



AGENDA
Committee on Development and Planning
Monday, November 20, 2017 @ 4:00 p.m.
10th Floor Conference Room, City Hall

Councilmember Judi Brown Clarke, Chair
Councilmember Jessica Yorko, Vice Chair
Councilmember Tina Houghton, Member
Councilmember Adam Hussain, Member

1. Call to Order

2. Public Comment on Agenda Items

3. Minutes

- November 6, 2017

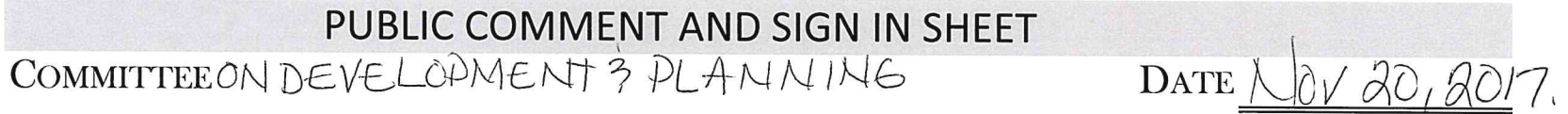
4. Discussion/Action:

A.) RESOLUTION – Objecting to Transfer of Unsold Tax Reverted Properties for the Ingham County Treasurer to the City of Lansing

B.) RESOLUTION – ACT-8-2017; Acquisition of Simken Properties

5) Other

6) Adjourn

[illegible]

DRAFT



MINUTES

Committee on Development and Planning
Monday, November 6, 2017 @ 4:00 p.m.
Council Conference Room, City Hall 10th Floor

CALL TO ORDER

Called to order at 4:00 p.m.

PRESENT

Council Member Brown Clarke, Chair
Council Member Yorko, Vice-Chair
Council Member Houghton, Member- arrived at 4:03 p.m.
Council Member Hussain, Member

OTHERS PRESENT

Sherrie Boak, Council Staff
Susan Stachowiak, PND
Bill Rieske, PND
Karl Dorshimer, LEAP
Attorney for MySpace Self-Storage on MLK
Deb Parrish
Kathy Miles
Elaine Womboldt'
Mr. Marquette
TriTerra Representative
NEOGEN Treasurer
Mr. Yono

PUBLIC COMMENT

No public comment at this time.

MINUTES

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE MINUTES FROM OCTOBER 23, 2017. MOTION CARRIED 3-0.

DISCUSSION/ACTION

RESOLUTION - SLU- 3-2017; Del Vista, LLC; Vacant Property South of 322 Pere Marquette; Residential Use in a "H" Light Industrial District

Council Member Brown Clarke noted there were not comments made during the public hearing at Council.

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE RESOLUTION FOR SLU-3-2017 FOR 322 PERE MARQUETTE. MOTION CARRIED 3-0.

RESOLUTION – Set the Public Hearing; Brownfield Redevelopment Plan #71; Neogen 1000 Hosmer Redevelopment Project

Mr. Dorshimer introduced representatives from NEOGEN and they distributed details and a presentation on the Brownfield. It was noted to the Committee that the property currently sits obsolete, all water and sewer have to be redone, there is no heating and cooling in the building, and currently the roof is open. They have begun work on the roof, and expect the expenditures into the project to be between \$1 million and \$1,200,000. The facility will be the new location for Ideal Instruments, and will bring in 25 new equipment jobs in the first 2 years. The primary cost for demolition, site preparation and infrastructure will run about \$135,000. Funds were contributed by the Brownfield Authority with a 17 year plan, with the total reimbursement of \$201,000. There will be \$190,000 in new taxes throughout the plan, and 10% of the new taxes are passed to the local municipality with no school taxes captured. Over the life of the plan they will collect \$414,000 in new taxes, and the developer will get \$193,000 over that period. Because it is a pass through, local taxes will get \$191,000.

Council Staff confirmed the Committee would be setting a hearing for November 27, 2017.

Council Member Brown Clarke asked for more details on Ideal Instruments and NEOGEN. Mr. Dorshimer confirmed they are a subsidiary of NEOGEN, and the expansion will bring in 25 new jobs, and they have had a 20% growth over the last year. Council Member Hussain asked about the pay for the new jobs. The NEOGEN representative stated it would be well above the living wage but did not have specifics or an average. The estimate was \$15-\$17/hour.

Council Member Brown Clarke asked when it would be completed, and she was informed it would be done in phases working from the front of the building to the rear, with phase one to be completed in a 2 year build out. They plan to use 1/3 of the building with this financial commitment. Phase 2 will be reserved for a future expansion.

MOTION BY COUNCIL MEMBER YORKO TO APPROVE THE RESOLUTION TO SET THE PUBLIC HEARING FOR NOVEMBER 27, 2017 FOR BROWNFIELD PLAN #71; NEOGEN AT 1000 HOSMER. MOTION CARRIED 4-0.

RESOLUTION- Set the Public Hearing; SLU-4-2017; Funk Zone Investors, LLC; 735 E. Hazel Street; Residential Use in a "I" Heavy Industrial District

Ms. Stachowiak informed the Committee that the building was a multi-story brick building which used to house an industrial use, and was once used for the Michigan Treasury. Recently it was mostly used for storage. The investors wish to use the property for residential uses and there were no objections at the Planning Board public hearing.

