

DECEMBER 19, 2019 REGULAR MEETING

Ingham County Land Bank Main Conference Room
3024 Turner St, Lansing, Michigan
December 19, 2019 – 5:00 p.m.

CALL TO ORDER

Chairperson Schertzing called the December 19, 2019 Regular Meeting of the Ingham County Land Bank to order at 5:16 p.m. in the main conference room at the Land Bank, 3024 Turner Street, Lansing.

Members Present: Schertzing, Grebner, Crenshaw, Trubac (arrived late)

Others Present: Derrell Slaughter, Tim Perrone, Roxanne Case, David Burns, Alan Fox, Christopher Stralkowski of Ferguson Development

APPROVAL OF THE MINUTES

COMMISSIONER CRENSHAW MOVED TO APPROVE AS AMENDED. COMMISSIONER GREBNER SUPPORTED THE MOTION. THE MOTION TO APPROVE THE MINUTES CARRIED UNANIMOUSLY. MINUTES OF NOVEMBER 21, 2019 STAND AS AMENDED.

ADDITIONS TO THE AGENDA

3. C. Resolution to Authorize Sale of 2130 W Holmes Rd to Ferguson Development

COMMISSIONER CRENSHAW MOVED TO APPROVE THE AGENDA AS AMENDED. THE MOTION TO APPROVE CARRIED UNANIMOUSLY.

LIMITED PUBLIC COMMENT

None

1. Residential

A. List of Properties - Sold & In Progress, November 2019.

Reviewed. Title of document should be listed as November 2019, not October 2019.

B. Resolution to Authorize the Sale of 3 Parcels at 912-914-0 Riverview Ave to Greater Love Apostolic Temple

Adopted December 19, 2019
Agenda item #1.B.

INGHAM COUNTY LAND BANK
FAST TRACK AUTHORITY

RESOLUTION TO AUTHORIZE SALE OF THREE (3) PARCELS ON
912-914-0 RIVERVIEW AVE TO GREATER LOVE APOSTOLIC TEMPLE

RESOLUTION 19-22

WHEREAS, the Land Bank Fast Track Act, 2003 PA 258, being MCL 124.751 *et seq.*, ("the Act") establishes the State Land Bank Fast Track Authority; and

WHEREAS, the Act allows a foreclosing governmental unit, such as the Ingham County Treasurer, to enter into an intergovernmental agreement with the State Land Bank Fast Track Authority providing for the exercise of the powers, duties, functions, and responsibilities of an authority under the Act, and for the creation of a County Land Bank Fast Track Authority (the "Authority") to exercise those functions; and

WHEREAS, the Ingham County Treasurer, with Ingham County Board of Commissioners approval, has entered into such an intergovernmental agreement under the Act; and established the Ingham County Land Bank Fast Track Authority (the "Land Bank") in 2005; and

WHEREAS, 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 purchased the vacant property at Riverview Ave, Lansing (# 33-01-01-20-134-102) in 2007; and

WHEREAS, the Land Bank purchased the residential improved property at Riverview Ave (912), Lansing (# 33-01-01-20-134-141) in 2010, and subsequently demolished the blighted structure with federal Neighborhood Stabilization Fund (NSP2) monies; and

WHEREAS, the Land Bank received title to the residential improved property at Riverview Ave (914), Lansing (# 33-01-01-20-134-132) in 2013, through local unit rejection and subsequently demolished the blighted structure with federal Hardest Hit Fund monies; and

WHEREAS, Greater Love Apostolic Temple would like to purchase the three (3) parcels, with the intent to use the space for outdoor church activities and eventually add a parking lot for the church; and

THEREFORE, BE IT RESOLVED, the Land Bank authorizes its Chairperson or Executive Director to negotiate and execute the transaction of these three (3) parcels to Greater Love Apostolic Temple for the total market rate of \$3000, 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. **Nays:** None.

Absent: Trubac

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

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- C. Resolution to Authorize the Sale of Vacant Lot on Hayford Ave to Lansing Urban Farm Project

INGHAM COUNTY LAND BANK
FAST TRACK AUTHORITY

RESOLUTION TO AUTHORIZE SALE OF VACANT LOT ON HAYFORD AVENUE
TO LANSING URBAN FARM PROJECT

RESOLUTION 19-23

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 received title to the residential vacant property at Hayford Ave, Lansing (# 33-01-01-23-105-003) in 2009, through local unit rejection; and

WHEREAS, Lansing Urban Farm Project, a non-profit farming organization who purchased the farm house north of the vacant lot from the Land Bank, would like to purchase the large parcel which they are currently leasing from the Land Bank. For 10 years, the LUFPP has invested heavily in these parcels with both soil enhancements and the hoop house, plus 3 additional small structures. Their intent is not only to raise fresh food for Lansing-area residents, but to train a large cohort of urban farmers and provide support and resources to all farmers in the area; and

THEREFORE, BE IT RESOLVED, the Land Bank authorizes its Chairperson or Executive Director to negotiate and execute the transaction of this parcel to Lansing Urban Farm Project for \$1,100, 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.

