

Ingham County Land Bank

3024 Turner St, Lansing, MI

January 27, 2022 – 5:00 p.m.

In-person and virtually via Zoom

<https://us02web.zoom.us/j/81198214032?pwd=ak5mRUh5bGVOZzI1Z2VRT2ljNWpodz09>

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

Meeting ID: 811 9821 4032

Passcode: 265452

CALL TO ORDER

Chairperson Schertzing the January 27 2022 Annual Meeting of the Ingham County Land Bank to order at 5:08 p.m., held in-person at the Ingham County Land Bank Office and virtually via Zoom.

Members Present: Schertzing, Grebner, Frischman

Members Absent: Slaughter, Crenshaw,

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

APPROVAL OF THE MINUTES

MINUTES OF NOVEMBER 15, 2021 ACCEPTED AS AMENDED.

ADDITIONS TO THE AGENDA

None

LIMITED PUBLIC COMMENT

Ray Garcia spoke informally before the meeting began about his new constructed single-family homes. He discussed the properties that he has already started on at 6406 Hilliard Ave, 817 Jessop St, and 1123 W Mt Hope Ave. Some of these new constructions will be rental, some for sale. He has submitted initial site plans to the City of Lansing for a multi-unit on Miller Rd.

1. Annual Meeting – discussion of Board positions, Conflict of Interest Policy

Chairperson Schertzing asked if anyone wished to make changes in their position on the Board. This is a good time to get involved in other aspects of the Land Bank. Director Frischman stated that she would step into the Treasurer role. It was voted to move Commissioner Crenshaw to Secretary. Commissioner Grebner would stay as Vice-Chair, and Commissioner Slaughter would be a Board Member. Conflict of Interest forms need signed; Director Case will file.

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

Approval 1/27/22 THE MOTION CARRIED UNANIMOUSLY.

January 27, 2022 ANNUAL MEETING

A. Board of Directors Meeting Schedule 2022

Director Case stated that the June 20th meeting is on the Juneteenth holiday and needs rescheduled. It was decided to reschedule it to Monday, June 13th.

B. Strategic Plan update

Brief discussion. Director Case stated that it was in the packet so that the Board received an update as to the goals and activities. Chairperson Schertzing had previously given feedback that will be incorporated into the Plan. Chairperson Schertzing stated that the grant portion of the Plan is a very important part, and the Treasurer's Office will help as much as possible. If the County and the City could coordinate or share a 2-person team of grant writers, it would be an amazing investment.

2. Residential

A. List of Properties – summary 2021

Brief discussion. Director Case noted the summary including the last 5 years of sales.

B. Resolution to Authorize the Sale of 10 Vacant Parcels in Lansing to Raymundo Garcia VMG Construction

COMMISSIONER GREBNER MOVED THE RESOLUTION. SUPPORTED BY DIRECTOR FRISCHMAN.

INGHAM COUNTY LAND BANK FAST TRACK AUTHORITY

RESOLUTION TO AUTHORIZE SALE OF TEN (10) VACANT PARCELS IN LANSING TO RAYMUNDO GARCIA VMG CONSTRUCTION

RESOLUTION 22-01

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, 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 parcels with the following parameters:

	Parcel #	Address	Year Acquired	Received by	Activity	Sales Price
1	33-01-01-04-109-101	(622) Carrier St	2016	Local Unit Rejection	Demolished with Hardest Hit funds	\$3000
2	33-01-01-06-177-001	(3116) Westmont Ave	2018	Local Unit Rejection	Demolished with Treasurer funds	\$4200
3	33-01-01-28-285-071	(569) Lincoln Ave	2016	Local Unit Rejection	Demolished with Hardest Hit funds	\$2000
4	33-01-01-32-353-283	(5014) Christiansen Rd	2017	Local Unit Rejection	Demolished with Hardest Hit funds	\$5000
5	33-01-01-32-376-221	(4919) Christiansen Rd	2010	Purchase HUD	Demolished with NSP1 Funds	\$860
6	33-01-01-32-376-211	(4915) Christiansen Rd	2011	Local Unit Rejection	Demolished with CDBG Funds	\$3140
7	33-01-01-32-304-002	(4308) Christiansen Rd	2012	Local Unit Rejection	Demolished with CDBG Funds	\$4400
8	33-01-01-30-453-171	(3128) Viking Rd	2013	Local Unit Rejection	Demolished with Hardest Hit funds	\$3900
9	33-01-05-06-378-181	W Miller Rd	2007	Purchase tax frc	In Brownfield Plan 242	\$8200
10	33-01-05-09-102-231	(6210) Hilliard Rd	2010	Local Unit Rejection	Demolished with CDBG funds	\$3600

WHEREAS, Mr. Raymundo Garcia of VMG Construction LLC would like to purchase 10 vacant parcels 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 7 other residential vacant lots to build single-family homes. Mr. Garcia has currently submitted site plans to the City of Lansing for the multi-unit on Miller Rd and many of 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 ten (10) parcels to Mr. Raymundo Garcia for the total market rate of \$38,300; 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, Frischman ABSENT: Crenshaw, Slaughter NAY: None Approval 1/27/22

THE MOTION CARRIED UNANIMOUSLY.

