

JANUARY 28, 2021 REGULAR MEETING

Ingham County Land Bank Zoom Meeting

Virtually Meeting held via Zoom

<https://us02web.zoom.us/j/89465796332?pwd=dmZ1K2tqSDFQaGtSVTAycllyQk1MUT09>

By Phone: 1 929 205 6099 US (New York)

Meeting ID: 894 6579 6332

Passcode: 932343

January 28, 2021 – 4:30 p.m.

**CALL TO ORDER**

Chairperson Schertzing called the January 28, 2021 Regular Meeting of the Ingham County Land Bank to order at 4:31 p.m., held virtually in accordance with the Governor's Executive Orders regarding the Open Meetings Act and the Ingham County Health Department's Directives.

Roll Call: Chairperson Schertzing in City of Mason, Ingham County; Commissioner Grebner in East Lansing, Ingham County; Commissioner Crenshaw in City of Lansing, Ingham County; Commissioner Slaughter in City of Lansing, Ingham County

Members Absent: Director Frischman

Others Present: Tim Perrone, David Burns, Roxanne Case, Gina Pons of Reo Town Holdings, LaShawn Erby and Dinah Dewald of Poor People's Campaign

**APPROVAL OF THE MINUTES**

MINUTES OF DECEMBER 21, 2020 ACCEPTED AND STAND AS PRESENTED.

**ADDITIONS TO THE AGENDA**

2. B. Resolution to Authorize the Sale of 800 W Mt Hope Ave to Aaron Wallace (blue sheet)

**LIMITED PUBLIC COMMENT**

LaShawn Erby, the founding organizer of the Metro Lansing Poor People's Campaign, discussed equity and wanted to see things being distributed equitably. She thanked the board and stated that she wanted to make sure that the Board understood that the group was still interested in properties. It will take more time to obtain funds to purchase the properties.

Dinah Dewald stated that she was invested in the Poor People's campaign and representing some of the people who are interested in the process of the group and the Land Bank, and hopes the Land Bank holds and distributes properties equitably.

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Commissioner Crenshaw asked what the timeframe was between a Purchase Agreement and the sale. Director Case stated that it typically takes 30-60 days after the Purchase Agreement. Commissioner Crenshaw asked if the Land Bank could pull together a spreadsheet that shows multiple units sales and the how long it takes to finalize the sale. Director Case stated that it would take time but something could be pulled together. Chairperson Schertzing stated that it has been quite a while since we've done this process, may be 4 years ago, where the Land Bank obtained tax foreclosure acquisitions and set into the Land Bank liability.

1. Board Positions

Chairperson Schertzing asked if anyone wished to change positions and opened up a discussion. Commissioner Grebner offered up Vice Chair. Commissioner Slaughter was comfortable with staying status quo.

COMMISSIONER SLAUGHTER ~~MOTIONED~~ MOVED TO KEEP THE CURRENT SLATE OF POSITIONS. SUPPORTED BY COMMISSIONER GREBNER.

AYE: Schertzing, Grebner, Crenshaw, Slaughter      NAY: None      Absent: Frischman

THE MOTION CARRIED UNANIMOUSLY.

2. Commercial

A. Sale Status report

David Burns highlighted various properties on the list.

Gina Pons spoke about the development at the former Deluxe Inn site. Discussed the site concepts. Reo Town Holdings will be submitting updated site plans to the City of Lansing for final approval. Environmental work will begin when weather permits. Hope to break ground in the spring. Reo Town is fully supporting the project.

B. Resolution to Authorize the Sale of 800 W Mt Hope Ave to Aaron Wallace

COMMISSIONER CRENSHAW MOVED THE RESOLUTION. SUPPORTED BY COMMISSIONER GREBNER.

**INGHAM COUNTY LAND BANK FAST TRACK AUTHORITY**  
**RESOLUTION TO AUTHORIZE THE SALE OF 800 W MT HOPE AVE, LANSING**  
**TO AARON WALLACE**

**RESOLUTION 20-01**

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, no member of the Land Bank Board of Directors nor Land Bank staff has disclosed any direct or indirect personal or financial interest in this matter, and the Land Bank management is unaware of any such conflict of interest.

