

INGHAM COUNTY LAND BANK FAST TRACK AUTHORITY

June 26, 2019 Regular Board Meeting

Stand as accepted, at the July 24, 2019 Regular Board Meeting

Members Present:	Schertzing, Crenshaw (arrived late), Grebner, Trubac
Members Excused:	Stivers
Others Present:	Roxanne Case, Linda Weber, David Burns, Gordon Love, Alan Fox

CALL TO ORDER

Chairperson Schertzing called the June 26, 2019 Regular Meeting of the Ingham County Land Bank to order at 5:35 p.m. in the main conference room at the Land Bank, 3024 Turner Street, Lansing.

APPROVAL OF THE MINUTES

There were some minor corrections to the May 29, 2019 minutes. With those corrections, Commissioner Grebner moved to approve the minutes, and supported by Commissioner Trubac. The motion carried. Absent: Commissioner Crenshaw.

ADDITIONS TO THE AGENDA

None

LIMITED PUBLIC COMMENT

None

Adopted June 26, 2019
Agenda item #1

INGHAM COUNTY LAND BANK FAST TRACK AUTHORITY
RESOLUTION TO AUTHORIZE APPOINTMENT OF INTERIM EXECUTIVE DIRECTOR

RESOLUTION 19-04

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 to exercise those functions; and

WHEREAS, the Ingham County Treasurer, with the Ingham County Board of Commissioners approval, 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 Bylaws at Article 8.2 provide for the appointment of an Executive Director and that this has been the operational set-up of the organization; and

WHEREAS, the Land Bank Chairperson convened the top three staff to discuss ongoing leadership, and under the powers within Article 6.3 made an appointment of Roxanne Case as Interim Executive Director June 6th which also was the consensus of the three; and

WHEREAS, a continuation of Roxanne Case as Interim Executive Director is in the best interest of the Land Bank until a process for a permanent selection can be finalized;

THEREFORE, BE IT RESOLVED, the Land Bank authorizes the appointment of Roxanne Case as Interim Executive Director at a pay of \$65,324.35 which is the median between her current pay and the prior Executive Director pay. Pay effective date of June 15, 2019.

The motion carried. **Yeas:** Crenshaw, Grebner, Schertzing, Trubac.
Absent: Stivers.

Nays: None.

COMMISSIONER GREBNER MOVED TO APPROVE THE RESOLUTION AND SUPPORTED BY COMMISSIONER TRUBAC.

Chairperson Schertzing convened with 3 professional Land Bank staff at the Land Bank and all agreed to appoint Roxanne Case. Roxanne introduced herself to the Board. Commissioner Crenshaw arrived.

Adopted June 26, 2019
Agenda item #2.A.

INGHAM COUNTY LAND BANK FAST TRACK AUTHORITY

RESOLUTION TO AUTHORIZE SALE OF FOUR (4) PARCELS ON N LARCH ST TO
TEWS PROPERTIES LLC

RESOLUTION 19-05

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, the Land Bank received title to the residential vacant lots with no street frontage, Lansing, Michigan (Parcel ID# 33-01-01-04-230-311, 33-01-01-04-230-321, 33-01-01-04-230-331, 33-01-01-04-230-341) in 2015, through local unit rejection; and

WHEREAS, the four (4) parcels have no built-street frontage and are inaccessible except to the surrounding adjacent properties.

WHEREAS, adjacent property owner Darren Tews of Tews Properties LLC, owns a business, Pro-Soil Site Services, Inc, and has submitted a Statement of Interest to purchase the four (4) parcels, with the intent for additional space; and

THEREFORE, BE IT RESOLVED, the Land Bank authorizes its Chairperson or Executive Director to negotiate and execute the transfer of these four (4) parcels to Tews Properties LLC for the market rate of \$1000 per parcel, plus closing costs.

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

The motion carried. **Yeas:** Crenshaw, Grebner, Schertzing, Trubac. **Nays:** None.
Absent: Stivers.

COMMISSIONER GREBNER MOVED TO APPROVE THE RESOLUTION AND SUPPORTED BY COMMISSIONER CRENSHAW. THE MOTION CARRIED UNANIMOUSLY.

Adopted June 26, 2019
Agenda item #2.B.

