

JULY 24, 2019 REGULAR MEETING

Ingham County Land Bank Main Conference Room
3024 Turner St, Lansing, Michigan
July 24, 2019 – 5:30 p.m.

Minutes stand as accepted, at the July 24, 2019 Regular Board Meeting

CALL TO ORDER

Chairperson Schertzing called the July 24, 2019 Regular Meeting of the Ingham County Land Bank to order at 5:31 p.m. in the main conference room at the Land Bank, 3024 Turner Street, Lansing.

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

APPROVAL OF THE MINUTES

COMMISSIONER CRENSHAW MOVED TO APPROVE. COMMISSIONER TRUBAC SUPPORTED THE MOTION. THE MOTION TO APPROVE THE MINUTES CARRIED UNANIMOUSLY. MINUTES STAND AS ACCEPTED JUNE 26, 2019. ABSENT: COMMISSIONERS STIVERS AND GREBNER.

ADDITIONS TO THE AGENDA

Tim Perrone suggested moving #4 Closed Session to above #3.

COMMISSIONER CRENSHAW MOTIONED TO APPROVE THE CHANGE. COMMISSIONER TRUBAC SUPPORTED THE MOTION. CHANGE ACCEPTED UNANIMOUSLY.

LIMITED PUBLIC COMMENT

None

1. Residential

A. List of sold properties, June 2019.

Chairperson Schertzing stated that the list contained 18 vacant parcels and 2 parcels with structures (houses and/or garages.)

1A

Residential Sold Properties - June 2019

Parcel Number	Address1	Property Class	Sold Date
33-01-01-03-306-191	HARRIS ST (840)	Residential Vacant	06/28/2019

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Parcel Number	Address1	Property Class	Sold Date
33-01-01-04-426-592	CHILSON AVE (426)	Residential Vacant	06/18/2019
33-01-01-08-202-271	N MLK JR BLVD (1713)	Residential Vacant	06/17/2019
33-01-01-08-256-141	N MLK JR BLVD (1311)	Residential Vacant	06/17/2019
33-01-01-08-408-071	WESTMORELAND AVE (1003)	Residential Vacant	06/17/2019
33-01-01-09-352-211	BROOK ST (621)	Residential Vacant	06/17/2019
33-01-01-09-364-121	W SAGINAW ST (406)	Residential Vacant	06/07/2019
33-01-01-10-157-191	N HIGH ST (1213)	Residential Vacant	06/17/2019
33-01-01-10-157-201	N HIGH ST (1215)	Residential Vacant	06/17/2019
33-01-01-10-179-011	Vermont Avenue (1536)	Residential Vacant	06/28/2019
33-01-01-15-305-131	S Eighth St (230)	Residential Vacant	06/25/2019
33-01-01-15-378-331	HICKORY ST (1026)	Residential Vacant	06/28/2019
33-01-01-15-380-241	Bement (1108)	Residential Vacant	06/07/2019
33-01-01-17-330-181	Huron Street (200)	Residential Vacant	06/21/2019
33-01-01-21-484-035	LINVAL ST (1823)	Residential Vacant	06/21/2019
33-01-01-22-129-321	1126 E MALCOLM X ST	Residential Improved	06/10/2019
33-01-01-28-430-001	S PARK BLVD (602)	Residential Vacant	06/17/2019
33-01-01-29-278-011	2505 S MLK JR BLVD	Residential Improved	06/04/2019
33-01-01-29-278-021	S MLK JR BLVD (2509)	Residential Vacant	06/04/2019
33-18-03-35-376-026	Williams St (708)	Residential Vacant	06/07/2019

2. Administration

A. Receive Accounts Payable, June 2019

Commissioner Stivers and Grebner arrived.

Linda Weber reviewed the Accounts Payables that was included in the packet. Commissioner Crenshaw inquired about the number of voided checks. Linda stated that she had printer issues, but since then, has been repaired.

Land Bank has contracted Jill Rhode @ \$40 per hour to help update financials.

B. Audited Financial Statement 2018

Linda Weber reviewed the Audited Financial Statement that was included in the packet and discussed that Segregation of Duties was a Finding in the audit. Land Bank staff has since made changes, and this should not be a Finding next year.

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C. Legal

Tim Perrone was contacted by Ingham County Housing Commission regarding a delinquent renter. Tim suggested to ICHC to reach out to the tenant one more time before starting the eviction process. The renter did pay, and we saved time and money.

Commissioner Grebner inquired about rental properties. Land Bank pays the Ingham County Housing Commission a 10% management fee.

