

August 15, 2022 REGULAR MEETING

Ingham County Land Bank

3024 Turner St, Lansing, MI

June 13, 2022 – 4:45 p.m.

In-person and virtually via Zoom

<https://us02web.zoom.us/j/82748282066?pwd=eUIwSFhXQmJGajhMVldFWmVrL3Rjdzo9>

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

Meeting ID: 827 4828 2066

Passcode: 724531

**CALL TO ORDER**

Chairperson Fox called the August 15, 2022 Meeting of the Ingham County Land Bank to order at 4:47 p.m., held in-person at the Ingham County Land Bank Office and virtually via Zoom.

Members Present: Fox, Grebner, Crenshaw, Slaughter (late)

Members Absent: Frischman

Others Present: Gordon Love, David Burns, Roxanne Case, Michael Markey, Desmond Ferguson of Moneyball Sportswear, Christopher Stralkowski of Ferguson Development

**APPROVAL OF THE MINUTES**

MINUTES OF JUNE 13, 2022 AND JULY 18, 2022 ACCEPTED AS SUBMITTED.

**ADDITIONS TO THE AGENDA**

None

**LIMITED PUBLIC COMMENT**

None

1. Commercial – Multi-Family

A. Sale Status report

Brief discussion. David Burns highlighted some properties. He stated that the property at E Norwood Ave in Holt is a 12-acre parcel; only about 4 acres is developable. The Land Bank has received interest from a tax-credit developer. More information to come in the future.

Commissioner Crenshaw asked for an update on the former bottling plant. David Burns stated that he and the Developer NXT Commercial attended a Zoning Board of Appeals meeting to approve the height of the building, but there was no quorum so the vote could not be completed. Several neighbors attended and all were supportive of the project. The Developer is continuing to work with LEAP on the Brownfield plan and things are moving in the right direction.

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Commissioner Crenshaw asked for an update on the former Leslie High School. Director Case stated that the Land Bank is planning to apply for funds through the State Land Bank and Michigan Association of Land Banks. We would like to use the blight elimination funds as possible leverage with some APRA funds that may funnel through the State and MSHDA. David Burns stated that we have been meeting and working MEDC, LEAP and the City of Leslie. Chairperson Fox stated that, assuming there is another round of federal funding, he has been in contact with Representative Slotkin's Office, and there may be some ear-marked funds available to use, as well. He stated that its better to have an end-use project such as housing so that the funding can cover both demolition and the redevelopment of the property. Chairperson Fox stated that the housing market needs to be studied to determine best fit.

- B. Resolution to Authorize the sale of a Vacant Parcel on (923) W Saginaw St, Lansing to Moneyball

COMMISSIONER GREBNER MOVED THE RESOLUTION. SUPPORTED BY COMMISSIONER CRENSHAW.

INGHAM COUNTY LAND BANK FAST TRACK AUTHORITY

**RESOLUTION TO AUTHORIZE SALE OF A VACANT PARCEL ON  
(923) W SAGINAW ST, LANSING MI TO DESMOND FERGUSON**

**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.B.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, the Land Bank received title of a commercial improved parcel on (923) W Saginaw St (# 33-01-01-17-226-262) in 2012 by local unit of rejection and subsequently demolished it in 2013; and

WHEREAS, Mr. Desmond Ferguson of Moneyball Sportswear would like to purchase the parcel with the intent to combine with the adjacent properties to remodel the existing commercial building. The Land Bank parcel will be used partially for an addition to the existing building and partially for off-street parking. Moneyball is an established sportswear apparel company, and currently has 3 other locations in Michigan. Mr. Ferguson is planning to combine 2 of the stores on the east and west sides of Lansing into this new store.

THEREFORE, BE IT RESOLVED, the Land Bank authorizes its Chairperson or Executive Director to negotiate and execute the transaction of this parcel to Desmond Ferguson for the market rate of \$7,800, 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    ABSENT: Frischman, Slaughter (late)    NAY: None    Approval 8/15/22

THE MOTION CARRIED UNANIMOUSLY.

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Mr. Desmond Ferguson introduced himself and has been in business for 20 years. Moneyball Sportswear is currently leasing 2 separate stores, and is planning to combine the two stores into one store, across from the old Parks Furniture building on Saginaw St. He passed around a design packet for review. Plans to start redevelopment in October.

Mr. Christopher Stralkowski introduced himself and discussed the development at 2130 W Holmes Rd, Lansing, the former Pleasant Grove School. He distributed the State Historic Preservation Office (SHPO) Section 106 application and information. Ferguson Development is waiting on the review and report from SHPO, to determine if it has an "adverse effect" or "no adverse effect". The Section 106 application included information about Malcolm X and his family. Ferguson Development is planning to honor Malcolm X with some type of tribute on the property, whether it's using the limestone off the building or a memorial plaque or a statue or a dedicated garden or a combination.