INGHAM COUNTY LAND BANK FAST TRACK AUTHORITY

RESOLUTION TO AUTHORIZE SALE OF THREE (3) PARCELS ON JEROME ST, PENNSYLVANIA
AVE, AND HAAG CT TO THOMAS DAVIS

RESOLUTION 19-06

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, the Land Bank received title to the residential improved property at Jerome St (917), Lansing Michigan (Parcel ID# 33-01-01-15-154-091) in 2017, through local unit rejection; subsequently demolished the blighted structure with federal Hardest Hit Fund monies; and

WHEREAS, the Land Bank purchased the residential improved property at North Pennsylvania Ave (333), Lansing Michigan (Parcel ID# 33-01-01-15-152-231) in 2009, through a local non-profit organization; subsequently demolished the blighted structure with federal Neighborhood Stabilization Fund (NSP1) monies; and

WHEREAS, the Land Bank received title to the residential improved property at Haag Ct (325), Lansing Michigan (Parcel ID# 33-01-01-15-151-161) in 2014, through local unit rejection; subsequently demolished the blighted structure with federal Hardest Hit Fund monies; and

WHEREAS, adjacent property owner, Thomas Davis, has submitted a Statement of Interest to purchase three (3) parcels, with the intent to add yard space for gardening, and help maintain the neighborhood; and

THEREFORE, BE IT RESOLVED, the Land Bank authorizes its Chairperson or Executive Director to negotiate and execute the transfer of three (3) parcels to Thomas Davis for the market rate of \$3300, plus closing costs.

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

The motion carried. **Yeas:** Crenshaw, Grebner, Schertzing, Trubac. **Nays:** None.
Absent: Stivers.

COMMISSIONER GREBNER MOVED TO APPROVE THE RESOLUTION AND SUPPORTED BY COMMISSIONER CRENSHAW. THE MOTION CARRIED UNANIMOUSLY.

Adopted June 26, 2019
Agenda item #2.C.

INGHAM COUNTY LAND BANK FAST TRACK AUTHORITY

**RESOLUTION TO AUTHORIZE SALE OF TWO (2) FULL PARCELS AND ONE (1) SPLIT PARCEL
ON CLIFFORD ST TO JASON GROSSMAN**

RESOLUTION 19-07

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, the Land Bank received title to the residential improved property at Clifford St (525), Lansing Michigan (Parcel ID# 33-01-01-15-453-071) in 2015, through local unit rejection; subsequently demolished the blighted structure with federal Hardest Hit Fund monies; and

WHEREAS, the Land Bank received title to the residential vacant lot at Clifford St, Lansing, Michigan (Parcel ID# 33-01-01-15-453-091) in 2014, through local unit rejection; and

WHEREAS, the Land Bank received title to the residential improved property at Clifford St (532), Lansing Michigan (Parcel ID# 33-01-01-15-451-291) in 2015, through local unit rejection; subsequently demolished the blighted structure with federal Hardest Hit Fund monies; and

WHEREAS, adjacent property owner and Landlord, Jason Grossman, has submitted a Statement of Interest to purchase the two (2) full parcels and one-third (1/3) of a split-parcel, with the intent for additional space for his tenants and to help the upkeep of the neighborhood in order to maintain property values; and

THEREFORE, BE IT RESOLVED, the Land Bank authorizes its Chairperson or Executive Director to negotiate and execute the transfer of two (2) parcels and one third (1/3) split-parcel of Clifford St (532) to Jason Grossman for the market rate of \$1000 for each 2 full parcels, \$167 for the split-parcel, plus closing costs.

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

The motion carried. **Yeas:** Crenshaw, Grebner, Schertzing, Trubac.

Nays: None.

Absent: Stivers.

COMMISSIONER GREBNER MOVED TO APPROVE THE RESOLUTION AND SUPPORTED BY COMMISSIONER CRENSHAW. THE MOTION CARRIED UNANIMOUSLY.

D. Garden list – June 2019

Brief discussion on list. Commissioner Grebner asked about the timeframe of breaking the lease if the lot turns into a sale. Land Bank works with the Lessee to allow gardening to come to a good ending and accommodate the gardener as much as possible.

