

MARCH 15, 2021 REGULAR MEETING

Ingham County Land Bank Zoom Meeting

Virtually Meeting held via Zoom

<https://us02web.zoom.us/j/86490089865?pwd=eGFzWGtaWjMxVi9kYnlRakY1SzN2dz09>

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

Meeting ID: 864 9008 9865

Passcode: 999999

April 19, 2021 – 5:00 p.m.

**CALL TO ORDER**

Chairperson Schertzling called the April 19, 2021 Regular Meeting of the Ingham County Land Bank to order at 5:00 p.m., held virtually in accordance with the Open Meetings Act and the Ingham County Health Department's Declaration of Emergency and Policies of Social Distancing and Preventing the Spread of Covid-19.

Roll Call: Chairperson Schertzling in East Lansing, 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

Absent: Director Sharon Frischman

Others Present: Tim Perrone, Alan Fox, David Burns, Roxanne Case, Betty Murphy, President of Weatherhill Court HOA, Ellen Smith of Association Property Managers for Weatherhill Court

**APPROVAL OF THE MINUTES**

MINUTES OF MARCH 15, 2021 ACCEPTED AND STANDS AS PRESENTED.

**ADDITIONS TO THE AGENDA**

None

**LIMITED PUBLIC COMMENT**

None

1. Commercial – Multi-Family
  - A. Sale Status report

Commissioner Crenshaw asked where the (1000) W Saginaw St was. David Burns stated that the property is near El Azteco on the corner of Saginaw and Princeton. That is a property that we wish to develop and not allow a parking lot.

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2. Residential

A. List of Properties - Sold & In Progress, March 2021

Brief discussion. Director Case remind the Board of a sale in March of a rental property on Aurelius.

B. Resolution to Authorize the Sale of 2 Vacant Lots at 2516 and 2610 Greenbelt Dr to Yedsa Gonzalez and Pedro Sayago

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  
(2513 AND 2610) GREENBELT DR, LANSING TO YEDSA GONZALEZ AND PEDRO SAYAGO**

**RESOLUTION 21-08**

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 (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 residential improved parcels through local unit rejection at (2513) Greenbelt Dr, Lansing (# 33-01-01-31-278-351) in 2014, demolished with Hardest Hit Funds, and at (2610) Greenbelt Dr, Lansing (# 33-01-01-31-276-081) in 2008, demolished with Land Bank general funds; and

WHEREAS, Yedsa Gonzalez and Pedro Sayago, who previously purchased a vacant lot at (2600) Greenbelt Dr, Lansing from the Land Bank to provide extra yard space for their rental next door, would like to purchase these two (2) vacant lots with the intent to have extra property and green space in the neighborhood; 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 Yedsa Gonzalez and Pedro Sayago for the market rate of \$1,800 for (2513) Greenbelt Dr and \$1400 for (2610) Greenbelt Dr, plus closing costs. Total market rate equals \$3,200.00.

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

Approved 4/19/2021

THE MOTION CARRIED UNANIMOUSLY.

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Director Case stated that this is a struggling neighborhood, and the Land Bank is happy that residents are taking an interest in keeping green space in the area.

- C. Resolution to Authorize the Sale of 3 Vacant Lots on Oak and Kirby streets, Leslie MI, to Chad and Amanda Rulison

COMMISSIONER CRENSHAW MOVED THE RESOLUTION. SUPPORTED BY COMMISSIONER SLAUGHTER.

INGHAM COUNTY LAND BANK FAST TRACK AUTHORITY

**RESOLUTION TO AUTHORIZE SALE OF THREE (3) VACANT PARCELS ON  
OAK AND KIRBY STREETS, LESLIE, MI TO CHAD AND AMANDA RULISON**

**RESOLUTION 21-09**

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 (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 residential vacant parcels through local unit rejection in 2014 at Oak St, Leslie (# 33-17-14-21-428-006) in 2014, and at Kirby Rd, Leslie (# 33-17-14-21-428-004 and 33-17-14-21-428-005); and

WHEREAS, Chad and Amanda Rulison, who live at 401 Kirby Rd, Leslie would like to purchase these three (3) vacant lots with the intent to build a garage and add an addition on to their 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 Chad and Amanda Rulison for the market rate of \$3,000 for each parcel, plus closing costs. Total market rate equals \$9,000.00.

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

Approved 4/19/2021

THE MOTION CARRIED UNANIMOUSLY.

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Director Case stated that the Land Bank has had these parcels for quite a while, trying to develop them but to no avail. Staff is happy that the neighbors are interested in the properties.