D. Communication from Executive Director

Roxanne Case discussed that the Land Bank is still in catch-up mode, but that the staff is a good group and meld well together. Staff highlights: Roxanne is updating and closing out old grants in CDBG and NSP1. Mike Andrick is working on the current tax foreclosure properties. Tony Olivarez is bidding out 2 renovations projects; these should be ready for sale in late fall/early winter. John Krohn was immersed in the Garden Tour that was held on July 17, 2019. It was hot but many people attended. John will join the next board meeting to discuss the garden program in depth.

Roxanne Case distributed an impact report for Hardest Hit Funds Blight Elimination program. Highlights: demolished 384 properties in 4 years, spent all of the \$6,000,000 except for about \$4800, crime statistics and homeless counts decreased in those 4 years, removed 633 dead/dying trees at a cost of over \$600,000, and explained that many of the vacant lots are now planned for development. The HHF Impact Report will be posted to our website at, www.inghamlandbank.org.

David Burns distributed the Incremental Alliance flyer from the July 17, 2019 lecture with guest speaker, Monte Anderson. 55-60 people attended (not including staff from the Land Bank or City of Lansing Planning Office.) He also distributed the upcoming Workshop flyer, scheduled for September 19, 2019; this is a 1-day event that is directed to people who want to learn how to develop properties, by explaining zoning and building codes, how to use pro-formas, site planning, and help with financial presentations.

3. Closed Session – Discussion of Attorney/Client Privileged Communication from Cohl, Stoker & Toskey, P.C., dated 7/17/19

COMMISSIONER STIVERS MOVED UNDER MCL ACT 267 OF 1976 TO GO INTO CLOSED SESSION. COMMISSIONER GREBNER SUPPORTED. MOTION TO GO INTO CLOSED SESSION APPROVED UNANIMOUSLY.

4. Commercial
 - A. Sale Status report

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<u>Parcel Number</u>	<u>Address1</u>	<u>City</u>	<u>List Price</u>	<u>Status & Date (On Market, Pending, Sold)</u>
1	33-01-01-05-451-021 33-01-01-05-451-031	N. Grand River Ave N Grand River Ave	Lansing Lansing	\$30,000 OFFER RECEIVED
2	33-01-01-08-427-091	1141 N Pine ("H" Superintendent)	Lansing	\$175,000 ON MARKET 6/1/2019
3	33-01-01-21-203-003	Malcolm X St (112) former Deluxe Inn	Lansing	BUYER IDENTIFIED OFFER PENDING
4	33-01-01-09-127-011 33-01-01-09-127-021	1804 Seager 300 W North Street	Lansing Lansing	\$45,000 ON MARKET 5/13/2019
5	33-01-01-09-176-062 33-01-01-09-176-073 33-01-01-09-176-082 33-01-01-09-177-003	O N. Capitol Ave. 1611 N. Capitol Ave. 1617 N. Capitol Ave. 1506 N. Grand River Ave. (Bottling Plant)	Lansing Lansing Lansing Lansing	\$600,000 Abonmarche studies continue
6	33-01-01-15-432-231	1715 E. Kalamazoo St.(Bike co-op)	Lansing	\$39,900 OFFER TO PURCHASE IN PROGRESS
7	33-01-01-29-305-122	2130 W Holmes (Pleasant Grove School)	Lansing	\$400,000 BUYER IDENTIFIED OFFER PENDING 7/15/19
8	33-17-14-21-301-012 33-17-14-21-329-010 33-17-14-21-329-011	Hull Doty Cameo	Leslie Leslie Leslie	\$76,440 ON MARKET 5/14/19
9	33-17-14-21-351-019	104 Worthington Place Dr.	Leslie	\$88,480 ON MARKET 5/14/19
10	33-20-01-12-118-103 33-20-01-12-118-104	1428 Weatherhill Ct. 1428 Weatherhill Ct.	E. Lansing E. Lansing	\$45,000 ON MARKET 5/14/19
11	33-20-01-12-118-105 33-20-01-12-118-106	1420 Weatherhill Ct. 1418 Weatherhill Ct.	E. Lansing E. Lansing	\$45,000 ON MARKET 5/14/19
12	33-01-01-10-406-041 33-01-01-10-406-051	E. Cesar E. Chavez E. Cesar E. Chavez	Lansing Lansing	\$20,000 PENDING OFFERS 7/18/19
13	33-01-01-20-128-132	1811 W Malcolm X St	Lansing	\$9,700 ON MARKET
14	33-01-01-08-481-451	1000 W Saginaw St	Lansing	CMA delivered
15	33-21-01-07-352-005	3600 W Saginaw St - billboard lot	Lansing	\$99,000 ON MARKET 7/2/17
16	33-01-01-08-427-021	W Willow (715) - acreage on School of Blind	Lansing	CMA in process