Garden List - June 2019

Parcel Number	Property Class	Address1
33-01-01-03-104-311	Residential Vacant	Orchard Glen (726)
33-01-01-08-229-031	Residential Vacant	Roosevelt Avenue
33-01-01-08-229-261	Residential Vacant	Knollwood (1523)
33-01-01-08-229-271	Residential Vacant	Knollwood Avenue
33-01-01-08-278-231	Residential Vacant	Knollwood (1431)
33-01-01-08-476-091	Residential Vacant	N MLK JR BLVD (820)
33-01-01-09-176-073	Residential Vacant	N Capitol (1611)
33-01-01-09-176-082	Residential Vacant	N Capitol (1617)
33-01-01-09-253-021	Residential Vacant	Turner Street (1514)
33-01-01-09-303-221	Residential Vacant	W Willow (419)
33-01-01-09-353-231	Residential Vacant	Lawler Ct
33-01-01-09-355-001	Residential Vacant	N Sycamore (925)
33-01-01-09-362-241	Residential Vacant	621 W Madison
33-01-01-09-363-011	Residential Vacant	N Pine Street (726)
33-01-01-09-364-021	Residential Vacant	N Chestnut (722)
33-01-01-10-103-181	Residential Vacant	McKinley (813)
33-01-01-10-103-201	Residential Vacant	McKinley (807)
33-01-01-10-153-201	Residential Vacant	Drury Lane
33-01-01-10-153-231	Residential Vacant	N High Street (1511)
33-01-01-10-156-201	Residential Vacant	E Cesar E Chavez Ave (Grand River Ave) (815)
33-01-01-10-156-211	Residential Vacant	E Cesar E Chavez Ave (Grand River Ave)
33-01-01-10-176-141	Residential Vacant	New York Avenue (1441)
33-01-01-10-328-081	Residential Vacant	Farrand (1112)
33-01-01-10-330-351	Residential Vacant	Porter Street
33-01-01-10-354-121	Residential Vacant	E Saginaw (839)
33-01-01-10-401-171	Residential Vacant	Clark (1231)
33-01-01-10-480-071	Residential Vacant	E Saginaw Street (1301)
33-01-01-14-105-051	Residential Vacant	N Hayford (622)
33-01-01-14-304-031	Residential Vacant	S Magnolia Ave (129)
33-01-01-14-304-041	Residential Vacant	S Magnolia Ave
33-01-01-14-329-141	Residential Vacant	302 S Mifflin
33-01-01-14-353-061	Residential Vacant	S Fairview Avenue
33-01-01-14-354-181	Residential Vacant	S Hayford (400)
33-01-01-14-358-231	Residential Vacant	No Street Frontage
33-01-01-14-358-301	Residential Vacant	S Fairview (647)
33-01-01-14-358-311	Residential Vacant	No Street Frontage
33-01-01-14-358-321	Residential Vacant	S Magnolia Ave (648)
33-01-01-14-358-361	Residential Vacant	S Magnolia Ave
33-01-01-14-358-371	Residential Vacant	S Magnolia Ave
33-01-01-14-358-451	Residential Vacant	S Magnolia Ave
33-01-01-14-359-181	Residential Vacant	S Magnolia Ave
33-01-01-14-359-191	Residential Vacant	S Magnolia Ave
33-01-01-14-359-201	Residential Vacant	S Magnolia Ave
33-01-01-14-359-401	Residential Vacant	S Hayford Avenue
33-01-01-14-359-411	Residential Vacant	S Hayford Avenue
33-01-01-14-359-433	Residential Vacant	S Hayford (530)
33-01-01-14-359-442	Residential Vacant	S Hayford Avenue
33-01-01-14-359-513	Residential Vacant	S Hayford Avenue (504)
33-01-01-14-363-032	Residential Vacant	S Hayford Avenue
33-01-01-14-363-042	Residential Vacant	S Hayford Avenue
33-01-01-14-363-052	Residential Vacant	S Hayford Avenue

