

April 18, 2022 REGULAR MEETING

Ingham County Land Bank

3024 Turner St, Lansing, MI

April 18, 2022 – 4:45 p.m.

In-person and virtually via Zoom

<https://us02web.zoom.us/j/89408471671?pwd=YnpQdXc5WIRLc1R5Y1ZHSzd2Y2xldz09>

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

Meeting ID: 894 0847 1671

Passcode: 444978

CALL TO ORDER

Chairperson Fox called the April 18, 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. Welcome Treasurer and Chairperson Alan Fox!

Members Present: Fox, Grebner, Slaughter, Crenshaw,

Members Absent: Frischman

Others Present: Gordon Love, David Burns, Roxanne Case

APPROVAL OF THE MINUTES

MINUTES OF MARCH 21, 2022 ACCEPTED AS SUBMITTED.

ADDITIONS TO THE AGENDA

1.C. Resolution to Authorize the Sale of a Vacant Parcel on (4904) N Grand River Ave, Lansing to Stephan A Robertson and Canaan Bey

LIMITED PUBLIC COMMENT

None

1. Commercial – Multi-Family

A. Sale Status report

Brief discussion. David Burns highlighted some properties.

B. Resolution to Authorize the Sale of a Vacant Parcel on Willow Ave, Lansing to Mid-Michigan Leadership Academy

COMMISSIONER GREBNER MOVED THE RESOLUTION. SUPPORTED BY COMMISSIONER SLAUGHTER.

INGHAM COUNTY LAND BANK FAST TRACK AUTHORITY

**RESOLUTION TO AUTHORIZE SALE OF A VACANT PARCEL ON WILLOW AVE, LANSING TO
MID-MICHIGAN LEADERSHIP ACADEMY**

RESOLUTION 22-04

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 of (715) W Willow St, Lansing (# 33-01-01-08-427-021) in 2008 by purchasing the property on the former Women’s College / School of the Blind campus, covering 10.56 acres. This parcel was one of several properties obtained on the Campus; and

WHEREAS, the land stake survey cut the athletic track in half, where half was located on Land Bank property and half on Mid-Michigan Leadership Academy property. The Land Bank had the track surveyed out of the main section of the property, which totals 2.55 acres; and

WHEREAS, Mid-Michigan Leadership Academy would like to purchase the parcel with the intent to use and own the track for school activities; and

THEREFORE, BE IT RESOLVED, the Land Bank authorizes its Chairperson or Executive Director to negotiate and execute the transaction of this parcel to Mid-Michigan Leadership Academy for the total market rate of \$38,250 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: Fox, Grebner, Crenshaw, Slaughter ABSENT: Frischman NAY: None

Approval 4/18/22

THE MOTION CARRIED UNANIMOUSLY.

April 18, 2022 REGULAR MEETING

Brief discussion. Commissioner Slaughter asked about some of the details of the division and sale of property to the Academy. David Burns stated that we had the athletic track surveyed out, which came to 2.55 acres, and that is the section that we are selling to the Academy. Director Case stated that after development occurs with the remaining property, if there is any leftover that isn't needed for the development, we could sell to the Academy, if they were interested in purchasing. David Burns stated that the Purchase Agreement hasn't been signed and will need Academy Board approval.

- C. Resolution to Authorize the Sale of a Vacant Parcel on (4904) N Grand River Ave, Lansing to Stephan A Robertson and Canaan Bey

COMMISSIONER CRENSHAW MOVED THE RESOLUTION. SUPPORTED BY COMMISSIONER SLAUGHTER.

INGHAM COUNTY LAND BANK FAST TRACK AUTHORITY

**RESOLUTION TO AUTHORIZE SALE OF A VACANT PARCEL ON (4904) N GRAND RIVER AVE,
LANSING MI TO STEPHAN A ROBERTSON AND CANAAN BEY**

RESOLUTION 22-05

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 Land Bank, in its Priorities, Policies, and Procedures document, indicates in Section 7.A.4. that sale of any property that will be transferred for a non-residential project, 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 received title of a residential vacant parcel on (4904) N Grand River Ave (# 33-01-01-06-101-081) in 2013 by local unit of rejection; and

WHEREAS, the Stephan A Robertson and Canaan Bey would like to purchase the parcel with the intent to establish a small car dealership. The buyers have already connected with the City of Lansing’s Zoning Department to determine if this establishment is a proper use of the property. Zoning reviewed and initially have approved this end use; and

THEREFORE, BE IT RESOLVED, the Land Bank authorizes its Chairperson or Executive Director to negotiate and execute the transaction of this parcel to Stephan A Robertson and Canaan Bey for the market rate of \$8000, 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: Fox, Grebner, Crenshaw, Slaughter ABSENT: Frischman NAY: None

Approval 4/18/22

THE MOTION CARRIED UNANIMOUSLY.

