	Lansing
33-01-05-10-205-131	6136 Beechfield	Lansing
33-01-05-10-227-017	6133 Scotmar	Lansing
33-02-02-03-403-001	6200 Columbia	Meridian Twp
33-02-02-03-403-007	Columbia	Meridian Twp
33-02-02-10-203-014	5975 Harvey	Meridian Twp
33-02-02-10-354-007	Star Flower	Meridian Twp
33-02-02-10-376-005	Lady Slipper	Meridian Twp
33-02-02-16-400-029	Okemos	Meridian Twp
33-02-02-29-255-001	Creekstone	Meridian Twp
33-02-02-29-255-005	Creekstone	Meridian Twp
33-02-02-29-255-011	Creekstone	Meridian Twp
33-02-02-29-256-001	Aztec	Meridian Twp
33-02-02-29-256-003	Creekstone	Meridian Twp
33-07-07-05-400-002	331 Linn	Wheatfield Twp
33-10-10-20-200-019	W Tomlinson	Vevay Township
33-10-10-20-200-020	W Tomlinson	Vevay Township
33-10-10-30-100-025	S College	Vevay Township
33-10-10-30-100-027	S College	Vevay Township
33-13-13-06-400-004	6134 Ferris	Onondaga Township
33-13-13-29-431-006	4836 Onondaga	Onondaga Township
33-14-14-08-400-017	2655 Ingalls	Leslie Township
33-14-14-13-300-003	3994 Woods	Leslie Township
33-14-14-16-100-003	Hull	Leslie Township
33-15-15-18-200-008	Meridian	Bunker Hill Township
33-15-15-18-200-009	Meridian	Bunker Hill Township
33-15-15-22-300-005	4375 Williamston	Bunker Hill Township
33-15-15-35-400-013	Baseline	Bunker Hill Township
33-16-16-21-200-038	Adams	Stockbridge Township
33-16-16-21-300-009	3495.5 Morton	Stockbridge Township
33-17-14-21-301-012	Hull	Leslie City
33-17-14-21-329-010	Doty	Leslie City
33-17-14-21-329-011	Cameo	Leslie City
33-17-14-21-378-024	412 W Bellevue	Leslie City
33-17-14-21-381-017	Race	Leslie City
33-17-14-21-381-018	Race	Leslie City
33-17-14-21-381-019	Race	Leslie City
33-17-14-21-381-020	Race	Leslie City
33-17-14-21-381-021	Race	Leslie City
33-17-14-21-381-022	Race	Leslie City
33-17-14-21-381-023	Race	Leslie City
33-17-14-21-381-024	Race	Leslie City
33-17-14-21-381-025	Race	Leslie City
33-17-14-21-381-026	Race	Leslie City
33-17-14-21-381-027	Race	Leslie City
33-17-14-21-381-028	Race	Leslie City
33-17-14-21-381-029	Race	Leslie City
33-17-14-21-381-030	Race	Leslie City
33-17-14-21-381-031	Race	Leslie City



33-17-14-21-381-085	Race	Leslie City
33-17-14-21-381-086	Race	Leslie City
33-17-14-21-381-087	Race	Leslie City
33-17-14-21-381-088	Race	Leslie City
33-17-14-21-381-089	Race	Leslie City
33-17-14-21-381-090	Race	Leslie City
33-17-14-21-381-091	Race	Leslie City
33-17-14-21-381-092	Race	Leslie City
33-17-14-21-381-093	Race	Leslie City
33-17-14-21-381-094	Race	Leslie City
33-17-14-21-381-095	Race	Leslie City
33-17-14-21-381-096	Race	Leslie City
33-17-14-21-381-097	Race	Leslie City
33-17-14-21-381-098	Race	Leslie City
33-17-14-21-381-099	Race	Leslie City
33-17-14-21-381-100	Race	Leslie City
33-17-14-21-381-101	Race	Leslie City
33-17-14-21-381-102	Race	Leslie City
33-17-14-21-381-103	Race	Leslie City
33-17-14-21-381-104	Race	Leslie City
33-17-14-21-381-105	Race	Leslie City
33-17-14-21-381-106	Race	Leslie City
33-17-14-21-381-107	Race	Leslie City
33-17-14-21-381-108	Race	Leslie City
33-17-14-21-381-109	Race	Leslie City
33-17-14-21-381-110	Race	Leslie City
33-17-14-21-381-111	Race	Leslie City
33-17-14-21-381-112	Race	Leslie City
33-17-14-21-381-113	Race	Leslie City
33-17-14-21-381-114	Race	Leslie City
33-17-14-21-381-115	Race	Leslie City
33-17-14-21-381-116	Race	Leslie City
33-17-14-21-381-117	Race	Leslie City
33-17-14-21-381-118	Race	Leslie City
33-17-14-21-381-119	Race	Leslie City
33-17-14-21-381-120	Race	Leslie City
33-17-14-21-381-121	Race	Leslie City
33-17-14-21-381-122	Race	Leslie City
33-17-14-21-381-123	Race	Leslie City
33-17-14-21-381-124	Race	Leslie City
33-17-14-21-381-125	Race	Leslie City
33-17-14-21-381-126	Race	Leslie City
33-17-14-21-381-127	Race	Leslie City
33-17-14-21-381-128	Race	Leslie City
33-17-14-21-381-200	Race	Leslie City
33-17-14-21-455-005	115 Church	Leslie City
33-17-14-28-203-011	117 e. Bellevue	Leslie City
33-17-14-28-227-001	411 E Bellevue	Leslie City
33-18-03-34-428-017	Churchill Downs	Williamston City
33-18-03-36-379-003	520 E Middle	Williamston City
33-18-07-02-476-001	Cambridge	Williamston City
33-19-10-08-201-007	509 W Columbia	Mason Cityy
33-19-10-09-151-002	110 E Oak	Mason Cityy