Garden List - June 2019

33-01-01-14-363-062	Residential Vacant	S Hayford Avenue
33-01-01-14-363-072	Residential Vacant	S Hayford Avenue
33-01-01-14-377-051	Residential Vacant	S. Francis Avenue
33-01-01-14-378-133	Residential Vacant	S Francis (500)
33-01-01-14-379-071	Residential Vacant	S Francis (525)
33-01-01-14-379-111	Residential Vacant	S. Mifflin (538)
33-01-01-14-379-112	Residential Vacant	538 S Mifflin (comb111&381-272)
33-01-01-14-379-121	Residential Vacant	S Mifflin (530)
33-01-01-14-380-161	Residential Vacant	S Francis Avenue
33-01-01-14-380-211	Residential Vacant	S Francis Ave (616)
33-01-01-14-380-221	Residential Vacant	S Francis Ave (612)
33-01-01-14-380-231	Residential Vacant	S Francis
33-01-01-14-380-241	Residential Vacant	S. Francis Avenue
33-01-01-14-380-251	Residential Vacant	S Francis (600)
33-01-01-14-381-071	Residential Vacant	S Francis Avenue
33-01-01-14-381-081	Residential Vacant	S Francis Ave (633)
33-01-01-14-381-191	Residential Vacant	S Mifflin
33-01-01-14-381-202	Residential Vacant	S Mifflin Ave (626)
33-01-01-14-381-221	Residential Vacant	S Mifflin
33-01-01-15-152-061	Residential Vacant	310 Haag Ct
33-01-01-15-301-071	Residential Vacant	Hill St (208)
33-01-01-15-302-221	Residential Vacant	S Hosmer St (214)
33-01-01-15-302-231	Residential Vacant	S Hosmer St (210)
33-01-01-15-376-011	Residential Vacant	S Pennsylvania (413)
33-01-01-15-376-021	Residential Vacant	S Pennsylvania (415)
33-01-01-15-451-191	Residential Vacant	Clifford Street (610)
33-01-01-15-453-111	Residential Vacant	Clifford (537)
33-01-01-15-485-171	Residential Vacant	Elizabeth (1706)
33-01-01-17-204-231	Residential Vacant	W Saginaw (1209)
33-01-01-17-204-240	Residential Vacant	W Saginaw Street
33-01-01-17-204-250	Residential Vacant	W Saginaw Street
33-01-01-17-226-182	Residential Vacant	N Butler Blvd (611)
33-01-01-17-330-181	Residential Vacant	Huron Street (200)
33-01-01-17-401-511	Residential Vacant	1235 W Michigan Avenue
33-01-01-17-403-271	Residential Vacant	S MLK JR BLVD (226)
33-01-01-20-136-021	Residential Vacant	Olds Avenue
33-01-01-21-254-005	Residential Vacant	Clear Street (1005)
33-01-01-21-254-010	Residential Vacant	Clear Street (1007)
33-01-01-21-254-022	Residential Vacant	Clear Street (1015)
33-01-01-21-361-081	Residential Vacant	Osband Ave (1845)
33-01-01-21-402-091	Residential Vacant	Garden Street (123)
33-01-01-21-453-025	Residential Vacant	E Barnes (120)
33-01-01-22-202-021	Residential Vacant	S Holmes Street (907)
33-01-01-22-208-131	Residential Vacant	McCullough St (1041)
33-01-01-22-352-031	Residential Vacant	Lyons Ave
33-01-01-23-103-061	Residential Vacant	S Magnolia Ave (714)
33-01-01-23-105-003	Residential Vacant	S Hayford
33-01-01-23-105-072	Residential Vacant	S Hayford Avenue
33-01-01-23-126-041	Residential Vacant	S Foster Ave
33-01-01-23-127-191	Residential Vacant	S Mifflin Avenue
33-01-01-23-127-201	Residential Vacant	S Mifflin Avenue
33-01-01-27-105-021	Residential Vacant	Kenwood Avenue (711)

