

SEPTEMBER 20, 2021 REGULAR MEETING

Ingham County Land Bank

3024 Turner St, Lansing, MI

September 20, 2021 – 5:00 p.m.

In-person and virtually via Zoom

<https://us02web.zoom.us/j/81631576373?pwd=Smd1RWpDNDMwdTd1d3NBVjEyMDJHdz09>

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

Meeting ID: 816 3157 6373

Passcode: 376920

CALL TO ORDER

Chairperson Schertzing called the September 20, 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.

ROLL CALL

Members Present: Schertzing, Grebner, Crenshaw, Slaughter, Frischman

Members Absent: none

Others Present: Tim Perrone, David Burns, Roxanne Case

APPROVAL OF THE MINUTES

MINUTES OF AUGUST 16, 2021 ACCEPTED AND STANDS AS PRESENTED.

ADDITIONS TO THE AGENDA

None

LIMITED PUBLIC COMMENT

None in-person or virtually.

1. Commercial – Multi-Family

A. Sale Status report

No comments or questions.

B. Resolution to Authorize the Sale of 3600 W Saginaw St to Saddleback Properties

COMMISSIONER CRENSHAW MOVED THE RESOLUTION. SUPPORTED BY
COMMISSIONER SLAUGHTER.

INGHAM COUNTY LAND BANK FAST TRACK AUTHORITY

**RESOLUTION TO AUTHORIZE THE SALE OF 3600 W SAGINAW AVE, LANSING TO
SADDLEBACK PROPERTIES**

RESOLUTION 21-15

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; and

WHEREAS, the Land Bank acquired the commercial vacant property at 3600 W Saginaw Ave, Lansing, (#33-21-01-07-352-005) in 2015 through local unit rejection. This property is in Lansing Township; and

WHEREAS, the Saddleback Properties would like to purchase the property, with the intent to construct a small drive-through coffee shop. Saddleback Properties, located at 1147 S Washington Ave, Lansing (Identification #802329327), was incorporated on 6/30/19, and has 2 stores, in Reo Town and Okemos. Closing tentatively scheduled for 12/2/21, and construction would be expected to start within 1 year; and

WHEREAS, the Land Bank has a lease agreement with Adams Outdoor Advertising that specifies an option for Adams Outdoor Advertising to purchase a perpetual easement. The purchase price of the easement shall be five (5) times the annual lease rate which is currently \$2000 per year, totaling \$10,000. Saddleback Properties is aware of this lease; and

THEREFORE, BE IT RESOLVED, the Land Bank authorizes its Chairperson or Executive Director to negotiate and execute the transaction of this property to Saddleback Properties for a total of \$60,000, plus closing costs.

FURTHER, BE IT RESOLVED, property conveyances shall include a 12-month reverter clause and 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, Frischman Absent: None NAY: None

Approved 9/20/21

THE MOTION CARRIED UNANIMOUSLY.

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David Burns stated that this is a difficult site, due to the site being a former gas station, with a couple tanks still in the ground. Saddleback intends to build a small drive-thru coffee shop and is doing their due diligence at this time. Mr. Burns confirmed that there is a billboard on the site and the stipulations in regards to it. Commissioner Crenshaw asked if this approval needed to go through the Lansing Township Board. Mr. Burns stated that, that would be part of Saddleback's due diligence while getting their intended use approved. Commissioner Crenshaw mentioned the development occurring across the street, and wondered if it would conflict. Mr. Burns thought that there may be a change in value due to the other development but unsure.

2. Residential

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

Brief discussion. David Burns stated that the sales of the two Maisonette condominiums brought the Land Bank's total ownership from 63 units down to 6 rental units. Due to this change, we fell below the threshold to have an automatic seat on the Eden Glen Condominium Board, which David has been on for a couple years. The Land Bank has been on the Board since the 2010 foreclosures in the complex. Mr. Burns resigned the Land Bank seat but will still attend and be involved as a representative of the Land Bank.

B. Resolution to Authorize the Sale of a Vacant Parcel at (620) E Jolly Rd to Ingham County

COMMISSIONER GREBNER MOVED THE RESOLUTION. SUPPORTED BY
COMMISSIONER FRISCHMAN

INGHAM COUNTY LAND BANK FAST TRACK AUTHORITY

RESOLUTION TO AUTHORIZE SALE OF (620) E JOLLY RD, LANSING TO INGHAM COUNTY

RESOLUTION 21-16

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, 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; and

WHEREAS, the Land Bank purchased the residential improved property at (620) E Jolly Rd, Lansing (33-01-05-04-226-281) in 2015 and subsequently demolished in January 2016, using Hardest Hit Funds; and

WHEREAS, the Land Bank vacant parcel adjoins the Jolly Road entrance to the Ingham County Human Services Building. Ingham County would like to purchase the lot for \$1.00 through a quit claim deed process; and

THEREFORE, BE IT RESOLVED, the Land Bank authorizes its Chairperson or Interim Executive Director to negotiate and execute the transaction of this property for a total of \$1.00. The property conveyances shall contain a 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, Frischman NAY: None

Approved 9/22/21

THE MOTION CARRIED UNANIMOUSLY.