33-20-01-12-118-105	Weatherhill	East Lansing
33-20-02-08-178-017	Haslett	East Lansing
33-21-01-07-301-038	3810 Macon	Lansing Township
33-21-01-14-330-007	S Mifflin	Lansing Township
33-21-01-14-452-008	431 S Detroit	Lansing Township
33-21-01-18-180-015	118 N Deerfield	Lansing Township
33-21-01-18-204-024	N Rosemary	Lansing Township
33-21-01-18-208-023	413 N Rosemary	Lansing Township
33-21-01-18-251-004	227 Brynford	Lansing Township
33-21-01-18-403-018	2828 W Washtenaw	Lansing Township
33-21-01-18-428-001	2419 W Michigan	Lansing Township
33-21-01-18-428-016	124 Hungerford	Lansing Township
33-21-01-18-428-023	W Washtenaw	Lansing Township
33-21-01-18-428-025	W Washtenaw	Lansing Township
33-21-01-18-429-022	2304 W Washtenaw	Lansing Township
33-21-01-18-431-001	307 S Hathaway	Lansing Township
33-25-05-11-357-005	Kate	Delhi Township
33-25-05-13-179-012	Keller	Delhi Township
33-25-05-14-427-002	2228 Depot	Delhi Township
33-25-05-16-426-011	2197 Eifert	Delhi Township
33-25-05-22-227-015	1953 Adelpha	Delhi Township
33-25-05-23-351-006	1601 Grayfriars	Delhi Township
33-25-05-29-226-009	1463 Onondaga	Delhi Township
33-41-11-22-204-008	South	Dansville Village
33-42-16-26-115-001	E Main	Stockbridge Village
33-42-16-26-131-005	E Main	Stockbridge Village
33-42-16-27-279-003	414 Cherry	Stockbridge Village
33-42-16-27-287-006	S Wood	Stockbridge Village
33-43-08-11-227-012	468 N. Main	Webberville Village

# Judicial Extensions

Parcel Number	Address	Last day to Redeem
33-01-01-05-451-051	N. Grand River	7/31/2012
33-01-01-08-201-141	1310 Greenwood	6/1/2012
33-01-01-08-407-271	1121 N. MLK	3/31/2013
33-01-01-09-207-081	1603 Turner	7/31/2012
33-01-01-09-279-141	Liberty Street	5/31/2012
33-01-01-09-279-151	Liberty Street	5/31/2012
33-01-01-10-132-171	1609 Vermont	5/31/2012
33-01-01-10-326-121	1103 Persons Ct	6/1/2012
33-01-01-10-353-101	817 E. Saginaw	5/31/2012
33-01-01-10-354-162	909 E. Saginaw	3/31/2013
33-01-01-10-354-192	923 E. Saginaw	5/31/2012
33-01-01-14-359-321	624 S. Hayford	3/31/2013
33-01-01-17-187-041	1806 W. Michigan	8/31/2012
33-01-01-17-260-061	1224 W. Michigan	5/31/2012
33-01-01-17-428-282	200 S. Butler	5/31/2012
33-01-01-20-134-132	914 Riverview	5/31/2012
33-01-01-21-451-021	1606 Martin	5/31/2012
33-01-01-22-231-061	1019 Leslie	5/31/2012
33-01-01-22-306-131	815 Baker	3/31/2013
33-01-01-22-307-021	1413 Ada	10/31/2012
33-01-01-22-353-031	1609 Donora	3/31/2013
33-01-01-28-126-062	2025 S. Washington	7/9/2012
33-01-01-28-201-121	1928 Teel	5/31/2012
33-01-01-29-278-051	2519 S. MLK	5/31/2012
33-01-01-32-353-562	4604 Christiansen	5/31/2012
33-01-01-34-355-121	846 Sandlyn Dr	6/1/2012
33-01-05-05-376-101	5912 Valencia	5/31/2012
33-01-05-06-429-023	5712 Picardy	5/31/2012
33-01-05-08-282-004	815 W. Edgewood Blvd	5/31/2012
33-01-05-08-282-006	813 W. Edgewood Blvd	5/31/2012
33-03-03-11-300-024	1557 Haslett Rd. Williamston	5/31/2012
33-09-09-11-401-117	57 Lilac Ln, Aurelius Twp	3/31/2013
33-10-10-25-300-003	814 W. Barnes, Mason	5/31/2012
33-12-12-25-300-006	1991 Brogran, Whiteoak Twp	3/31/2013
33-21-01-18-451-001	4009 Lentz Ct, Lansing Twp	5/31/2012
33-25-05-23-376-047	4370 Rexford, Delhi Twp	5/31/2012
33-25-05-36-100-019	3737 W. Harper Rd, Delhi Twp	3/31/2013