Garden List - June 2019

33-01-01-28-105-071	Residential Vacant	Cooper (618)
33-01-01-28-126-311	Residential Vacant	Forest Avenue (2216)
33-01-01-28-405-441	Residential Vacant	Denver Ave (210)
33-01-01-32-304-002	Residential Vacant	Christiansen (4308)
33-01-01-32-353-041	Residential Vacant	Hughes Road
33-01-01-32-376-211	Residential Vacant	Christiansen (4915)
33-01-01-32-376-221	Residential Vacant	Christiansen (4919)
33-01-01-32-480-161	Residential Vacant	Delbrook Ave (5000)
33-01-05-05-151-045	Residential Vacant	No Street Frontage
33-01-05-05-151-068	Residential Vacant	No Street Frontage
33-01-05-05-151-094	Residential Vacant	Moffitt Street
33-01-05-05-151-128	Residential Vacant	Pleasant Grove Road
33-01-05-05-151-149	Residential Vacant	Hughes Road
33-01-05-08-208-014	Residential Vacant	Daft Street
33-01-05-08-208-017	Residential Vacant	No Street Frontage
33-01-05-09-102-231	Residential Vacant	Hilliard Road (6210)
33-21-01-14-454-001	Residential Vacant	S Detroit St (500)
33-01-01-15-451-251	Residential Vacant	Elizabeth Street (1417)
33-01-01-21-381-061	Residential Vacant	Smith (122)
33-01-01-22-226-131	Residential Vacant	Shepard St
33-01-01-22-279-181	Residential Vacant	Regent (1103)
33-01-01-23-126-112	Residential Vacant	S Foster Ave (713)
33-01-01-14-327-232	Residential Vacant	S MIFFLIN AVE
33-01-01-14-359-452	Residential Vacant	S HAYFORD AVE (524)
33-01-01-14-360-041	Residential Vacant	S HAYFORD AVE (521)
33-01-01-14-363-131	Residential Vacant	S HAYFORD AVE (643)
33-01-01-14-363-302	Residential Vacant	S Foster Ave (608)
33-01-01-15-376-031	Residential Vacant	S PENNSYLVANIA AVE (419)
33-01-01-20-401-072	Residential Vacant	MOORES RIVER DR (1401)
33-01-01-32-176-361	Residential Vacant	HILLCREST ST (1727)
33-01-01-30-453-171	Residential Vacant	VIKING RD (3128)
33-01-01-08-484-021	Residential Vacant	WISCONSIN AVE (744)
33-01-01-09-181-101	Residential Vacant	N Walnut St (1337)
33-01-01-09-357-031	Residential Vacant	N SYCAMORE ST(801)
33-01-01-14-357-211	Residential Vacant	S FAIRVIEW AVE (500)
33-01-01-14-359-242	Residential Vacant	S HAYFORD AVE (648)
33-01-01-14-381-091	Residential Vacant	S FRANCIS AVE (637)
33-01-01-15-302-071	Residential Vacant	HILL ST (131)
33-01-01-15-305-201	Residential Vacant	S Eighth St (204)
33-01-01-15-451-261	Residential Vacant	ELIZABETH ST (1419)
33-01-01-15-451-391	Residential Vacant	CLIFFORD ST (426)
33-01-01-21-480-150	Residential Vacant	ISBELL ST (538)
33-17-14-28-277-012	Residential Vacant	BLAIR V/L
33-01-01-08-229-281	Residential Vacant	Knollwood (1533)
33-01-01-03-101-131	Residential Vacant	E SHERIDAN RD
33-01-01-09-179-081	Residential Vacant	EDMORE ST (406)
33-01-01-09-307-201	Residential Vacant	N CHESTNUT ST (1023)
33-01-01-10-103-191	Residential Vacant	MCKINLEY ST (809)
33-01-01-10-153-241	Residential Vacant	N HIGH ST (1513)
33-01-01-10-153-251	Residential Vacant	N HIGH ST (1517)
33-01-01-14-377-101	Residential Vacant	S MIFFLIN AVE
33-01-01-14-380-091	Residential Vacant	S Foster Ave

