

SEPTEMBER 25, 2019 REGULAR MEETING

Ingham County Land Bank Main Conference Room
3024 Turner St, Lansing, Michigan
September 25, 2019 – 5:30 p.m.

Minutes Approved as Amended, on October 23, 2019

CALL TO ORDER

Chairperson Schertzing called the September 25, 2019 Regular Meeting of the Ingham County Land Bank to order at 5:30 p.m. in the main conference room at the Land Bank, 3024 Turner Street, Lansing.

Members Present: Schertzing, Grebner, Crenshaw

Members Absent: Stivers, Trubac

Others Present: Tim Perrone, Roxanne Case, Linda Weber, David Burns, Tony Olivarez, Alan Fox, members of Willow Tree Family Center, John Lum, Christopher Stralkowski and Eric Helzer of Ferguson Development

APPROVAL OF THE MINUTES

COMMISSIONER CRENSHAW MOVED TO APPROVE. COMMISSIONER GREBNER SUPPORTED THE MOTION. THE MOTION TO APPROVE THE MINUTES CARRIED UNANIMOUSLY. MINUTES OF AUGUST 22, 2019 STAND AS AMENDED.

ADDITIONS TO THE AGENDA

None

LIMITED PUBLIC COMMENT

None

1. Residential

A. List of sold properties, August 2019.

Reviewed. No comments or questions.

2. Administration

A. Receive Accounts Payable, August 2019

COMMISSIONER CRENSHAW MOVED TO APPROVE. COMMISSIONER GREBNER SUPPORTED THE MOTION.

Reviewed. No comments or questions.

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B. Update on renovations and construction projects, Tony Olivarez, Construction Manager

Tony Olivarez introduced himself and spoke about his position at the Land Bank. He started in 2008, and has been involved in 157 renovations and 11 new construction projects. He develops construction plans, bids out, and monitors the job sites from start to finish. He works with the Treasurer's Office during foreclosures and works with the Sheriff's Office on evictions. He also translates for Spanish-speaking residents for the Land Bank. Tony is in the mist of 4 rehabs and will be starting on 3 more soon. A short powerpoint presentation was reviewed, showing photos of projects that have been completed, with before and after photos.

C. Land Contract status

Linda Weber discussed 4 Land Contracts and their status:

1. 1 party accepted a payoff but waiting on taxes to be paid.
2. Land Bank sent a payoff letter to a borrower.
3. Quit Claim deed signed off and executed in lieu of foreclosure.
4. Waiting on property to sell, so that the Land Contract can be paid off.

D. Rental status

Roxanne Case stated that the stats are compiled. Roxanne Case, Linda Weber, and David Burns met with the Ingham County Housing Commission on Wednesday morning, 9/25/19. We discussed the status of the tenants, rental costs, inspections, association rules for the condos, etc. Roxanne, Linda, and David will pull all this information together and determine plans going forward and will report to the Board in October's meeting.

Commissioner Crenshaw asked what the percentage of renters pay late. Roxanne stated that it was about 70% pay on time, 30% pay late with a late fee. He asked what becomes of the late fee. Roxanne stated that the late fee just rolls into the account with the rent money.

E. Communication from Executive Director

Interim Executive Director Roxanne Case stated that the Land Bank is renting out space at the office, helping with expenses. Renting to Capital Area Housing Partnership and the Treasurer's Office.

Roxanne stated that as she continues to move forward, some Human Resource items needed to be resolved. A few staff members will be given increases that were budgeted and approved by the Board, but just never got processed or completed. Commissioner Crenshaw asked if they would be retroactive. Roxanne stated that they would not be retroactive. Treasurer Schertzing reminded the Board that Roxanne is trying to initiate a pension for staff, and that is going to be costly.

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Roxanne stated that she spoke at the MCDA Annual Conference (Michigan Community Development Association) in Dearborn on Thursday, 9/19/19. It was an open panel discussion about renovations, lead paint, asbestos, porches, plumbing, sewer lines, etc. It was an honor to be asked to speak.

F. Legal

Tim Perrone stated that he had been in contact with Land Bank staff, giving legal advice on the Land Contracts as needed and created a quit claim deed for a specific property.