INGHAM COUNTY LAND BANK AUTHORITY

**RESOLUTION TO AUTHORIZE THE CHAIRMAN TO NEGOTIATE AND EXECUTE THE BUY AND SELL AGREEMENT FROM DEMING LI FOR THE PROPERTY LOCATED AT 1300 & 1320 KEYSTONE, LANSING, MICHIGAN FOR THE CASH SUM OF NOT LESS THAN \$160,000 AND TO COUNTER OFFER \$175,000.**

**RESOLUTION #12-07**

**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

**WHEREAS**, the Ingham County Land Bank Fast Track Authority received title to the 20,500 square foot commercial building containing offices in the north portion and warehousing in the remainder of the building on July 9, 2009 through tax foreclosure; and

**WHEREAS**, the intended use, pending zoning, is the packaging and shipping of tea products to distributors; and

**WHEREAS**, the buyer intends to invest at least \$200,000 in the building in addition to creating 10-12 new employment opportunities, possibly up to 30-40 positions and return the property to the tax roll; and

**WHEREAS**, the Ingham County Land Bank Fast Track Authority has policies, procedures and administrative rules regarding the disposition of commercial property and all transfer for non-residential property must have board approval;

**THEREFORE BE IT RESOLVED**, that the Authority authorizes the Land Bank Chairman to negotiate and execute the Buy and Sell Agreement from Deming LI for the property at 1300 & 1320 Keystone, Lansing, Michigan for the cash sum of not less than \$160,000 and to counter offer \$175,000

Aye:

Nay:

Absent:

INGHAM COUNTY LAND BANK AUTHORITY

**RESOLUTION TO ENTER INTO A RENTAL PROPERTY MANAGEMENT  
AGREEMENT WITH THE INGHAM COUNTY HOUSING COMMISSION**

**RESOLUTION #12-08**

**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

**WHEREAS**, the Ingham County Land Bank Fast Track Authority has inventory suitable for future renovations and currently vacant; and

**WHEREAS**, vacant property deteriorates quickly and is a source of vandalism and crime; and

**WHEREAS**, a property rental program will facilitate efficient use of our inventory; and

**WHEREAS**, property rental guidelines have already been approved; and

**WHEREAS**, the Ingham County Land Bank needs the services of a rental property Manager to implement those guidelines,

**THEREFORE BE IT RESOLVED**, the Ingham County Land Bank Fast Track Authority approves and authorizes the Executive Director to sign the Property Management Agreement with the Ingham County Housing Commission

YEAS:

NAYS:

ABSENT

# **Property Management Agreement**

between

## **Ingham County Land Bank and Ingham County Housing Commission**

This agreement is made and entered into on this \_\_\_\_ day of \_\_\_\_\_, 2012 between the Ingham County Land Bank, 422 Adams St. Lansing, MI 48906 hereinafter called "Owner" and the Ingham County Housing Commission, 3882 Dobie Rd. Okemos, MI 48864 hereinafter called "Manager". Owner hereby employs the services of the Manager to manage, operate, control, rent, and lease the following houses, apartments, and condominiums, (see attached list).

### **Responsibilities of Manager:**

1. Owner hereby appoints Manager as the lawful agent with full authority to do any and all lawful acts

necessary for the fulfillment of this agreement, by Owner approved policy, to include the following:

- A. Advertisement
- B. Admissions and Continued Occupancy
- C. Rent Collection
- D. Maintenance
  - a. The Manager is responsible for any and all day to day maintenance for all units with the exceptions of any "contract" maintenance situation where the management must hire the work to be completed outside of force labor. Examples: Painting, carpeting, drain line cleaning, window replacement, etc.
- E. Accounting
  - a. Manager will provide a written account of all rents collected by the 12<sup>th</sup> of the month.
  - b. Manager will provide owner with bank deposit receipt on day of deposit.
- F. Evictions, as approved in advance by owner

### **Compensation of Manager:**

1. Owner agrees to compensate Manager as follows:

- A. 10% of all gross rents collected.