Garden List - June 2019

33-01-01-14-381-181	Residential Vacant	S MIFFLIN AVE (632)
33-01-01-15-306-022	Residential Vacant	S Eighth St (211)
33-01-01-21-453-055	Residential Vacant	E BARNES AVE (140)
33-01-01-22-208-121	Residential Vacant	MCCULLOUGH ST (1037)
33-01-01-22-252-031	Residential Vacant	BENSCH ST (1115)
33-01-01-23-126-143	Residential Vacant	S Foster Ave
33-01-01-23-127-072	Residential Vacant	S FRANCIS AVE
33-01-01-32-226-441	Residential Vacant	Burchfield Dr
33-01-01-32-226-451	Residential Vacant	Burchfield Dr
33-01-01-10-401-140	Residential Vacant	CLARK ST
33-01-01-21-277-070	Residential Vacant	BEECH ST (1016)
33-01-01-21-451-015	Residential Vacant	GARDEN ST (138)
33-01-01-22-280-162	Residential Vacant	ALLEN ST (1236)
33-01-01-23-103-091	Residential Vacant	S Magnolia Ave (704)
33-01-01-23-127-061	Residential Vacant	S FRANCIS AVE (723)
33-01-01-21-453-037	Residential Vacant	E Barnes Ave (126)
33-01-01-14-362-071	Residential Vacant	S Clemens Ave
33-01-01-14-380-171	Residential Vacant	S FRANCIS AVE (630)
33-01-01-15-483-121	Residential Vacant	ALLEN ST (622)
33-01-01-31-253-161	Residential Vacant	INGHAM ST (4020)
33-01-01-32-353-283	Residential Vacant	CHRISTIANSEN RD (5014)
33-01-01-09-326-092	Residential Vacant	W Cesar E Chavez Ave (Grand River Ave) (316)
33-01-01-14-362-002	Residential Vacant	S Clemens Ave
33-01-05-03-352-042	Residential Vacant	ORCHARD CT (COMB -352-041 THRU -061)

Adopted June 26, 2019
Agenda item #3.A.

INGHAM COUNTY LAND BANK FAST TRACK AUTHORITY

RESOLUTION TO AUTHORIZE STRATEGIC EXCHANGE OF PROPERTY BETWEEN THE LAND BANK
AND COUNTY TREASURER UNDER THE GENERAL PROPERTY TAX ACT

RESOLUTION 19-08

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 to exercise those functions; and

WHEREAS, the Ingham County Treasurer, with Ingham County Board of Commissioners approval, 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 General Property Tax Act at 211.78r authorizes the exchange of property tax foreclosed property with similar inventoried property of the Land Bank; and

WHEREAS, the ability to swap, especially when it results in a combination of adjacent parcels, can enhance property sale values and improve the speed of sales; and

WHEREAS, an exchange has minimal financial impact to either the County or the Land Bank;

THEREFORE, BE IT RESOLVED, the Land Bank authorizes the Executive Director to sign any Quit Claim Deeds to exchange parcels with the County Treasurer. A list of any "swaps" shall be provided at the next Land Bank Board meeting.

The motion carried. **Yeas:** Crenshaw, Grebner, Schertzing, Trubac.
Absent: Stivers.

Nays: None.

COMMISSIONER CRENSHAW MOVED TO APPROVE THE RESOLUTION, AND SUPPORTED BY COMMISSIONER GREBNER. THE MOTION CARRIED UNANIMOUSLY.

JUNE 26, 2019 REGULAR MEETING

Interim Executive Director Case distributed a list of potential properties for swapping.

Potential Property Swap List - 2019 Tax Foreclosures				6/26/2019
<u>Parcel #</u>	<u>Land Bank Property</u>	<u>swapped for</u>	<u>Parcel #</u>	<u>County Treasurer Foreclosure</u>
33-01-01-15-311-061	325 S Eighth St	< >	33-01-01-20-451-011	1637 Pattengill Ave
33-01-01-05-427-211	N Grand River (duffy drain)	< >	33-01-01-10-354-291	914 May St
33-01-01-09-181-031	N Chestnut St (1326)	< >	33-01-01-14-153-271	(123) N Hayford Ave
33-01-01-10-376-061	N Pennsylvania Ave (804)	< >	33-01-01-15-126-101	(1025) Orchard St

B. Tax foreclosures – discussion. The Treasurer and the Land Bank have the ability to swap parcels before the first tax auction occurs. The Statute exists to help move properties for both parties.

4. Commercial

A. Sale Status report

David Burns, Land Bank Real Estate Specialist, spoke about miscellaneous properties.

1141 N Pine St – Superintendent's House -- has an interested party.

1715 E Kalamazoo St -- Lansing Bike Cooperative submitted an offer to purchase, along with 2 other interested parties. Lansing Bike Cooperative is the prime candidate to purchase.

2130 W Holmes Rd -- Pleasant Grove School -- has an interested party.

3600 W Saginaw St -- just received a comparative market analysis for listing.

112 E Malcolm X St -- previous Deluxe Inn site -- working on list of milestones for the developer. This property was in the 2nd Brownfield Plan, and may need some additional funding due to environmental issues.