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

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Discussion ensued on selling the property to Lansing Urban Farm Project. Chairperson Schertzing disclosed that he is a board member of LUFP. Director Roxanne Case stated that within the packet there was a letter from LUFP and a map, showing the property. A large hoop house was built on both lots; the middle of it sets on the property line, half on lot with the house at 653 S Hayford Ave (north side) and half on the lot with the farming sections (south side). This is all floodplain property. LUFP is a non-profit and has done a great job of producing fresh produce on these lots, and built shelters and exterior buildings to enhance the farm. Commissioner Crenshaw asked to be reminded of when the house was sold to LUFP. Director Case stated that the house was sold to LUFP in May 2019. Commissioner Grebner asked to confirm the 2 different garden programs. Chairperson Schertzing confirmed that the Garden Project is facilitated by the Food Bank, where the Garden Program is part of the Land Bank. Commissioner Grebner stated that in his general view to the extent that we can, the Land Bank needs to move property titles to other entities and not hold on to them. Chairperson Schertzing stated that this sale is probably the very beginning of disposition of the farmable land to entities that wish to farm.

Commissioner Trubac arrived. (Confusion on the time change of board meeting.)

2. Administration

A. Receive Accounts Payable, November 2019

There is a correction on the entry for Compassionate Fest EpiCenter Church, which is a sponsorship, not a donation, and a journal entry has been entered to correct.

AP has been received, accepted, and on file.

B. Budget 2020 and Board of Directors Regular Meeting Schedule 2020

Director Case distributed an updated version of the Budget 2020. We needed to include our planned payment for the Line of Credit in expenses even though its technically, not an expense. Other expenses, such as in the Demolition line item, have decreased as well. Chairperson Schertzing would like to see a breakout of the salary line in a future board meeting. Commissioner Crenshaw asked about the Lawn & Snow Maintenance line item, and wondered if the \$280,000 in maintenance will remain. Director Case stated that the line represents 700 properties at \$400 per property. Depending on our winter weather, the costs could decrease. Commissioner Slaughter asked about Consultant line item. Director Case stated that line item includes help with media and social media presence.

Director Case asked about the Regular Directors' Meeting Schedule 2020. The Annual meeting is scheduled for Thursday, January 23, 2020, with the monthly meetings on every 3rd Monday. The Schedule was confirmed and accepted.

COMMISSIONER GREBNER MOTIONED TO ADOPT THE REVISED DRAFT BUDGET. COMMISSIONER CRENSHAW SUPPORTED. THE MOTION TO ADOPT CARRIED UNANIMOUSLY.

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C. Communication from Executive Director

A few of us went to a Modular Plant Tour on Monday, 12/16/19, in Topeka, IN. Good tour. Good information. Staff will look into costs to determine if it's an option in the area.

Linda Weber has submitted her resignation. Her last day was listed for 12/19/19, but Director Case asked if she could extend her time through the end of January, and Linda accepted.

We are not contesting the previous director's unemployment claim.

D. Resolution to Authorize the Appointment of Executive Director

Adopted December 19, 2019
Agenda item #2.D.

RESOLUTION TO AUTHORIZE APPOINTMENT OF EXECUTIVE DIRECTOR

RESOLUTION 19-24

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 submitted a written recommendation to appoint Roxanne Case as Executive Director; and

WHEREAS, a continuation of Roxanne Case as Executive Director is in the best interest of the Land Bank. She has the skill set of community knowledge and understanding, along with the insight of the internal components of the Land Bank organization.

THEREFORE, BE IT RESOLVED, the Land Bank authorizes the appointment of Roxanne Case as Executive Director effective immediately. Pay of \$75,039.74 plus benefits (step 3), effective for the January 3, 2020 payroll.

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

COMMISSIONER GREBNER MOVED TO APPROVE AS AMENDED. COMMISSIONER CRENSHAW SUPPORTED. THE MOTION CARRIED UNANIMOUSLY AS AMENDED.

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Chairperson Schertzing stated that the Land Bank does not have automatic pay steps and requested information on grade levels and steps for employees at a future meeting, including information on evaluations and reviews. Commissioner Crenshaw requested to amend the resolution on the last clause to include plus benefits. Commissioner Grebner requested to amend the resolution on the last clause to include the level/step 3, corresponding to \$75,039.74.