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B. Resolution to Authorize Sale of (112) Malcolm X St (former Deluxe Inn) to Urban Systems

**Adopted July 24, 2019
Agenda item #3.B.**

**INGHAM COUNTY LAND BANK FAST TRACK AUTHORITY
RESOLUTION TO AUTHORIZE SALE OF 112 E MALCOLM X TO URBAN SYSTEMS**

RESOLUTION 19-10

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 Ingham County Land Bank Fast Track Authority has policies, procedures and administrative rules regarding the disposition of commercial property which require board approval;

WHEREAS, the Ingham County Land Bank Fast Track Authority received title to 112 Malcolm X Street, Lansing (33-01-01-21-203-003) in 2009 through direct purchase; and

WHEREAS, Urban Systems would like to purchase the vacant lot property located at 112 Malcolm X Street, Lansing, with the intent to construct a hotel, and possibly mixed commercial.

WHEREAS, Urban Systems have already completed costly environmental reviews and engineering reports in regards to the earth and have found contamination within that will require remediation. The Ingham County Treasurer and Land Bank have separately completed costly demolition and upkeep to the property for the last 10 years.

THEREFORE, BE IT RESOLVED, the Land Bank authorizes its Chairperson or Interim Executive Director to negotiate and execute the transaction for highest and best offer. The 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.

FURTHER BE IT RESOLVED, the sale of the property is contingent on the Land Bank Board's formal approval.

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

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

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C. Resolution to Authorize Sale of Two (2) Parcels on North Grand River Ave to Todd Green

INGHAM COUNTY LAND BANK FAST TRACK AUTHORITY

RESOLUTION TO AUTHORIZE SALE OF TWO (2) PARCELS ON NORTH GRAND RIVER AVE VACANT LOTS TO TODD GREEN

RESOLUTION 19-11

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 Ingham County Land Bank Fast Track Authority has policies, procedures and administrative rules regarding the disposition of commercial property which require board approval; and

WHEREAS, the Ingham County Land Bank Fast Track Authority received title to commercial vacant lots on North Grand River Avenue, Lansing (33-01-01-05-451-021 and 33-01-01-05-451-031) in 2016 through local unit rejection; and

WHEREAS, the Land Bank through NAI Mid-Michigan offered the properties for sale and the Land Bank Real Estate Specialist evaluated the combined price at \$30,000; and

WHEREAS, Todd Green would like to purchase the properties located at North Grand River Avenue, Lansing, with the intent to construct a home for homeowner occupancy along with a commercial building for a garage door business. Todd Green is willing to work with the City of Lansing to provide an easement for an inevitable river access trail extension; and

THEREFORE, BE IT RESOLVED, the Land Bank authorizes its Chairperson or Executive Director to negotiate and execute the transaction of these commercial properties for the highest and best offer. The 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.

FURTHER BE IT RESOLVED, the sale of the property is contingent on the Land Bank Board's formal approval.

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

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

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- D. Resolution Authorize Sale of 2130 W Holmes Rd (former Pleasant Grove School) to Ferguson Development

INGHAM COUNTY LAND BANK FAST TRACK AUTHORITY

RESOLUTION TO AUTHORIZE SALE OF 2130 W HOLMES RD TO FERGUSON DEVELOPMENT

RESOLUTION 19-12

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 2130 W Holmes Rd, Lansing (33-01-01-29-305-122) in 2017 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 the price at \$400,000; and

WHEREAS, the Ferguson Development is interested in the property and has plans to develop the property into a medical center in conjunction with McLaren for the southwest area of Lansing which will dovetail the other improvements made in the neighborhood. Ferguson Development plans to honor Malcolm X by either moving the current statue or placing another momentous structure or plaque on site; and

THEREFORE, BE IT RESOLVED, the Land Bank authorizes its Chairperson or Interim Executive Director to negotiate and execute the transaction of this commercial property for the highest and best offer. The 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.

FURTHER BE IT RESOLVED, the sale of the property is contingent on the Land Bank Board's formal approval.

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

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

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5. Limited public comment

None

6. Adjournment

Chairperson Schertzing adjourned the meeting at 6:40pm.