Director Case asked Mr. Stralkowski to talk about the other phase of the project. First phase is to demolish the building. Another phase is housing for possible veterans. Commissioner Crenshaw stated that this has changed because originally, the housing phase was geared towards senior living. Mr. Stralkowski said, yes initially, but they had meetings with Representative Slotkin's Office who discussed veteran housing and they determined that the demographics in that area has shown that more was needed.

Director Case asked Mr. Stralkowski to talk about the tentative schedule. Mr. Stralkowski stated that demolition is planned for December/January. By spring, the supply chain is hoping to shake out and plan to move forward. Haven't decided whether to build the medical building first or the VA housing.

### 2. Residential

#### A. List of Properties – June and July 2022

Brief discussion.

#### B. Resolution to Authorize the sale of a Vacant Parcel on (918) N Larch St, Lansing, MI to Michael Markey

COMMISSIONER GREBNER MOVED THE RESOLUTION. SUPPORTED BY COMMISSIONER CRENSHAW.

**INGHAM COUNTY LAND BANK FAST TRACK AUTHORITY**

**RESOLUTION TO AUTHORIZE SALE OF A VACANT PARCEL ON  
(918) N LARCH ST, LANSING MI TO MICHAEL MARKEY**

**RESOLUTION 22-07**

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 improved parcel on (918) N Larch St (# 33-01-01-09-428-231) in 2014 by local unit of rejection and subsequently demolished it with Ingham County Treasurer funds in November 2014; and

WHEREAS, Mr. Michael Markey, a long-time developer, would like to purchase the parcel with the intent to construct another apartment building. There are 2 other apartment buildings that flank this property, and adding another complex will not only increase density in Lansing but will also be consistent to those existing structures.

THEREFORE, BE IT RESOLVED, the Land Bank authorizes its Chairperson or Executive Director to negotiate and execute the transaction of this parcel to Michael Markey for the market rate of \$6000, 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    ABSENT: Frischman, Slaughter (late)    NAY: None    Approval  
8/15/22

THE MOTION CARRIED UNANIMOUSLY.

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Chairperson Fox stated that this was a resolution that was brought before the Land Bank Board last month, but because of not having a quorum, voting on it could not be completed. Commissioner Crenshaw asked where this property was. Mr. Markey stated that it's on the east side of Larch, between Oakland and Grand River Avenue.

### 3. Administration

#### A. Accounts Payable – June and July 2022

Accepted and on file.

#### B. Communications Narrative / Executive Director's Report

Director Case added a few other matters:

- The City of Lansing is setting up a market concept in Reutters Park. They are hoping to have 10 market-selling sheds built and ready for Silver Bells in the City. To build the sheds, Brent Forsberg reached out to the Land Bank, inquiring about the deconstructed lumber salvaged from 927 S Grand Ave. This lumber could be used. What a great story.
- Parade of Homes – the Land Bank is renovating the house at 2701 Pattengill Ave and has been listed in the Parade. It would be great if any of the Board members could attend. Roxanne will send out a reminder when it gets closer.
- Land Bank is interviewing and hiring a Construction Grant Administrator. Planning to complete interviews next week and make a decision in the last week of August with a start date of September 19.
- In anticipation of the decreasing foreclosures, Director Case has had a few zoom meetings with the National Community Stabilization Trust, who is basically the middle man between financial institutions (who want to get rid of property that they foreclosed on) and developers and land banks. Chairperson Fox stated that he does not expect any structured properties to be left over for the Land Bank to renovate and/or sell.

Commissioner Slaughter asked about the all-electric home and wondered who the donor was for the solar panels and about the next steps. It is a faith-based group in the Lansing area, and will be announced when a final agreement is in the works. The next step is to put the bids out so that we can start construction asap. The goal is to have it completed and have a family in by the end of the year; that might be pushing it now.

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C. Legal

Mr. Gordon Love said it's been quiet and nothing to report.

4. Limited public comment

None

5. Announcements, Comments, or other Questions

Chairperson Fox stated that the first Ingham County Treasurer auction is Thursday, August 25<sup>th</sup>. He believes that the 2<sup>nd</sup> auction in October will be more active in comparison to previous years, due to the delay in court judgments which delayed any evictions.

Chairperson Fox stated the Eric Schertzing is now the Executive Director of the Michigan Association of Land Banks, and one of his major functions is getting Land Banks the State funds and State recognition. Land Banks were created to develop and move properties, and it seems that others are doing what Land Banks were meant to do. He has been making some progress.

Chairperson Fox stated that the 5/50 tax capture that was established to help keep Land Banks sustainable is low, approximately 7-8% of total funds and is just not funding Land Banks adequately. So we're looking at other ways to come up with more stable financing. There is some interest in the legislature to move up one of the fees in the forfeiture process, and transfer a portion of that fee to Land Banks. Director Case stated that the extra \$300,000 that was approved by Ingham County for the Land Bank expires this year, and will not continue in 2023, so this new fee process would be a big help.

6. Adjournment - accepted. THE MOTION CARRIED UNANIMOUSLY.

Chairperson Fox adjourned the meeting at 5:33pm.

Next meeting on September 19, 2022, at 4:45pm at the Land Bank office.