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Brief discussion about the street and the entrance to the Human Services building and the nearby 911 Center. Commissioner Grebner and Commission Crenshaw asked Tim Perrone if there was a conflict of interest. Mr. Perrone stated that the conflict of interest would be with him and Cohl, Stoker & Toskey law firm because he represents both the County and the Land Bank, but he will submit a letter, to be signed by the Land Bank and the County Controller. Director Case mentioned that the County will need a resolution to approve the acceptance of the property as well.

Chairperson Schertzing mentioned that the other property that needs transferred to the County is the Animal Control Outreach Center on Saginaw. Director Case stated that the Land Bank has approved a resolution to sell but the County has not completed a resolution as of yet. Hopefully, both of these resolutions can be processed by the County soon. Director Case will reach out to Mr. Rick Terrill to get these in motion.

3. Administration

A. Accounts Payable – August 2021

Accepted and on file.

Commissioner Slaughter asked about the expense to Eden Glen Condo Association. David Burns stated that those are the association dues for our rentals. Director Frischman asked who Kwik Repo was. Director Case stated that they are a cleanout company that works for both the Land Bank and the Treasurer. Not only do they clean out foreclosed houses for the Treasurer, but when properties are dumped on with furniture, mattresses, and large items, the Land Bank contacts Kwik Repo to help clean up. Commissioner Crenshaw suggested posting surveillance signs on lots to deter dumping. Director Case stated that the costs on the Accounts Payable sheet are Treasurer clean-out expenses that will be reimbursed by the Treasurer's Office.

B. Budget – draft

Director Case stated that last year, several drafts were presented but this year, there will be a first draft and then next month, the final draft, saving us all some time and energy. Director Case stated that she included a \$10,000 development expense in the budget. The Land Bank should be creating housing and this \$10,000 will help with the pre-development process and architectural designs. As mentioned before, the Land Bank is working with MSU to create multi-unit and row or town house designs that we'll be able to take advantage of and use to build.

Commissioner Crenshaw stated that (as Land Bank Treasurer), he has paid attention to the costs coming through, and we spent more funds this year because of all the rain we received, so the grass-growing season was more costly. Director Case stated that the budgeted number for 2022 is already padded to cover the winter season because that is

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the big unknown. Commissioner Crenshaw requested to add extra expense in the Lawn/Snow so that we're covered. Director Case stated that she would make an adjustment. She also stated that a public notice will be inserted into the City Pulse next month for the final approval of the 2022 budget.

C. Communications Narrative / Executive Director's Report

Director Case discussed the cost of tree removal due to the storms we had recently. During the same storms, shingles came off the pole barn roof. When the Land Bank Construction Manager, Tony Olivarez, checked it out, he found that the roof is going to need re-roofed. We just received estimates, and that is going to be an extra \$20,000 in the budget that is not showing in this draft.

Director Case is also looking into solar panels for the Land Bank office. Our electricity bills are high. If we can offset the cost with the solar panels, and make our office a green space, we should do it. We will connect with BWL, Consumers, MEO and others to help us through options and costs. We could place them on the pole barn roof or in the field space behind.

Chairperson Schertzing reminded everyone about the Michigan Association of Land Banks annual conference that we are hosting in Lansing this year. Anyone who wishes to stop by should do so. Director Case will email the agenda to everyone.

D. Legal

Tim Perrone stated he is assisting Land Bank staff on legal documents for taking back a property, and obtaining a quit claim deed. He is still working on some land contract issues as well. Director Frischman asked about the property on Illinois. Mr. Perrone stated that he prepared a friendly reverter for that property. He noted that it is hard to get a legal document signed in prison let alone before a notary. David Burns stated that we took the property back and have spent time on cleaning it up. We had the electric turned back on so that the basement water could be pumped out through the sump. We have listed the property through our real estate agent and have received offers, one of which we plan to accept. The Land Bank is working through the sales of the property, along with escrowing excess funds that could be returned with the signing of the quit claim deed. Chairperson Schertzing mentioned that the Land Bank and the Treasurer attended an Expungement event that the City put on. We help many folks that are returning citizens and it would be good to bring in some program funds to continue to help these people into affordable housing.

4. Limited public comment

None in-person or virtually

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5. Announcements, Comments, or other Questions

None

6. Adjournment

Accepted.

THE MOTION CARRIED UNANIMOUSLY.

Chairperson Schertzing adjourned the meeting at 5:40pm.

Next meeting on October 18, 2021, at 5pm at the Land Bank office.