### **Liability of Manager:**

Between the Owner and Manager, the Manager shall not be liable for any damages, loss, acts or omissions by the Owner or any tenant, nor for any default by any tenant except those directly caused by Manager's negligence. The manager shall have insurance as required by the County of Ingham.

**Term of Agreement:**

The term of this agreement shall commence on April 1, 2012 and end on March 31, 2013. Upon expiration of the above initial term, this agreement can be extended for a like period of time unless terminated in writing by either party 30 days prior to the date of renewal.

This agreement may also be terminated by mutual written agreement of the parties at any time upon payment to Manager of all fees due under the terms of the agreement.

**Nondiscrimination Clause**

The Manager, as required by law, and/or the Equal Opportunity Employment and Non-Discrimination Policy of Ingham County, shall not discriminate against an employee or applicant for employment or housing with respect to hire, tenure, terms, conditions or privilege of employment or tenancy, or a matter directly or indirectly related to employment or tenancy because of race, color, religion, sex, sexual orientation, gender identity, national origin, disability, height, weight, marital status, age or political affiliation (except where age, sex or lack of disability constitutes a bona fide occupational qualification.)

The Contractor shall adhere to all applicable Federal, State and local laws, ordinances, rules and regulations prohibiting discrimination, including, but not limited to, the following:

- a) The Elliott-Larsen Civil Rights Act, 1976 PA 453, as amended.
- b) The Persons with Disabilities Civil Rights Act, 1976 PA 220, as amended.
- c) Section 504 of the Federal Rehabilitation Act of 1973, P.L. 93-112, 87 Stat. 394, as amended, and regulations promulgated there under.
- d) The Americans with Disabilities Act of 1990, P.L. 101-336, 104 Stat 328 (42 USCA §12101 et seq), as amended, and regulations promulgated there under.

Breach of this section shall be regarded as a material breach of the agreement.

Proposers shall disclose with their proposals any conclusive findings of violations of federal, state, or local equal opportunity statutes, ordinances, rules, regulations, or policies within the past three (3) years.

**Extent of the Agreement:**

This Document and Owner approved policies represent the entire Agreement between the Owner and the Manager.

IN WITNESS WHEREOF, the parties hereto execute this Agreement.

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Mary Ruttan, Executive Director  
Ingham County Land Bank (OWNER)

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Bruce E. Johnston, Executive Director  
Ingham County Housing Commission  
(MANAGER)

INGHAM COUNTY LAND BANK AUTHORITY

**RESOLUTION TO ACCEPT THE AUCTION MARKETING PROPOSAL FROM  
BIPPUS USA AND THE SALE OF CERTAIN COMMERCIAL PROPERTY AT PUBLIC  
AUCTION**

**RESOLUTION #12-09**

**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

**WHEREAS**, the Ingham County Land Bank Fast Track Authority has had certain commercial inventory on hand for several years; and

**WHEREAS**, these structures are deteriorating rapidly and are a community nuisance and eye soar; and

**WHEREAS**, multiple marketing attempts have been made without success;

**THEREFORE BE IT RESOLVED**, the Ingham County Land Bank Fast Track Authority authorizes the acceptance of the Auction Marketing Proposal and the sale of the commercial properties listed on Exhibit one at a public auction.

YEAS:

NAYS:

ABSENT

## Commercial Properties

Exhibit One

Parcel Number	Address		Acquisition Date	Comments	Balance
33-01-01-32-427-001	4405 S. MLK	Lansing	2008 Tax Foreclosure	Contaminated with mold/basement flooded	30,000.00
33-01-01-32-427-011	4415 S. MLK	Lansing	2008 Tax Foreclosure	Contaminated with mold/basement flooded	4,000.00
33-01-01-32-427-021	4501 S. MLK	Lansing	2012 Tax Foreclosure	Structure next to 4405/4415 S. MLK	18,000.00
33-18-03-35-476-031	122 W. Grand River	Williamston	2011 Tax Foreclosure	Former Restaurant	20,000.00
33-01-01-15-432-231	1715 E. Kalamazoo	Lansing	2011 Tax Foreclosure	Auto repair shop-some contamination	100.00
33-01-01-09-127-021	300 W. North	Lansing	2006 Tax Foreclosure	Vacant Land, Action Auto Gas Station, DEQ remediated	35,500.00
33-01-01-09-127-011	1804 Seager	Lansing	2008 Purchase	Vacant Land, DEQ remediated	2,000.00



**BippusUSA.com**  
NATIONAL AUCTIONS  
HIGH-PERFORMANCE REAL ESTATE BROKER

# **Real Estate Auction Marketing Proposal**

Prepared for the:



**INGHAM COUNTY  
LANDBANK**

[www.inghamlandbank.org](http://www.inghamlandbank.org)

Crystal Glen Center  
Suite 600  
Novi, Michigan 48375

Anchor Trade Center  
11811 Anchor Lane  
Three Rivers, MI 48375

April 15, 2012

## Ingham County Land Bank Real Estate Auction Marketing Proposal

Mary Ruttan  
Ingham County Land Bank  
422 Adams Street  
Lansing MI 48906

Subject Properties: To be determined.

