

Ingham County Land Bank

3024 Turner St, Lansing, MI

March 21, 2022 – 4:45 p.m.

In-person and virtually via Zoom

<https://us02web.zoom.us/j/83510212177?pwd=L1RDenc4UjhOWUIGUFZXRXXVncDVQUT09>

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

Meeting ID: 835 1021 2177

Passcode: 712013

CALL TO ORDER

Chairperson Schertzing called the March 21, 2022 Meeting of the Ingham County Land Bank to order at 4:45 p.m., held in-person at the Ingham County Land Bank Office and virtually via Zoom. This is the last board meeting for Chairperson Schertzing who is retiring on March 31, 2022; he thanked everyone for their support and time with the Land Bank.

Members Present: Schertzing, Grebner, Frischman

Members Absent: Slaughter, Crenshaw,

Others Present: Tim Perrone, David Burns, Roxanne Case, Alan Fox, John Krohn, Peggy Vaughn-Payne of Northwest Initiative, Ryan Radosevich, MSU journalist, Jakaila Denise Taylor, MSU journalist (virtually)

APPROVAL OF THE MINUTES

MINUTES OF JANUARY 27, 2022 ACCEPTED AS AMENDED.

ADDITIONS TO THE AGENDA

2.C. Property List of Slivers – discussion on the possibility of quitclaiming to neighbors

LIMITED PUBLIC COMMENT

None

1. Commercial – Multi-Family

A. Sale Status report

Brief discussion. David Burns highlighted some properties. A survey is being completed on Willow St. A silt fence is being installed today at the former Deluxe Inn site. Malcolm X site is an NSP1 demolition property and will be eliminated from this list but still is up for sale. Row house designs are being created for Saginaw St lots. Commission Grebner asked what monies was being used for this construction. Director Case stated that it will most likely be from APRA dollars through the Housing Trust Fund.

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2. Residential

A. List of Properties – January and February 2022

Brief discussion. Chairperson Schertzing asked when the FEMA demolitions would take place. Director Case estimated 3 years. The Land Bank is holding those properties for the City of Lansing as part of their match for the FEMA grant application.

B. Resolution to Authorize the Sale of 3 Vacant Parcels on Olds Ave and Pennsylvania to Fox Land Holdings

COMMISSIONER GREBNER MOVED THE RESOLUTION. SUPPORTED BY DIRECTOR FRISCHMAN.

INGHAM COUNTY LAND BANK FAST TRACK AUTHORITY

**RESOLUTION TO AUTHORIZE SALE OF THREE (3) VACANT PARCELS ON 1700 BLOCK
OLDS AVE AND (2330) N PENNSYLVANIA AVE IN LANSING TO FOX LAND HOLDINGS**

RESOLUTION 22-

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	33-01-01-20-133-061	0 Olds Ave	2011	Local Unit Rejection		\$1300
2	33-01-01-20-133-071	(1714) Olds Ave	2010	Local Unit Rejection	Demolished with NSP2 funds	\$1100
3	33-01-01-27-156-091	(2330) S Pennsylvania	2019	Local Unit Rejection	Demolished with Treasurer funds	\$500

WHEREAS, Mr. Van Fox of Fox Land Holdings would like to purchase 3 vacant parcels that are next to his current properties. The intent on Olds Ave is to add more yard space to his current rental, and potentially build a new home. On Pennsylvania Ave, the lot is being split between Mr. Fox and the neighbor to the south. Both neighbors plan to add yard space to their current property.

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 Fox Land Holdings for the total market rate of \$2,900; 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 3/21/22

THE MOTION CARRIED UNANIMOUSLY.

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John Krohn explained that Mr. Van Fox owns 70 or more rental properties, and these lots are next to some of his rentals. He is a good steward of property, and would like to add these lots to his rentals for extra yard space, and/or eventually build on them, if possible.

C. Property List of Slivers – discussion on the possibility of quitclaiming neighbors.

Director Case distributed a list of properties. The Land Bank would like to clean up the database of properties, and this is part of the process. The width of these properties run between 1 foot to 25 feet, and therefore, unbuildable by themselves. John Krohn stated that we'd like to virtually give these to the neighbors. Neighbors aren't going to pay \$500 to go through a sales closing for a 2-foot wide section that they're probably mowing already. Chairperson Schertzing is concerned about a quitclaim deed that may be contaminated, and when the neighbor combines it with their property, there is a larger issue and more costly to correct in the end. We should provide a legal document that helps explain the situation that the buyer should sign off on. The Land Bank will put together a list of criteria and considerations of how we will disperse the lots. The procedures may change as we move; each property may have its own procedure that may not carry on to the next property. Staff will submit the criteria to the Board and keep the Board updated.

3. Administration

A. Accounts Payable – January and February 2022

Accepted and on file.

B. Rentals – summary 2021 revised

Director Case stated that she had Kristy Moore, Land Bank's CPA, review the formulas and calculations of the spreadsheet, and agreed that they were wrong. Corrections were made.

C. Communications Narrative / Executive Director's Report

No comments.

D. Legal

None

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4. Limited public comment

Peggy Vaugh-Payne, Director of Northwest Initiative, thanked the Land Bank for working with them, and allowing NWI to participate in the Land Bank's lawn/snow maintenance program. This has given the opportunity for re-entering citizens to participate and hold a job to show their own dedication. Discussions have occurred about obtaining foreclosed houses for their ARRO program (Advocacy, Re-entry, Resources, and Outreach). This would help this population group get back into the workforce and get educated in skilled trades. Director Vaugh-Payne thanked Chairperson Schertzing and offered good luck and best wishes.

Ryan Radosevich, MSU journalist and was attending to possibly do an article on the Land Bank.

Jakaila Denise Taylor, MSU journalist joined us virtually, and wanted to listen in for a possible article on the Land Bank.

5. Announcements, Comments, or other Questions

None

6. Adjournment

Accepted.

THE MOTION CARRIED UNANIMOUSLY.

Chairperson Schertzing adjourned the meeting at 5:20pm.

Next meeting on April 18, 2022, at 4:45pm at the Land Bank office.