E. Legal

None.

3. Commercial

A. Sale Status Report, August 2019

David Burns had nothing major to report, but have a couple resolutions to discuss. No questions.

B. Resolution to Authorize Sale of Two (2) Parcels on E Cesar E Chavez to Dandelion HydroGreens LLC

Adopted December 19, 2019
Agenda item #3.B.

**RESOLUTION TO AUTHORIZE SALE OF TWO (2) VACANT LOT PARCELS ON
EAST CESAR E CHAVEZ AVENUE TO DANDELION HYDROGREENS LLC**

RESOLUTION 19-25

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 a commercial vacant lot on East Cesar E Chavez Avenue, Lansing (33-01-01-10-406-041 is .153 acres) and a residential vacant lot on East Cesar E Chavez Avenue, Lansing (33-01-01-10-406-051 is .902 acres) in 2013 through local unit rejection. These properties are located between Otto Street and Maryland Street, near the Groesbeck Golf Course; and

WHEREAS, Dandelion HydroGreens LLC would like to purchase both vacant lot properties located at East Cesar E Chavez Avenue with the intent to construct a small store front and greenhouse. Dandelion HydroGreens is currently working with the City of Lansing on site plans and development requirements. Since the larger parcel is partially zoned residential, a rezoning request will be likely.

THEREFORE, BE IT RESOLVED, the Land Bank authorizes its Chairperson or Executive Director to negotiate and execute the transaction of these properties for a total of \$12,000. 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, Trubac. **Nays:** None.

COMMISSIONER GREBNER MOVED TO APPROVE. COMMISSIONER TRUBAC SUPPORTED.
THE MOTION CARRIED UNANIMOUSLY.

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Commissioner Crenshaw asked what Dandelion HydroGreens is and does. David Burns stated that it's a small company that plans to grow plants for sale. David Burns stated that their intent is to build a small store front for sales of flowers and plants to the public. Chairperson Schertzing asked if the company is existing or new. David believes that it is set for a new venture; they have the knowledge of horticulture and the industry.

C. Resolution to Authorize the Sale of 2130 W Holmes Rd to Ferguson Development

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

RESOLUTION 19-26

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 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, which is approximately 3.9 acres, 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. The new building will be rented to McLaren Health for the purpose of health care and health related use including dietary, eye care, dental care, diabetes care and prevention, along with some community space. Their plans will evolve as their planning and market research evolves. Also included in their plan is to construct some new senior or special-needs housing that may compliment the main building uses. Ferguson Development plans to honor Malcolm X by either moving the current statue or placing another momentous structure or plaque on site. Development plans have been discussed at length with City of Lansing officials including Mayor Schor and local neighborhood groups; and

THEREFORE, BE IT RESOLVED, the Land Bank authorizes its Chairperson or Executive Director to negotiate and execute the transaction of this commercial property for \$100,000, including a \$5,000 refundable deposit, except in case of buyer default. Timeframe is up to 14 months for due diligence period. Closing on or before February 2021. 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, Trubac. **Nays:** None.

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

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David Burns reminded the Board that Christopher Stralkowski and Eric Helzer of Ferguson Development attended a board meeting a couple months ago, where they introduced themselves and the project that they're intending to complete with McLaren Medical. David stated that Ferguson Development has met with the Land Bank and the City of Lansing to discuss their proposed project. City of Lansing is in support of this project. David stated that he had several meetings with south side neighborhood coalitions and organizations, and all of them are supporting this project. We did have a few rounds of sales negotiations.

Christopher Stralkowski of Ferguson Development stated that he has met with City folks, such as Brian McGrain, and already has a meeting set up with Andi Crawford in preparation of reaching out to the neighborhood. Mr. Stralkowski stated that they're looking at good models for success to determine a best-in-show facility to serve the people who will engage with this development. Ferguson Development is excited about the project.

Commissioner Grebner asked Land Bank staff what inspired the initial sales price of \$400,000. David Burns stated that the price was a broker's analysis opinion, and that it basically included the square footage building and to use the building as is, not just the land. David stated that there is costs to the demolition and the environmental issues to the building.

Chairperson Schertzing asked about the 14-month due diligence period. Mr. Stralkowski stated that it will take time to prepare and determine the deconstruction and demolition process. There is also a 2nd component of this site with the possible housing structures in the back.

Chairperson Schertzing asked if any of the building was savable. Mr. Stralkowski stated that they will be able to save materials but not structure. There is some stunning limestone pieces of the building that will be set aside and re-used, in an attempt to keep some of the character of the building.

No further questions or comments.

4. Adjournment

Chairperson Schertzing adjourned the meeting at 5:59pm.