It is our pleasure to submit the following proposal.

Our experience has proven that the auction sale method will accomplish in one day what would typically take several months, or even years, through conventional methods. Past auctions have provided the seller with a 10% deposit and signed offer to purchase the real estate sale day. The closings are normally scheduled 30 days after the sale date.

We propose an auction, which incorporates the following points:

- Promote the sale with high impact marketing concentrated within a 35-50 day period.
- Offer the properties with no reserve where possible and subject to minimum bid sales when not.
- Conduct live on-site auctions for properties with market depth.
- Conduct hybrid sealed bid sales for properties with limited market depth.
- Charge a 10% buyer's premium.

All promotion and marketing efforts will be directed by BippusUSA.com and placed through a national advertising agency, in order to take advantage of the best media buys for our client.

The promotion we would propose for your auction is a blend of direct mail printed media, e-mail marketing, signs, and the internet via our web site and affinity web site postings. The distribution of advertising announcements will include direct mailings to our mailing list and database marketing targeting buyers from the area, with special emphasis on those who have indicated interest or own similar properties. Printed media advertising will be placed in both local and regional publications.

Auction signs will be placed on the property approximately 5 weeks prior to the sale and will include highly visible signage, advertising the auction event, date and time.



BippusUSA.com is a member of the Michigan Commercial Board of REALTORS® and CPIX the Michigan Commercial Multiple Listing Service. Broker participation will be aggressively promoted to help increase knowledge of the auction. Brokerage firms specializing in the area will be contacted with information about this auction to maximize exposure to the potential buyers. We will pay a Michigan licensed broker whose properly registered client purchases and closes on the property up to 3% of the contract price. This co-broker fee will be paid at the closing from the fee paid to our firm.



Selling the property without reserve to the last bidder will be a prime-motivating factor that will assure that everyone interested in this property will attend the sale and make a best possible effort to be the high bidder. An absolute auction lets bidders know that the seller is serious and that it will not be a waste of their time to attend. The absolute auction places pressure on the buyers to perform and to offer their best price in the competitive bidding arena. Buyers must attend the auction because they know the property will be sold and the buying decision must be made. It is important to keep in mind that even bottom feeders must be forced to compete to buy the property.



Terms of service:

- Auctioneer/broker fee, is the ten percent buyer's premium, from which all co-broker commissions will be paid. The seller pays no commission.
- A marketing/promotion fee of \$5000 is to be advanced to BippusUSA.com at the time of listing. Your closing cost will be the standard selling expenses such as title insurance and transfer taxes.
- BippusUSA.com is to be granted an exclusive right to sell listing.
- BippusUSA.com is to be paid from escrow at closing.

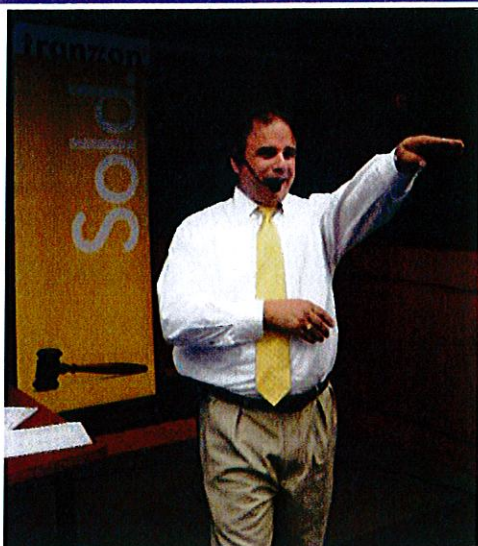
The time needed to properly prepare for this on-site auction is approximately six weeks from the approval of the paperwork. We suggest a sale date from June 1<sup>st</sup> to the 8th. The next step is for you to approve this proposal and provide us with a list of property to be sold.