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 Land Bank acquired the improved commercial property at 800 W Mt Hope Ave, Lansing (33-01-01-20-488-151) in 2021; and

WHEREAS, Aaron Wallace would like to purchase the improved commercial property located at 800 W Mt Hope Ave, Lansing (33-01-01-20-488-151) for a sale price of \$8500 with the intent to create a bicycle sales and repair shop; and

THEREFORE, BE IT RESOLVED, the Land Bank authorizes its Chairperson or Executive Director to negotiate and execute the transaction of this parcel to Aaron Wallace for the total rate of \$8500 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.

AYE: Schertzing, Grebner, Crenshaw, Slaughter      NAY: None      Absent: Frischman

Approved as amended 1/28/2021

THE MOTION CARRIED UNANIMOUSLY.

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Commissioner Crenshaw asked if the Land Bank has ever worked with this person before. Director Case respond that the Land Bank has not. David Burns stated that Mr. Wallace has a bicycle shop that needs to be relocated from his home to a commercial shop. We anticipate that it will take him time to renovate the property for the bike shop. Chairperson Schertzing stated that the Treasurer's Office tried to get several developers to take this property, but have not found any interest. Tim Perrone stated that the resolution listed it as a vacant property, but it will be amended to be listed as an improved commercial property.

### 3. Residential

#### A. List of Properties - Sold & In Progress, December 2020

Brief discussion.

#### B. List of Properties – 2020 Summary

Director Case stated that she and David Burns pulled together stats about the sold properties, and what we thought the Land Bank kept that went to the bottom line. In fact, we broke even, between the returning of program income and the many years of maintaining them. Chairperson Schertzing stated that he was surprised that we broke even, because it is a burden of the Land Bank to hold properties, and that is one of the reasons why the County helps the Land Bank in funding.

#### C. Resolution to Authorize the Sale of 3 Vacant Lots on Hickory and Pennsylvania to Joe Vitale

COMMISSIONER GREBNER MOVED THE RESOLUTION. SUPPORTED BY COMMISSIONER SLAUGHTER.

INGHAM COUNTY LAND BANK FAST TRACK AUTHORITY

RESOLUTION TO AUTHORIZE SALE OF THREE (3) VACANT PARCELS ON HICKORY AND PENNSYLVANIA AVE, LANSING TO JOE VITALE

RESOLUTION 21-02

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, no member of the Land Bank Board of Directors nor Land Bank staff has disclosed any direct or indirect personal or financial interest in this matter, and the Land Bank management is unaware of any such conflict of interest.

WHEREAS, the Land Bank purchased the residential improved property at (921) Hickory St, Lansing (# 33-01-01-15-352-171) in 2010, and subsequently demolished the blighted structure with Neighborhood Stabilization Program 2 funds; and

WHEREAS, the Land Bank acquired the vacant parcels at Hickory St, Lansing (# 33-01-01-15-352-161) in 2009 and at Pennsylvania Ave, Lansing (# 33-01-01-15-352-191) in 2010; and

WHEREAS, Mr. Joe Vitale, who owns and rents the property across the street at 920 Hickory St would like to purchase the three (3) parcels, with the intent to temporarily open the land for a community garden or fruit tree plot. Mr. Vitale’s long-term plans are to construct a duplex and a single-family home; 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 Joe Vitale for the market rate of \$1100 for each Hickory St property, and \$1000 for Pennsylvania Ave, plus closing costs. Total market rate equals \$3200.00.

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

AYE: Schertzing, Grebner, Crenshaw, Slaughter

NAY: None

Absent: Frischman

Approved 1/28/2021

THE MOTION CARRIED UNANIMOUSLY.

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Commissioner Crenshaw stated that he is a friend of Joe Vitale's and wanted to state this for the sake of any conflict of interest. Director Case stated that Mr. Vitale has property across the street, and as the Resolution noted, the properties may be gardens temporarily, but he would like to eventually build on them. Chairperson Schertzing stated that the Land Bank and the Treasurer's Office have worked with Mr. Vitale for many years, and that Mr. Vitale is involved in Preservation Lansing, and has capacity for a redevelopment project.