- D. Resolution to Authorize the Sale of 4 Parcels at 1418-1420 and 1428-1430 Weatherhill Ct, East Lansing to Martin Jones

COMMISSIONER CRENSHAW MOVED THE RESOLUTION. SUPPORTED BY COMMISSIONER SLAUGHTER.

INGHAM COUNTY LAND BANK FAST TRACK AUTHORITY

**RESOLUTION TO AUTHORIZE THE SALE OF FOUR (4) VACANT LOT CONDOMINIUM PARCELS ON  
WEATHERHILL CT, EAST LANSING, TO MARTIN JONES**

**RESOLUTION 21-10**

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 (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 vacant parcels at 1428-1430 Weatherhill Court, East Lansing, (#33-20-01-12-118-104 and 33-20-01-12-118-103) in 2009 through the tax foreclosure process, and acquired the vacant parcels at 1418-1420 Weatherhill Court, East Lansing, (#33-20-01-12-118-106 and 33-20-01-12-118-105) in 2014 through local unit rejection; and

WHEREAS, the Mr. Martin Jones who lives in Staten Island, NY would like to purchase these four (4 ) condominium parcels, with the intent to build market-rate for-sale condominiums. Mr. Jones tentatively plans to start construction in summer 2021, if all permits, approvals, and condominium association bylaws are acceptable; and

THEREFORE, BE IT RESOLVED, the Land Bank authorizes its Chairperson or Executive Director to negotiate and execute the transaction of these four (4 ) condominium parcels to Martin Jones, with the price of \$45,000 for each set, for a total rate of \$90,000, plus closing costs.

FURTHER, BE IT RESOLVED, property conveyances shall prohibit 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 4/19/2021

THE MOTION CARRIED UNANIMOUSLY.

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Ellen Smith of Association Property Managers stated that they would entertain the idea of an interested party to build. Ms. Smith stated that she wanted to make sure that the builder knows that the plans need to be provided to the Association for approval before building and how they would allow for traffic going in and out during construction. Betty Murphy stated that the Association would be happy to see the lots built up. Commissioner Grebner stated that these lots are in his district and wanted to make sure that the Association was happy with the sale and hoping that the Land Bank can do whatever can be done to help the process go smooth with a good result.

### 3. Administration

#### A. Accounts Payable – March 2021

Accepted and on file.

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

Commissioner Crenshaw asked about the internship/independent study. Director Case stated that it will be an Independent Study, and will be working outside of the office, not necessarily an 8-5 position. She will be concentrating on a video for deconstruction process from start to finish.

Commissioner Slaughter asked how we obtained the intern. Director Case stated that the person is Rhonda Oyer; she works for EGLE, and is completing her grad studies. Director Case has worked with her during construction and deconstruction projects, and through a deconstruction group with Mid-MEAC. Ms. Oyer reached out asking about an internship. The Land Bank has had several interns in the past; some were hired on by the Land Bank, and since then have moved on to other companies. Commissioner Slaughter was happy to hear that the Land Bank takes on interns; it's a good area for people to get their feet wet. Chairperson Schertzing stated that deconstruction is a long-term partnership, pushed by the Treasurer's Office, the Land Bank, and Mid-MEAC. A tax foreclosure has been identified as possibly a deconstruction project. Joe Vitale has bought the former Michigan Women's History Museum site that may be transformed into a retail space for deconstruction materials. So there's a lot of interesting things that are coming together in this area.

Commissioner Crenshaw asked about the support letter for the Bryne Criminal Justice Innovation Program Grant. Director Case stated the grant is help with stats and to reduce crime where it is concentrated. The Land Bank has provided a support letter for the last several years. This year and last year was designated in the Pleasant View area.



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Chairperson Schertzing talked about the upcoming foreclosures, and that several of the properties have issues with crime and illegal activity with drug gangs. He is working with the City of Lansing Police Dept to help get a handle on the situations. There is some eviction and liaison work, trying to proactively make a positive change on the activity versus just moving the illegal activity to another area.

### C. Legal

Tim Perrone stated that we received a Writ of Eviction for 1138 W Maple St, and have moved forward with it and will help staff clear up the title. Mr. Perrone is also looking at helping the Land Bank with other Land Contracts and various amendments.

Chairperson Schertzing wanted to give a shout-out about the work that David Burns has put in during the eviction at Maple Street. The eviction turned into a humanitarian and social responsibility. David spent an excessive amount of time to help move a person into a better affordable housing situation. Thank you David!

### 4. Limited public comment

None

Commissioner Crenshaw asked about the flyers that were emailed to the Board. Director Case stated that those were sample flyers to give the Board an idea of how we are trying to market and sell properties. David Burns stated that NAI creates the flyers and distributes them as a sales strategy.

### 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 5:28pm.