**You deserve the best the market has to offer. Our objective is to produce top dollar for your property in today's market. We look forward to working with you.**

Sincerely,

*John Bippus*

John Bippus AARE CAI CES GRI  
President



# BippusUSA.com

**John Bippus**

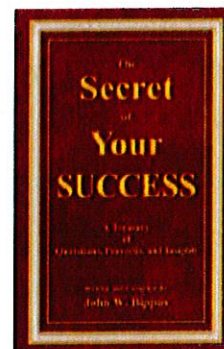
AARE CAI CES GMAS GRI

**Real Estate & Asset Advisor**

*John Bippus* .com

## PROFESSIONAL DESIGNATIONS & EDUCATION

AARE Accredited Auctioneer Real Estate  
 CAI Certified Auction Institute  
 CES Certified Estate Specialist  
 CAG Certified Appraisal Guild  
 GRI Graduate of REALTORS Institute  
 GMAS Graduate of Missouri Auction School  
 RYT Registered Yoga Teacher



The Secret of Your Success  
 By John Bippus

## Nationally Recognized Award Winning Marketing

### EXPERIENCE

Licensed Real Estate Broker , 24 Years Experience.

Licensed, Registered, Accredited & Certified Auctioneer

Professional Fiduciary - Receivership Services

Chairman of the St. Joseph County Road Commission Board of Directors

President of the Michigan Guardianship Association

Former Chairman and thirteen year member of the St. Joseph County Board of Commissioners

Former Chairman of the Board of the St. Joseph, Branch, Hillsdale Health Agency

Former Chairman, St. Joseph County Retirement Board of Directors

Former Chairman, E-911 St. Joseph County Central Dispatch Policy Board

Former three term Three Rivers City Commissioner & Mayor pro-tem

Past President of the St. Joseph County Association of REALTORS

Former Officer and Life Member of the Michigan State Auctioneers Association



# Target Your Market



**CPIX**  
Commercial Property Information Exchange  
of Michigan

**Realcomp**  
The REALTOR'S® MLS

**BippusUSA.com**  
NATIONAL AUCTIONS  
HIGH-PERFORMANCE REAL ESTATE BROKER

**John Bippus.com**  
Helping You Succeed™

MONTHLY ACTIVITY REPORT  
(DASHBOARD)  
April 30, 2012

	Inventory as of 12/31/2011	Acquired as of 4/30/2012	Demolished as of 4/30/2012	Sold as of 4/30/2012	Current Inventory as of 4/30/2012
Structures	380	0	-31	16	333
Vacant	406	0	31	2	435
Commercial	13	0	0	0	13
<b>TOTAL(S)</b>	799	0	31	18	781

Approved Line of Credit of 4/30/2012 as	
Total Line of Credit	\$5,000,000.00
Obligated	4,075,000.00
Available Balance	925,000.00

05/02/2012

CHECK REGISTER FOR INGHAM COUNTY LAND BANK  
CHECK DATE FROM 04/01/2012 - 04/30/2012

Check Date	Check	Vendor Name	Amount
Bank GEN			
04/11/2012	7548	BOARD OF WATER & LIGHT	540.48
04/11/2012	7549	BOARD OF WATER & LIGHT	541.43
04/11/2012	7550	BOARD OF WATER & LIGHT	484.62
04/11/2012	7551	CONSUMERS ENERGY	441.91
04/11/2012	7552	CONSUMERS ENERGY	571.66
04/11/2012	7553	CONSUMERS ENERGY	566.37
04/11/2012	7554	CONSUMERS ENERGY	559.05
04/11/2012	7555	CONSUMERS ENERGY	102.64
04/11/2012	7556	MICHIGAN MUNICIPAL RISK MANAGEMENT	5,898.00
04/11/2012	7557	FOX BROTHERS COMPANY	23.55
04/11/2012	7558	TONY MARTINEZ	1,300.00
04/11/2012	7559	J. F. SHEWCHUCK CONSTRUCTION	18,401.50
04/11/2012	7560	GRACE AT HOME	7,556.00
04/11/2012	7561	KEBS, INC.	800.00
04/11/2012	7562	KELLEY APPRAISAL COMPANY	300.00
04/11/2012	7563	WISEMAN TREE EXPERTS	1,199.15
04/11/2012	7564	THERMAL INSPECTION SERVICE LLC	500.00
04/11/2012	7565	ETC	1,832.10
04/11/2012	7566	AD'VANTAGE CLEANING	760.12
04/11/2012	7567	SONITROL TRI-COUNTY	2,352.62
04/11/2012	7568	CITY OF LANSING	52,755.92
04/11/2012	7569	HOLT ELECTRIC & SON	2,550.00
04/11/2012	7570	MICHIGAN FARM BUREAU	589.00
04/11/2012	7571	HASSELBRING CLARK CO	203.69
04/11/2012	7572	CITY PULSE	46.35
04/11/2012	7573	MPC CASH-WAY LUMBER	1,551.78
04/11/2012	7574	AMERICAN RENTALS INC.	88.00
04/11/2012	7575	NORSHORE BUILDING INC	13,340.00
04/11/2012	7576	WOODWORKS & DESIGN CO.	2,491.00
04/11/2012	7577	WES STEFFEN PLUMBING	6,091.00
04/11/2012	7578	KEHREN CONSTRUCTION, LLC	7,590.00
04/11/2012	7579	DICK CORTRIGHT	2,025.00
04/11/2012	7580	DRAKE'S INSULATION, INC	606.40
04/11/2012	7581	INGHAM COUNTY HOUSING COMMISSION	1,090.06
04/11/2012	7582	LJ TRUMBLE BUILDERS	500.00
04/11/2012	7583	BS&A SOFTWARE	500.00
04/11/2012	7584	PAM BLAIR	120.00
04/11/2012	7585	RIZZI DESIGNS	2,819.90
04/11/2012	7586	MARTINEZ CONSULTING GROUP	570.00
04/11/2012	7587	THE SHERWIN-WILLIAMS CO.	141.03
04/11/2012	7588	DISCOUNT CARPET WAREHOUSE	3,957.13
04/11/2012	7589	STANDARD ELECTRIC COMPANY	314.81
04/11/2012	7590	GREGORY LEE MCKAY LLC	2,280.00
04/11/2012	7591	AMO INSPECTIONS & APPRAISALS	1,520.00
04/11/2012	7592	DENNIS GRAHAM	623.85
04/23/2012	7593	BOARD OF WATER & LIGHT	544.56



