

NOVEMBER 15, 2021 REGULAR MEETING

Ingham County Land Bank
3024 Turner St, Lansing, MI
November 15, 2021 – 5:00 p.m.

In-person and virtually via Zoom

<https://us02web.zoom.us/j/82111987095?pwd=VEFtbEZPRWozWTNwNm9kd2w2cUVMQT09>

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

Meeting ID: 821 1198 7095

Passcode: 996348

CALL TO ORDER

In absence of Chairperson until arrival, Commission Grebner called the November 15, 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, Frischman

Members Absent: Slaughter

Others Present: Tim Perrone, David Burns, Roxanne Case, Alan Fox

APPROVAL OF THE MINUTES

MINUTES OF OCTOBER 18, 2021 ACCEPTED AND STANDS AS PRESENTED.

ADDITIONS TO THE AGENDA

None

LIMITED PUBLIC COMMENT

None

1. Commercial – Multi-Family

A. Sale Status report

Briefly discussion

B. Resolution to Authorize the Sale of a Vacant Parcels on Hull St, Doty, and Cameo St to City of Leslie

COMMISSIONER CRENSHAW MOVED THE RESOLUTION. SUPPORTED BY
COMMISSIONER GREBNER.

INGHAM COUNTY LAND BANK FAST TRACK AUTHORITY

**RESOLUTION TO AUTHORIZE SALE OF VACANT PARCELS ON HULL, DOTY, AND CAMEO IN
LESLIE, MI TO CITY OF LESLIE**

RESOLUTION 21-18

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 (the "Land Bank"), in its Priorities, Policies, and Procedures document, indicates in Section 7.A.5. that sale of any property that will be transferred to a governmental entity must be approved by the Land Bank Board; and

WHEREAS, the Land Bank received title in 2012 by local unit of rejection to the commercial vacant properties on Hull Rd, Leslie, MI (# 33-17-14-21-301-012) covering 10.1 acre, on Doty St, Leslie, MI (# 33-17-14-21-329-010) covering .5 acres, and on Cameo Dr, Leslie, MI (# 33-17-14-21-329-011) covering 2.14 acres. These 3 parcels together total 12.74 acres per City of Leslie's Assessor records; and

WHEREAS, the City of Leslie would like to purchase these three (3) parcels with the intent to complete an infrastructure project, that includes constructing a new elevated water storage tank, installing 12-inch water main, and road extension construction to coordinate with the water main, sanitary sewer, storm sewer, and other necessary utilities needed. The City of Leslie has agreed upon a price of \$7000 per acre.

THEREFORE, BE IT RESOLVED, the Land Bank authorizes its Chairperson or Executive Director to negotiate and execute the transaction of these parcels to City of Leslie for the total market rate of \$89,180 plus closing costs.

FURTHER, BE IT RESOLVED, 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, Frischman

ABSENT: Slaughter

NAY: None

Approval of Option 1, 11/15/21

THE MOTION CARRIED UNANIMOUSLY.

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David Burns explained that City of Leslie gave the Land Bank Board 2 options. Option 1 of selling the 3 parcels, totaling 12.74 acres or Option 2, with selling a section of one parcel with Doty St and Cameo Dr, approximately 7 acres. Staff agrees the best for the City of Leslie is to run with Option 1. This allows for the City of Leslie to construct a water tower and complete road infrastructure in the area, and it releases the Land Bank of property. Eventually, the goal would be to build multi-unit or single family homes with the extra land.

- C. Resolution to Authorize the Sale of a Vacant Parcels on Worthington Place to Richard Floyd

COMMISSIONER CRENSHAW MOVED THE RESOLUTION. SUPPORTED BY
COMMISSIONER GREBNER.

INGHAM COUNTY LAND BANK FAST TRACK AUTHORITY

**RESOLUTION TO AUTHORIZE SALE OF A VACANT PARCEL ON WORTHINGTON PLACE,
LESLIE, MI TO RICHARD FLOYD**

RESOLUTION 21-19

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 received title in 2013 by local unit of rejection to the commercial vacant property at 104 Worthington Place, Leslie, MI (# 33-17-14-21-351-019) covering 11.06 acres. This parcel was split/combination of 12-15 smaller parcels into one large property and contains a few acres of wetlands; and

WHEREAS, Richard Floyd would like to purchase the parcel with the intent to build a second phase to his existing 16-unit apartment building, which he purchased from the Land Bank in August 2016. He may also build 2-4 duplexes on the western side of the property. Mr. Floyd will work with the City of Leslie to coordinate any City desired infrastructure such as roads, water lines, sewer lines, etc; and

WHEREAS, the sale of the property will be in conjunction with final site plans, designs, permits, and within 30-60 days of construction.

THEREFORE, BE IT RESOLVED, the Land Bank authorizes its Chairperson or Executive Director to negotiate and execute the transaction of these parcels to City of Leslie for the total market rate of \$40,000 plus closing costs.

FURTHER, BE IT RESOLVED, 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, Frischman ABSENT: Slaughter NAY: None

Approved 11/15/21

THE MOTION CARRIED UNANIMOUSLY.

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David Burns stated that Richard Floyd purchased a condominium complex in 2016 that were partially renovated and turned them into apartments. Mr. Floyd has plans to build further multi-unit buildings and the Land Bank has been negotiating with him since this condominium building was completely renovated and filled with residents. Mr. Floyd has capacity and plans to start in spring/summer 2022.

2. Residential

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

Brief discussion. Chairperson Schertzing stated that the Land Bank decided to sell the rental on Holmes Street. Director Case stated that the renter determined that the house was too big for her and her daughter, and found some place smaller.

3. Administration

A. Accounts Payable – October 2021

Accepted and on file.

B. Board of Directors Meeting Schedule 2022 draft

Director Case distributed the County Commissioners 2022 Meeting Schedule, so that we could all compare to it, and make sure the Land Bank schedule works for everyone. Director Case stated that the draft mimics 2021's schedule and she reminded the Board that January's meeting is the annual meeting at 4:30pm due to another board meeting at 6pm. We skip February because it's a short month, and start back up in March. All agreed that the schedule would work with adjusting the time to 4:45pm, instead of 5pm.

C. Communications Narrative / Executive Director's Report

Chairperson Schertzing stated that the Michigan Association of Land Banks annual conference went well. Director Case agreed, and believes there's much follow-up to do in order to move forward with some ideas that were shared.

D. Legal

Tim Perrone stated he assisted Land Bank staff on confirmation of the bankruptcy corresponding to the 1724 Maisonette Dr land contract, where a notice of cancellation has been submitted. Mr. Perrone confirmed that the Land Bank received full payment and closing sales documentation was processed.

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4. Limited public comment

None in-person or virtually

5. Announcements, Comments, or other Questions

Commissioner Crenshaw asked if we were planning to hold our next meeting since it's so close to the holidays. Director Case stated that, that was still the plan unless the Board wishes to change it. Mr. Perrone stated that a meeting could be canceled due to lack of agenda items. Chairperson Schertzing stated that we could determine meeting status as it gets closer to the date.

6. Adjournment

Accepted.

THE MOTION CARRIED UNANIMOUSLY.

Chairperson Schertzing adjourned the meeting at 5:24pm.

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