JUNE 26, 2019 REGULAR MEETING

Commercial Property List

as of
6/19/19

	<u>Parcel Number</u>	<u>Address1</u>	<u>City</u>	<u>List Price</u>	<u>Status & Date</u> <u>(On Market, Pending,</u> <u>Sold)</u>
1	33-01-01-05-451-021	N. Grand River Ave	Lansing	\$30,000	OFFER PENDING
	33-01-01-05-451-031	N Grand River Ave	Lansing		
2	33-01-01-08-427-091	1141 N Pine ("H" Superintendent)	Lansing	\$175,000	ON MARKET 6/1/2019
3	33-01-01-09-127-011	1804 Seager	Lansing	\$45,000	ON MARKET 5/13/2019
	33-01-01-09-127-021	300 W North Street	Lansing		
4	33-01-01-09-176-062	O N. Capitol Ave.	Lansing	\$600,000	Abonmarche studies continue
	33-01-01-09-176-073	1611 N. Capitol Ave.	Lansing		
	33-01-01-09-176-082	1617 N. Capitol Ave.	Lansing		
	33-01-01-09-177-003	1506 N. Grand River Ave. (Bottling Plant)	Lansing		
5	33-01-01-15-432-231	1715 E. Kalamazoo St.(Bike co-op)	Lansing	\$39,900	ON MARKET 5/29/2019
6	33-01-01-29-305-122	2130 W Holmes (Pleasant Grove School)	Lansing	\$400,000	ON MARKET 4/17/2019
7	33-17-14-21-301-012	Hull	Leslie	\$76,440	ON MARKET 5/14/19
	33-17-14-21-329-010	Doty	Leslie		
	33-17-14-21-329-011	Cameo	Leslie		
8	33-17-14-21-351-019	104 Worthington Place Dr.	Leslie	\$88,480	ON MARKET 5/14/19
9	33-20-01-12-118-103	1428 Weatherhill Ct.	E. Lansing	\$45,000	ON MARKET 5/14/19
	33-20-01-12-118-104	1428 Weatherhill Ct.	E. Lansing		
10	33-20-01-12-118-105	1420 Weatherhill Ct.	E. Lansing	\$45,000	ON MARKET 5/14/19
	33-20-01-12-118-106	1418 Weatherhill Ct.	E. Lansing		
11	33-01-01-10-406-041	E. Cesar E. Chavez	Lansing	\$20,000	CMA Emailed 5/07/19
	33-01-01-10-406-051	E. Cesar E. Chavez	Lansing		
12	33-01-01-20-128-132	1811 W Malcolm X St	Lansing	\$9,700	In process
13	33-01-01-08-481-451	1000 W Saginaw St	Lansing	CMA delivered	CMA Emailed 5/14/19
14	33-21-01-07-352-005	3600 W Saginaw St - billboard lot	Lansing	CMA in process	
15	33-01-01-08-427-021	W Willow (715) - acreage on School of Blind	Lansing	CMA in process	
16	33-01-01-21-203-003	E Malcolm X St - previously Deluxe Inn site	Lansing	in process	In process

Adopted June 26, 2019
Agenda item #4.B.

INGHAM COUNTY LAND BANK FAST TRACK AUTHORITY

RESOLUTION TO AUTHORIZE SALE OF 1715 E KALAMAZOO ST TO
LANSING BIKE COOPERATIVE

RESOLUTION 19-09

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 to exercise those functions; and

WHEREAS, the Ingham County Treasurer, with Ingham County Board of Commissioners approval, 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 commercial improved property at 1715 E Kalamazoo St, Lansing (33-01-01-15-432-231) in 2011 through local unit rejection; and

WHEREAS, the Land Bank through NAI Mid-Michigan offered the property for sale and the Land Bank Real Estate Specialist evaluated 3 proposals for price and community impact; and

WHEREAS, the Lansing Bike Cooperative is the current tenant as a bicycle repair facility for the Eastside neighborhood and gathering place for organized bike rides, and would like to purchase the property at 1715 E Kalamazoo Street, Lansing Michigan for the listed sale price of \$39,900 with the intent to continue as a bicycle repair facility; and

THEREFORE, BE IT RESOLVED, the Land Bank authorizes its Chairperson or Executive Director to negotiate and execute the transfer of this commercial property for \$39,900, plus closing costs.