04/23/2012	7594	BOARD OF WATER & LIGHT	874.29
04/23/2012	7595	BOARD OF WATER & LIGHT	1,026.14
04/23/2012	7596	BOARD OF WATER & LIGHT	290.21
04/23/2012	7597	BOARD OF WATER & LIGHT	264.89
04/23/2012	7598	BOARD OF WATER & LIGHT	365.33
04/23/2012	7599	CONSUMERS ENERGY	683.68
04/23/2012	7600	CONSUMERS ENERGY	464.74
04/23/2012	7601	CONSUMERS ENERGY	855.27
04/23/2012	7602	CONSUMERS ENERGY	10.50
04/23/2012	7603	HSBC BUSINESS SOLUTIONS	2,679.59
04/23/2012	7604	HOME DEPOT CREDIT SERVICES	500.20
04/23/2012	7605	RBK BUILDING MATERIALS	378.77
04/23/2012	7606	TOSHIBA FINANCIAL SERVICES	220.66
04/23/2012	7607	SPRINT	256.67
04/23/2012	7608	COMCAST	66.95
04/23/2012	7609	AT & T	218.22
04/23/2012	7610	DBI BUSINESS INTERIORS	717.50
04/23/2012	7611	CITY PULSE	1,083.24
04/23/2012	7612	H.C. BERGER COMPANY	157.04
04/23/2012	7613	COHL, STOKER & TOSKEY, P.C.	1,076.95
04/23/2012	7614	REHMANN ROBSON	2,500.00
04/23/2012	7615	CAPITAL IMAGING	135.00
04/23/2012	7616	GREATER LANSING HOUSING COALITION	1,470.81
04/23/2012	7617	STANDARD ELECTRIC COMPANY	643.44
04/23/2012	7618	KEBS, INC.	400.00
04/23/2012	7619	THERMAL INSPECTION SERVICE LLC	300.00
04/23/2012	7620	AIR QUALITY CONTROL AGENCY	649.00
04/23/2012	7621	ETC	175.00
04/23/2012	7622	RED CEDAR CONSULTING, LLC	1,618.50
04/23/2012	7623	FIBERTEC ENVIRONMENTAL SERVICES	36.00
04/23/2012	7624	DRAKE'S INSULATION, INC	645.60
04/23/2012	7625	WISEMAN TREE EXPERTS	670.25
04/23/2012	7626	SC SERVICES ENVIRONMENTAL	24,674.00
04/23/2012	7627	HOLT ELECTRIC & SON	285.00
04/23/2012	7628	GREGORY LEE MCKAY LLC	2,880.00
04/23/2012	7629	NORSHORE BUILDING INC	12,809.00
04/23/2012	7630	QUALIFIED CONSTRUCTION CORP	32,454.40
04/23/2012	7631	ASSOCIATED GENERAL CONTRACTORS LLC	54,560.00
04/23/2012	7632	NORTHERN HOME IMPROVEMENT	9,872.65
04/23/2012	7633	LJ TRUMBLE BUILDERS	65,868.00
04/23/2012	7634	GRACE AT HOME	16,336.00
04/23/2012	7635	MICHIGAN BUILDING AND RESTORATION	5,232.00
04/23/2012	7636	THE SHERWIN-WILLIAMS CO.	649.08
04/23/2012	7637	AMERICAN RENTALS INC.	88.00
04/23/2012	7638	MARK'S LOCK SHOP INC	90.00
04/23/2012	7639	VET'S ACE HARDWARE	134.17
04/23/2012	7640	HAZEN LUMBER, INC.	648.84
04/23/2012	7641	RIZZI DESIGNS	5,725.00
04/23/2012	7642	NATURAL AWAKENINGS LANSING	315.00
04/23/2012	7643	J & M HAULING	1,300.00
04/23/2012	7644	DICK CORTRIGHT	4,300.00
04/23/2012	7645	LINDA SCHONBERG	86.57

