

AUGUST 16, 2021 REGULAR MEETING

Ingham County Land Bank

3024 Turner St, Lansing, MI

August 16, 2021 – 5:00 p.m.

In-person and virtually via Zoom

<https://us02web.zoom.us/j/87023805272?pwd=YnJaZnRuUnVWWkV5RFRlbVlib0Rodz09>

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

Meeting ID: 870 2380 5272

Passcode: 612602

**CALL TO ORDER**

Chairperson Schertzing called the August 16, 2021 Regular Meeting of the Ingham County Land Bank to order at 5:00 p.m., held in-person at the Ingham County Land Bank Office and virtually via Zoom.

Members Present: Schertzing, Grebner, Crenshaw, Slaughter

Members Absent: Frischman (excused)

Others Present: Alan Fox, Gordon Love, David Burns,

**APPROVAL OF THE MINUTES**

MINUTES OF JULY 19, 2021 ACCEPTED AND STANDS AS PRESENTED.

**ADDITIONS TO THE AGENDA**

2C. Resolution to Authorize the Sale of 3 Vacant Parcels on Porter and Everettdale to Angel Swaynie

**LIMITED PUBLIC COMMENT**

None in-person or virtually.

1. Commercial – Multi-Family

A. Sale Status report

No comments or questions.

2. Residential

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

Brief discussion - 1138 W Maple was a land contract forfeiture that sold.

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- B. Resolution to Authorize the Sale of 3 Vacant Parcels on Hilliard, Viking, Durwell to Raymundo Garcia

COMMISSIONER CRENSHAW MOVED THE RESOLUTION. SUPPORTED BY  
COMMISSIONER GREBNER

**INGHAM COUNTY LAND BANK FAST TRACK AUTHORITY**

**RESOLUTION TO AUTHORIZE SALE OF THREE (3) VACANT PARCELS ON HILLIARD, VIKING, AND DURWELL, LANSING TO RAYMUNDO GARCIA**

**RESOLUTION 21-13**

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 at:

Parcel #	Address	Year Acquired	Received by	Activity	Sales Price
33-01-01-30-478-021	(3323) Viking Rd, Lansing	2008	Local Unit Rejection	Demolished with LB funds	\$3000
33-01-05-05-328-051	(5824) Durwell St, Lansing	2015	Purchased	Demolished with Hardest Hit funds	\$2000
33-01-05-09-152-332	(6410) Hilliard Rd, Lansing	2010	Local Unit Rejection	Demolished with CDBG funds	\$5500

WHEREAS, Mr. Raymundo Garcia of VMG Construction LLC would like to purchase 3 more vacant lots with the intent to build single-family homes as rentals. Mr. Garcia has previously purchased a parcel on Miller Rd to build a residential multi-unit structure and 3 other residential vacant lots to build 2 single-family homes on Jessop Ave and Mt Hope Rd. Mr. Garcia is currently working on site plans for the multi-unit and the single-family lots have already been permitted and are in the mist of construction, and scheduled for occupancy by end of year; 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 Mr. Raymundo Garcia for the total market rate of \$10,500; and

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      Absent: Frischman      NAY: None

Approved 8/19/21

THE MOTION CARRIED UNANIMOUSLY.

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Brief discussion. Commission Crenshaw asked if there was any deadline to have the single-family homes built. David Burns stated that the Land Bank does not typically put building deadlines on the vacant lot sales.

- C. Resolution to Authorize the Sale of 3 Vacant Parcels on Porter and Everettdale to Angel Swaynie

COMMISSIONER CRENSHAW MOVED THE RESOLUTION. SUPPORTED BY  
COMMISSIONER GREBNER

**INGHAM COUNTY LAND BANK FAST TRACK AUTHORITY**

**RESOLUTION TO AUTHORIZE SALE OF THREE (3) VACANT PARCELS ON PORTER ST AND EVERETTDALE AVE, LANSING TO MS. ANGEL SWAYNIE**

**RESOLUTION 21-14**

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 at:

Parcel #	Address	Year Acquired	Received by	Activity	Sales Price
33-01-01-10-327-131	Porter St, Lansing	2013	Local Unit Rejection	Received as vacant lot	\$1000
33-01-01-10-327-141	Porter St, Lansing	2013	Local Unit Rejection	Received as vacant lot	\$1000
33-01-01-33-402-102	Everettdale Ave, Lansing	2008	Local Unit Rejection	Received as vacant lot	\$3000

WHEREAS, Ms. Angel Swaynie who lives at 801 Clark St, Lansing would like to purchase 3 vacant lots with the intent to create a community garden and flower farm; 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 Ms. Angel Swaynie for the total market rate of \$5,000; and

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    Absent: Frischman    NAY: None

Approved 8/19/21

THE MOTION CARRIED UNANIMOUSLY.

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Brief discussion. Commissioner Grebner asked if Ms. Swaynie was part of a non-profit or some other agency. Chairperson Schertzing noted that 2 of the properties are on the north side and Everettdale on the south side. David Burns stated that Ms. Swaynie just wanted property to start a garden for her and others.

### 3. Administration

#### A. Accounts Payable – July 2021

Accepted and on file.

#### B. Rental Summary Jan-June 2021

Brief discussion. Renters at 3325 W Holmes Rd have recently given notice that they're vacating, so we have some decisions to make. With the high market, selling as-is maybe an option. Land Bank staff will inspect and make decisions in October. Commissioner Slaughter asked why renter was leaving. David Burns stated that we had not received that information but we're hoping that it's for good reasons.

#### C. Land Contract Summary Jan-July 2021

Brief discussion. Chairperson Schertzing asked if there were any issues to speak of. David Burns spoke briefly about the scenario at 813 Sims Ct, and that we are working with them to help get them into a mortgage. Commissioner Slaughter asked about 1828 W Miller Rd. David Burns stated that they have had inconsistent payments and are trying to get back on track. At this point, we have not found any paperwork noting a credit for repairs to the house; we are still researching this issue.

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

Brief discussion. Commission Crenshaw stated that he had seen a Facebook post that the deconstruction project was a scam, so be aware of complaints. Commissioner Crenshaw asked about 1700 Illinois Ave. David Burns stated that we have been in contact with the girlfriend of the owner, and we are trying to help her and the owner through a sales process.

#### E. Legal

Gordon Love stated that Tim Perrone is assisting Land Bank staff on legal documents for land contracts.

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4. Limited public comment

None in-person or virtually

5. Announcements, Comments, or other Questions

None

6. Adjournment

Accepted.

THE MOTION CARRIED UNANIMOUSLY.

Chairperson Schertzing adjourned the meeting at 5:25pm.

Next meeting on September 20, 2021, at 5pm at the Land Bank office.