3. Commercial

A. Sale Status Report, August 2019

David Burns briefly discussed the report. He acknowledged that Willow Tree Family Center members were present to discuss the property at the former Superintendent's House at the old School of the Blind on 1141 N Pine St and also Ferguson Development was in the room to discuss the former Pleasant Grove School at 2130 W Holmes Rd.

B. Resolution to Authorize Sale of 1141 N Pine St to David and Dianne Birney

INGHAM COUNTY LAND BANK FAST TRACK AUTHORITY

RESOLUTION TO AUTHORIZE SALE OF 1141 N PINE ST TO DAVID AND DIANNE BIRNEY

RESOLUTION 19-16

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 1141 N Pine St, Lansing (33-01-01-08-427-091) by purchasing it in 2008, and then subsequently, in 2015, gained the property back through a Land Contract default;

WHEREAS, the Land Bank through NAI Mid-Michigan offered the property for sale and the Land Bank Real Estate Specialist evaluated the price at \$175,000; and

WHEREAS, David and Dianne Birney will sell on a land contract to Willow Tree Family Center as the end user. Willow Tree Family Center is interested in the property and has plans to develop the property into a maternity educational support center that provides services for pregnancy, birth, and beyond. Established in 2013, Willow Tree Family Center is based in Lansing, Michigan, as a non-profit organization with a board of directors. They focus on family as a system and provide access to evidence-based resources and holistic care. David and Dianne Birney have a zoning letter from the City of Lansing as approved, with no rezoning required; 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 \$175,000. 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.

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

COMMISSIONER CRENSHAW MOTIONED TO APPROVE. COMMISSION GREBNER SUPPORTED THE MOTION. ACCEPTED UNANIMOUSLY.

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David Burns stated that David and Dianne Birney would be purchasing the property, but they will then sell the property on a land contract to Willow Tree Family Center as the end user. David felt that this non-profit is an excellent fit for the site and the neighborhood, and supports the sale.

Willow Tree Family Center members briefly spoke about the goal and mission of the Center and that they are a 100% volunteer organization. Treasurer Schertzing asked if their location on Pennsylvania Avenue would be a second location. Willow Tree stated that their current lease was up and that the 1141 N Pine St property would be their primary and only site. Commissioner Crenshaw asked what their typical demographics were. Willow Tree stated most folks are medium to higher income but Willow Tree would like to diversify. They see this move as a perfect location for all income residents who need help. There's a bus stop on Pine Street in front near the property which makes the location a good site. There are no plans for overnight stays or onsite birthing at this time. This site is for education and support, not only for mothers but new fathers as well.

- C. Resolution to Authorize Sale of 7 Lansing Township properties to Steve and Gladys Tarrant

INGHAM COUNTY LAND BANK FAST TRACK AUTHORITY

**RESOLUTION TO AUTHORIZE SALE OF SEVEN (7) PARCELS ON GRACE ST, BRYNFORD AVE, AND
CATHERINE ST IN LANSING TOWNSHIP TO STEVE AND GLADYS TARRANT**

RESOLUTION 19-17

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 (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 properties in Lansing Township through local unit rejection, which includes demolition orders on the structures, as the following:

217 N Grace St (33-21-01-18-253-024) in 2009
N Grace St (217) vacant lot (33-21-01-18-253-025) in 2009
321 Brynford St (33-21-01-18-205-011) in 2010
527 N Catherine St (33-21-01-18-202-021) in 2011
N Catherine St (527) vacant lot (33-21-01-18-202-022) in 2011
529 N Grace St (33-21-01-18-203-025) in 2014
N Catherine St (406) vacant lot (33-21-01-18-207-007); and

WHEREAS, Steve and Gladys Tarrant, who live in the neighborhood and have experience and tenure in remodeling and constructing new homes, has submitted an Offer to Purchase for seven (7) parcels, with the intent as the following:

217 N Grace St (33-21-01-18-253-024) in 2009 >> renovate home and sell to homeowner occupancy
N Grace St (217) vacant lot (33-21-01-18-253-025) in 2009 >> combine with renovated home
321 Brynford St (33-21-01-18-205-011) in 2010 >> demolish, build new construction, sell to homeowner occupancy
527 N Catherine St (33-21-01-18-202-021) in 2011 >> demolish, build new construction, sell to homeowner occupancy
N Catherine St (527) vacant lot (33-21-01-18-202-022) in 2011 >> combine with new construction
529 N Grace St (33-21-01-18-203-025) in 2014 >> renovate home and sell to homeowner occupancy
N Catherine St (406) vacant lot (33-21-01-18-207-007) >> build new construction, sell to homeowner occupancy; and

WHEREAS, the Land Bank has been in contact with Lansing Township, and Lansing Township has agree to remove demolition orders on those specific properties to be renovated, and has approved and vetted Steve and Gladys Tarrant as a capable and responsible developer; and

THEREFORE, BE IT RESOLVED, the Land Bank authorizes its Chairperson or Executive Director to negotiate and execute the transfer of these seven (7) parcels to Steve and Gladys Tarrant for the total amount of \$11,000, plus closing costs. 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.

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

COMMISSIONER CRENSHAW MOTIONED TO APPROVE. COMMISSION GREBNER SUPPORTED THE MOTION. ACCEPTED UNANIMOUSLY.

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David Burns stated that this is a sale of 7 parcels all in the same neighborhood in Lansing Township, on the west side of Lansing. Steve and Gladys Tarrant live in the neighborhood. David stated that he has been in contact with Lansing Township, and the Township trusts the Tarrants and has vetted them as a good developer. Steve and Gladys Tarrant plan to renovate 2 properties, demolish the other structures and construct small houses that fit the neighborhood.

D. Resolution to Authorize Sale of Vacant Lot on Lyons Ave to Chris Garno

INGHAM COUNTY LAND BANK FAST TRACK AUTHORITY

RESOLUTION TO AUTHORIZE SALE OF VACANT LOT ON LYONS AVE TO CHRIS GARNO

RESOLUTION 19-18

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 residential vacant lot on Lyons Ave, Lansing (33-01-01-22-305-271) in 2013, by local unit rejection; and

WHEREAS, the Land Bank would like to sell the vacant lot to Chris Garno, for the fair market value; and

WHEREAS, this vacant lot is at the dead end of Lyons Ave, and the best option for sale is to the landowners on either side of the lot. Both neighbors were interested. The neighbor on the south side never re-approached the Land Bank. Chris Garno submitted a Statement of Interested on 7/31/19. This request is an exception due to extenuating circumstances in regards to Garno Property Management; and

THEREFORE, BE IT RESOLVED, the Land Bank authorizes its Chairperson or Interim Executive Director to negotiate and execute the transaction of this vacant lot for \$1,000 plus closing costs. 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.

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

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

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Treasurer Schertzing stated that the vacant lot was originally connected and fenced-in together with the house that Mr. Chris Garno owns, but the lot itself was tax foreclosed separately from the house. Treasurer Schertzing did some due diligence and received acceptance from neighborhood activists to sell to Mr. Garno. Mr. Garno wants to combine the lot with the house. Commissioner Crenshaw asked Land Bank staff for a recommendation. Interim Executive Director Case stated that there is an exception to every rule, and this should be an exception. She stated that there are really only 2 parties that could purchase this lot since it's on a dead end, and since the other neighbor is not interested, it makes the most sense to sell to Mr. Garno. Commissioner Crenshaw asked if the Board is making a precedence with this exception. Tim Perrone stated that each property is different, and will potentially have distinguishing differences, and some of those differences will be enough to create an exception or not. Commissioner Grebner stated that we should have a policy that discusses situations such as this, and in this case we should take the recommendation of the staff.

4. Limited public comment

Christopher Stralkowski and Eric Helzer of Ferguson Development introduced themselves and distributed a 7-page handout of the proposed mixed-use development that Ferguson Development would like to construct at 2130 W Holmes Rd, Lansing (formerly Pleasant Grove School.) They discussed options to develop the site and the cost of demolition, including pad-ready development estimates and possible tax capture.

5. Adjournment

Chairperson Schertzing adjourned the meeting at 6:26pm.