04/23/2012	7646	DENNIS GRAHAM	94.91
04/23/2012	7647	AMO INSPECTIONS & APPRAISALS	1,270.00
04/23/2012	7648	EDEN GLEN CONDO ASSOCIATION	6,815.00
04/23/2012	7649	JOSEPH G BONSALE	251.73
04/23/2012	7650	CENTER FOR FINANCIAL HEALTH	2,700.00
04/23/2012	7651	KIMBERLY WHITFIELD	68.95
04/23/2012	7652	DEAN TRAILWAYS OF MICHIGAN	486.00
04/23/2012	7653	BENJAMIN LINSEMIER	500.00

GEN TOTAL of 106 Non-Void Checks:	421,569.42
GEN TOTAL of 0 Void Checks:	0.00
GEN TOTAL - 106 Checks:	421,569.42



INGHAM COUNTY LAND BANK AUTHORITY  
STATEMENT OF NET ASSETS  
STATEMENT OF REVENUES, EXPENSES & CHANGE IN NET ASSETS  
MARCH 31, 2012

Assets

Cash	\$ ( 5,139.15)
Accounts Receivable	4,435.20
Land Contract Receivable	1,578,354.37
Land Contract Interest Receivable	83,287.03
Land Contract Escrow	18,985.89
Notes Receivable	180,000.00
Specific Tax Receivable	1,573.26
Specific Tax Receivable-Prior Year	3,414.87
OCOF Nonprofit Receivable	5,312.68
Ingham County Receivable-General	40.00
NSP1 Lansing City Receivable	47,766.85
Home Lansing City Receivable	77,137.04
Lansing City Receivable-General	21,876.15
NSP County Receivable	5,359.91
Suspension Account	(4,439.45)
Inventory	4,527,568.61
NSP2 Inventory	<u>1,101,000.00</u>
Total Assets	\$ 7,646,533.26

Liabilities

Notes Payable	
PNC Bank	3,915,000.00
Due to Ingham County	1,121,711.08
Due City of Lansing NSP2 PI	52,755.92
Rental Deposit	7,632.00
Good Faith Deposits	8,501.00
Land Contract Escrow	7,213.32
NSP2 Deferred Revenue	<u>1,101,000.00</u>
Total Liabilities	\$6,213,813.32

Retained Earnings	<u>\$1,680,304.76</u>
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Total Net Assets	<u>\$ (247,584.82)</u>
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STATE OF REVENUES, EXPENSES & CHANGE IN NET ASSETS  
MARCH 31, 2012

Revenues

Property Sales	\$ 261,800.00
NSP2 MSHDA Adm. Fee Revenue	739.00
NSP2 MSHDA Revenue	1,189,285.18
NSP2 Program Income	313,744.08
NSP1 Lansing Revenue	18,719.32
NSP1 Lansing Re-investment Revenue	70,857.11
HOME Revenue	61,429.38
NSP County Revenue	817.78
Interest Income	97,330.98
Rental Income	29,135.50
Late Fee Revenue	676.13
Miscellaneous Revenue	430.00
Rental Deposit Forfeiture	<u>400.00</u>

Total Revenue	\$ 2,045,364.46
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Operating Expenses

Cost of Land Sold	248,181.83
Supplies	1,881.30
Audit Fees	6,000.00
Communication	1,086.95
Security	121.84
Memberships	100.00
Equipment-Small Purchase	1,309.35
Postage	681.01
Media	7,925.63
Consultants	15,669.00
Bank Fees	650.11
Legal	1,690.30
Travel	1,932.91
Conferences	145.00
Software	950.00
Payroll Reimbursement	53,871.23
Americorp	1,409.25
Employer Tax Liability	2,726.46
Payroll Service	232.72
Workers Compensation	1,768.42
Utilities	397.53
Building Maintenance	1,356.55
Lawn & Snow	250.00
Interest Expense	14,245.93

Operating Expenses (cont.)

Garden Program	640.99
Bike Share Program	705.00
Housing Counseling	600.00
Building Maintenance	279.86
HOME Lansing City	63,283.54
NSP1 Lansing City	33,595.31
NSP Ingham County	1,613.28
NSP II	1,624,892.34
NSP2 Program Income Expense	<u>202,755.64</u>

Total Expense	\$ 2,292,949.28
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Total Net Assets, end of period	<u>\$ (247,584.82)</u>
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