- D. Resolution to Authorize the Sale of 2 Vacant Lots on Cesar E Chavez to Christopher Brown

COMMISSIONER CRENSHAW MOVED THE RESOLUTION. SUPPORTED BY COMMISSIONER SLAUGHTER.

INGHAM COUNTY LAND BANK FAST TRACK AUTHORITY

**RESOLUTION TO AUTHORIZE SALE OF TWO (2) VACANT PARCELS ON  
E CESAR E CHAVEZ, LANSING TO CHRISTOPHER BROWN**

**RESOLUTION 21-03**

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, no member of the Land Bank Board of Directors nor Land Bank staff has disclosed any direct or indirect personal or financial interest in this matter, and the Land Bank management is unaware of any such conflict of interest.

WHEREAS, the Land Bank acquired the vacant parcels at E Cesar E Chavez (Grand River), Lansing (# 33-01-01-10-156-202) in 2010 and at E Cesar E Chavez (Grand River), Lansing (# 33-01-01-10-156-211) in 2008; and

WHEREAS, Mr. Christopher Brown, who already purchased a parcel at (516) S Pennsylvania Ave (adjacent to his property at 518 S Pennsylvania) would like to purchase the two (2) Cesar E Chavez parcels, with the intent to rezone his house/property at 823 E Cesar E Chavez into a Law Office. This will be a live-work space; and

THEREFORE, BE IT RESOLVED, the Land Bank authorizes its Chairperson or Executive Director to negotiate and execute the transaction of these two (2) parcels to Mr. Christopher Brown for the market rate of \$1000 for each E Cesar E Chavez properties, plus closing costs. Total market rate equals \$2000.00.

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

AYE: Schertzing, Grebner, Crenshaw, Slaughter

NAY: None

Absent: Frischman

Approved 1/28/2021

THE MOTION CARRIED UNANIMOUSLY.

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Director Case stated that the buyer is an attorney and is wanting to create a live/work space. He previously bought a vacant lot on Pennsylvania that he thought he would convert, but may not be able to complete. So he wants to purchase these 2 properties next to his home so that he that has the option of completing a live/work space, giving him space for adding on or parking for clients.

### 4. Administration

#### A. Accounts Payable – December 2020

Accepted and on file.

#### B. Rental 2020 Summary

Brief discussion.

#### C. Land Contract 2020 Summary

Brief discussion.

#### D. Communications Narrative / Executive Director's Report

Director Case stated that a Strategic Plan was being worked on, but didn't have enough time to get it in the Board Packet. It will be emailed to the Board. Please provide feedback after review. Commissioner Slaughter asked for more information about the plan. Director Case stated that the Land Bank completed an in depth Plan in 2012, and then another shorter version in 2015. We created a new one in 2020, and now another for 2021. Commissioner Slaughter suggested that we put together a larger Strategic Plan discussion and determine how the Land Bank fits into a broader context. Commissioner Grebner stated that the organization is a roller coaster, and most of what we deal with in 2 years, will be from what happened in the economy. Part of our Strategic Plan ought to be about building capacity and preparing to manage what will come about. Chairperson Schertzing stated that Land Bank has a small staff but in the last 2 or 3 years, we have sold a huge number of properties, which means that we haven't been able to concentrate on what's to come. Lots of work ahead. Hopefully, the Racial Equity Task Force will have some influence on what we're looking at going forward.

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E. Legal

Tim Perrone stated that we have a Land Contract bankruptcy case. We have filed a proof of claim, a Chapter 13 bankruptcy. A hearing is scheduled for February 2, 2021 on confirmation of a Plan. The Plan is to simply pay off their bills over time and get caught up. At this point, we need to ride through the bankruptcy.

4. Limited public comment

LaShawn Erby thanked the Board and appreciated the work that the Land Bank does. Happy to listen to the open meetings so that everyone understands what goes on and plans to be in contact.

5. Adjournment

COMMISSIONER CRENSHAW MOVED TO ADJOURN. SUPPORTED BY COMMISSIONER SLAUGHTER.

AYE: Schertzing, Grebner, Crenshaw, Slaughter      NAY: None      Absent: Frischman

THE MOTION CARRIED UNANIMOUSLY.

Chairperson Schertzing adjourned the meeting at 5:24pm.