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Director Case asked Mr. Garcia when he was planning to start these properties. Mr. Garcia said that he plans to dig this year, frame-in, and then continue to work on them thru fall and winter, if needed. Two of these properties are being split. Chairperson Schertzing noted that John Krohn worked with Susan Stachowiack of City of Lansing's Zoning Department and the State to determine some extra requirements.

- C. Resolution to Authorize the CDBG Demolition Agreement with City of Lansing to Complete 6 Demolitions

DIRECTOR FRISCHMAN MOVED THE RESOLUTION. SUPPORTED BY COMMISSIONER GREBNER.

INGHAM COUNTY LAND BANK FAST TRACK AUTHORITY

RESOLUTION TO AUTHORIZE TO ENTER INTO A COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) AGREEMENT WITH THE CITY OF LANSING

RESOLUTION 22-02

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, 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 City of Lansing has applied for and received funds under the federal Community Development Block Grant (CDBG) from the United States Department of Housing and Urban Development, and

WHEREAS, the City of Lansing wishes to engage the Ingham County Land Bank in utilizing such funds, and

WHEREAS, the Ingham County Land Bank will utilize the funds to survey, remediate hazardous materials, and demolish 6 structures, and

WHEREAS, the funding provides a sum of not to exceed \$100,000, and

WHEREAS, these functions fall under the mission and policies of the Ingham County Land Bank; and

WHEREAS, the Land Bank acquired the residential improved parcels at:

	Parcel #	Address	Year Acquired	Received by
1	33-01-01-10-329-321	1027 Cady Ct	2021	Local Unit Rejection
2		929 Johnson Ave	2021	Local Unit Rejection
3	33-01-01-14-381-231	616 S Mifflin Ave	2021	Local Unit Rejection
4	33-01-01-22-309-101	913 Motor Ave	2021	Local Unit Rejection
5	33-01-01-22-352-261	1735 Lyons Ave	2021	Local Unit Rejection
6	33-01-01-32-251-131	1318 Mary Ave	2021	Local Unit Rejection

THEREFORE, BE IT RESOLVED, the Land Bank authorizes its Chairperson or Executive Director to enter into a CDBG Demolition Agreement with the City of Lansing.

AYE: Schertzing, Grebner, Frischman ABSENT: Crenshaw, Slaughter NAY: None Approval 1/27/22

THE MOTION CARRIED UNANIMOUSLY.

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Commissioner Grebner asked if we received more CDBG money, would we do more demolitions? Director Case stated, yes, but the funds would shift. The Ingham County Treasurer pays for some demolitions that the CDBG program does not cover. Chairperson Schertzing stated that the highest and hardest part of the Land Bank's demolitions is the old Leslie High School, and if we could find a way to get that down, that would be tremendous.

3. Commercial – Multi-Family

A. Sale Status report

There was a press conference on Monday, January 24, 2022, on the former Pleasant Grove School. Plans for redevelopment were announced. Commissioner Grebner asked about the old bottling plant. David Burns stated that the Developer and the Land Bank are still moving forward. On the former School of the Blind campus, David Burns stated that we are looking at selling a couple acres of property to Mid-Michigan Leadership Academy where the track lays. Director Frischman thought it made sense to sell it to the school. Director Case reminded the Board that the RFP response that we received on the developable property was rejected because it did not meet our goals for the site. We requested a revisit of that proposal but we received nothing back. We recently met with Capital Area Housing Partnership and discussed options that could work out.

4. Administration

A. Accounts Payable – November and December 2021

Accepted and on file.

B. Rentals – summary 2021

Director Case stated that she was concerned about the data on the summary, and she is going to have our CPA look at it. If incorrect, an update will be submitted in the next meeting.

C. Land Contracts – summary 2021

The last 4 on the list were paid off this year. Kudos to David Burns for working so hard at communicating and help the land contract holders to pay off.

D. Communications Narrative / Executive Director's Report

Brief discussion.

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E. Legal

None

5. Limited public comment

None in-person or virtually

6. Announcements, Comments, or other Questions

Chairperson Schertzing stated that he had a couple books that he wanted to share. One called The Color of Law, which is about property redlining – interesting and lots to learn. The other book is called, Land Bank Revolution of Ohio, and is good information.

Chairperson Schertzing's last day is March 31, 2022. His retirement party is March 18, 2022.

7. Adjournment

Accepted.

THE MOTION CARRIED UNANIMOUSLY.

Chairperson Schertzing adjourned the meeting at 5:49pm.

Next meeting on March 21, 2022, at 4:45pm at the Land Bank office.