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

The motion carried. **Yeas:** Crenshaw, Grebner, Schertzing, Trubac.

Nays: None.

Absent: Stivers.

COMMISSIONER GREBNER MOVED TO APPROVE THE RESOLUTION AND SUPPORTED BY COMMISSIONER CRENSHAW. THE MOTION CARRIED UNANIMOUSLY.

5. Administration

A. Receive Accounts Payable, May 2019

B. Finance – Linda Weber lead a discussion

Discussed lines of credit, and paying down on the principal. Combining the 2 lines of credit into one.

Also discussed the 2018 Financial Audit. A Finding was found due to lack of segregation of financial duties. Land Bank staff already have a plan in place to correct.

Rental activities – determining financials and plan to sell properties.

Land Contracts -- David Burns and Linda Weber had a conversation with Tim Perrone, to start moving on getting them off our books. Originally, land contracts were a short-term tool to get people into a mortgage, during the housing recession.

C. Legal - No comments or discussion.

D. Communication from Executive Director

Interim Executive Director Case distributed a historical list of demolitions, 2007-2018. The Land Bank has been and will continue to salvage materials, items, architectural materials, trim, doors, hardwoods floors, lumber, etc. Brick/concrete is transferred to concrete companies to crush and re-use.

<u>Ingham County Land Bank - Demolition Summary, 2007-2018</u>				11/29/2018	
	<u>Quantity</u>	<u>Funding Source</u>	Estimated Property Debris (tons)	Neighborhood Debris (.1% tons)	Funding Debris Totals
2007	2	Land Bank	60	0.06	
2008	14	Land Bank	420	0.42	
2009	21	Land Bank	630	0.63	
2010	42	NSP1	1260	1.26	
	1	Land Bank			
Subtotal	43				
2011	23	NSP1 (2 deconstructions)	690	0.69	
	34	NSP2	1020	1.02	
Subtotal	57				
2012	94	NSP2	2820	2.82	
	5	Land Bank	150	0.15	
Subtotal	99				

JUNE 26, 2019 REGULAR MEETING

2013	1	NSP2	30	0.03	
	34	CDBG	1020	1.02	
	12	Ingham County Treasurer	360	0.36	
	1	Land Bank			
Subtotal	48		1440	1.44	
2014	19	CDBG	570	0.57	1.59
	6	Land Bank (3 deconstructions)	180	0.18	
	14	Ingham County Treasurer	420	0.42	
Subtotal	39		1170	1.17	
2015	12	NSP2 PI1 (4 deconstructions)	360	0.36	
	19	NSP2 PI2	570	0.57	4.8
	3	Ingham County Treasurer	90	0.09	
	2	Land Bank/Sparrow (Prospect, Denver)	60	0.06	
	198	HHF	5940	5.94	
Subtotal	234		7020	7.02	
2016	63	HHF	1890	1.89	
	2	Land Bank	60	0.06	
	8	Ingham County Treasurer	240	0.24	
Subtotal	73		2190	2.19	
2017	58	HHF	1740	1.74	9.57
	1	Ingham County Treasurer	30	0.03	1.14
Subtotal	59		1770	1.77	
2018	65	HHF	1950	1.95	
	2	Ingham County Treasurer	60	0.06	
Subtotal	67		2010	2.01	
Total	756		22680	22.68	
** On an average property with house, garage and/or shed, there is ~ 120 yards or 24-30 tons of debris.					
<u>Ingham County Land Bank - Demolition Summary, 2007-2018 - by Program / Funding</u>					
54	Land Bank				
65	NSP1				
129	NSP2				
31	NSP2 PI1-2				
40	Treasurer				
53	CDBG				
384	HHF				
756	Total				

JUNE 26, 2019 REGULAR MEETING

Support letter for the FY 2019 Community-Base Crime Reduction (CBCR) Program – brief discussion. Land Bank wants to support the grant, but we need to be aware that it includes a commitment of staff resources, accountability, and tracking.

6. Limited public comment

No comments.

7. Adjournment

Chairperson Schertzing adjourned the meeting at 6:17pm.