April 18, 2022 REGULAR MEETING

Brief discussion. David Burns explained the location of this property, which is directly east of the Airport Tavern. Commissioner Grebner asked that this isn't a rental car company. David Burns confirmed that this is to be a car sales lot, and that the buyer has contacted City of Lansing's Zoning Department to confirm that this can be established on this parcel. One of the buyers had taxes due which were immediately paid and confirmed by the Treasurer's office.

2. Residential

A. List of Properties – March 2022

No comments.

B. Resolution to Authorize the Sale of 2 Vacant Parcels on S Grand Ave and Sanford Ave to the City of Lansing

COMMISSIONER SLAUGHTER MOVED THE RESOLUTION. SUPPORTED BY COMMISSIONER CRENSHAW.

INGHAM COUNTY LAND BANK FAST TRACK AUTHORITY

RESOLUTION TO AUTHORIZE SALE OF TWO (2) VACANT PARCELS ON S GRAND AVE AND SANFORD AVE, LANSING MI TO CITY OF LANSING

RESOLUTION 22-06

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 of a residential vacant parcel on (927) S Grand Ave (# 33-01-01-21-205-006) in 2021 by local unit of rejection and a residential vacant parcel on Sanford Ave, (# 33-01-01-03-102-141) in 2015 by local unit of rejection; and

WHEREAS, the City of Lansing would like to purchase these two (2) parcels. The Grand Ave parcel is adjacent to existing parkland and in the floodplain, where the City of Lansing would allow better access to the Lansing River Trail and reduce street maintenance costs. The Sanford parcel is at the dead end of Sanford Ave where the City of Lansing would like to use this lot for turnaround capabilities for emergency and large vehicles.

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 Lansing for the rate of \$1.00 each, 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: Fox, Grebner, Crenshaw, Slaughter ABSENT: Frischman NAY: None

Approval 4/18/22

THE MOTION CARRIED UNANIMOUSLY.

April 18, 2022 REGULAR MEETING

Director Case explained that the (927) S Grand Ave, in Reo Town, was foreclosed last year and deconstructed through a workforce training program that was held by a few agencies including the Land Bank. Grand Ave dead ends into the park and river trail. Transferring this property to Lansing's Parks & Recs will increase residential access to the river and river trail, and will provide the City a cost savings in not having to maintain services at this lot. Sanford Ave is a dead end street where the City struggles to provide emergency services because there is no way to turn around. The City intends to add a turnaround on this lot, for emergency vehicles and large equipment such as snowplows.

3. Administration

A. Accounts Payable – March 2022

Accepted and on file. Commissioner Crenshaw asked about the voided check. Director Case stated that it was an error. BWL sent a paper statement, but all of their invoices are electronically paid, so it was a duplication error. Director Case also stated that we paid another large amount on the line of credit, and we will continue to do so.

B. Communications Narrative / Executive Director's Report

Director Case discussed the Housing Trust Fund, and what will be presented to the Housing Trust Board tomorrow. She distributed a report (that was incidentally provided to a Housing Ad Hoc City Council group), a basic budget list of the properties to build on (row house and single-family), and the Land Bank brochure that has been updated. Director Case explained the budget list and the properties that we'd like to build on, along with the funding gap that will need to be filled by the Housing Trust Fund. The first single-family home is scheduled for Avalon St. It will be an all-electric home, with the roof south facing so that solar panels could be added. It will include a shed, and space at the end of the drive for a garage that could be added by the buyer. Commissioner Slaughter stated that he was happy to see us moving in this direction, and asked what the difference in cost is from an all-electric home to a conventional gas forced-air heated/air conditioned home. Director Case said that she would research that information and get back to the Board.

C. Legal

Gordon Love stated that Mr. Perrone will be responding to the City of East Lansing in regards to the lawsuit that was filed on personal property tax rolls. No Land Bank parcels are included in personal property tax rolls. Commissioner Grebner suggested that we provide information to help East Lansing through this situation, attorney to attorney.

4. Limited public comment - none
5. Announcements, Comments, or other Questions - none
6. Adjournment - accepted. THE MOTION CARRIED UNANIMOUSLY.

Chairperson Fox adjourned the meeting at 5:20pm.

Next meeting on May 16, 2022, at 4:45pm at the Land Bank office.