Council Member Hussain asked if there was any information on the number of units, rental costs, and types. Ms. Stachowiak stated it would be mixed units, 160 residential apartment units. The applicant has also stated they may have some commercial and office uses in the building as well, both of which are permitted. The allowable number of units is based on each efficiency dwelling unit shall be 500 sq. ft, one-bedroom shall be 700 sq. ft, two bedroom shall be 950 sq ft and a three bed room shall be 1,400 sq. ft. Council Member Hussain asked about the impact, and Ms. Stachowiak noted there was no heavy manufacturing in the area, and the earlier applicant, NEOGEN is their neighbor. That used will not create high impact or truck

traffic. Council Member Yorko asked Mr. Dorshimer for any detail on the two uses, and impact. Ms. Stachowiak noted that the owner was not present, but was aware of NEOGEN's plans, and they have held public forums on the uses. The owner will be asked to address the two uses next to each other at the public hearing.

MOTION BY COUNCIL MEMBER HOUGHTON TO APPROVE THE RESOLUTION TO SET THE PUBLIC HEARING FOR DECEMBER 11, 2017 FOR SLU-4-2017 FOR 735 E. HAZEL STREET. MOTION CARRIED 4-0.

RESOLUTION – Set the Public Hearing; ACT-1-2017; Sale of R. E. Olds Museum; 240 Museum Drive

Mr. Rieske informed the City that the Administration supports the sale and does not see a need to own the property for a museum to exist and R.E. Olds feels the same way. With a sale R. E. Olds will own and manage the museum as they see fit. The Planning Board also concurred. Mr. Rieske added that the sale will require the vacation of part of the street for sewer improvements and a storm drain. At this time, he was not aware of any City assistance in this project.

Council Members confirmed they too had heard support from the public.

Council Member Dunbar asked if there was a requirement for it to remain a museum. Mr. Venker confirmed there was a statement in the sale, and it must stay a museum for 30 years, and if they deviate from that the City will get it back free.

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE RESOLUTION TO SET THE PUBLIC HEARING FOR ACT-1-2017; SALE OF RE. OLDS MUSEUM AT 240 MUSEUM DRIVE. MOTION CARRIED 4-0.

RESOLUTION – Set the Public Hearing; ACT-13-2012; Sale of Waverly Park and Michigan Avenue Park

Mr. Rieske noted that a hearing was held years ago, and after a vote of the people the City chose to dispose of the property. Since that decision the City has been dealing with Schostak Brothers and Lansing Township, in which the property is located. Council Member Brown Clarke asked if the issue with the Township was resolved. Mr. Rieske confirmed it was not, but the new purchaser is willing to take the sale rest of the way with that issue still outstanding. Council Member Brown Clarke asked why another hearing since there was one 5 years ago to sell. Mr. Rieske stated this is a new deal, so a new hearing must be held. The hearing will be for Waverly Park and Michigan Avenue Park. Council Member Houghton asked if the sledding hill will be maintained, because it was a topic of discussion during the last sale option. Mr. Rieske stated that he could not confirm that. Ms. Stachowiak added that there is an issue with a public sledding hill on private property and the liability. Council Member Yorko recapped the earlier sale option from years ago which would not have required the sledding hill to stay then, because Council did not make it a restriction in the sale.

Mr. Venker informed the Committee that the City is currently in litigation on the property with the Township, but nothing in that litigation encumbers the property from being sold; there is nothing in that litigation that would create a stop to the transaction.

Council Member Hussain noted for the Committee and public that an affirmative vote to set the hearing does not show full support of the actual sale. He stated his opinion that he believes the

property is prime property, and there could be more interest in the future if the City and Township worked in tandem.

Ms. Miles voiced a concern with the sale. Ms. Stachowiak assured the public and Committee that the property is not in the City, and therefore the City has no control over what it is zoned for or can be used for. The Township is keeping it park land, which limits the usage for any sales other than a park. Ms. Womboldt asked her why the City tax payers voted on the sale then. Ms. Stachowiak stated the City owns it, just not in the City limits. The City will receive funds from the sale.

Ms. Womboldt spoke in support of a more detailed investigation into selling for more money.

Ms. Parrish questioned the viability of North Capital Investments LLC.

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE RESOLUTION TO SET THE PUBLIC HEARING FOR ACT-13-2012 FOR NOVEMBER 27, 2017 FOR THE SALE OF WAVERLY PARK AND MICHIGAN AVENUE PARK. MOTION CARRIED 4-0.

ORDINANCE – Z-1-2015; 930 W. Holmes Road; Rezoning from “F” Commercial to “G-2” Wholesale District

Ms. Stachowiak confirmed they had researched the history of the sale and property owners, and the list was in the Committee packet. The applicant has standing to continue the rezoning. A letter in the packet also noted those standings from Martin Holmes. The option to purchase is sufficient interest in the property to do that. They have not addressed contract zoning, but they intent storage and would reserve strips for future out lots in the F-commercial district.

Council Member Brown Clarke noted that there is a condition in the aspect that the purchaser will assume any outstanding taxes and make it whole.

Council Member Hussain asked what the action at this meeting would be, and Council Member Brown Clarke noted it was intended to move out of Committee for a Council vote. Council Member Hussain voiced his concern on not setting a second public hearing, and the reason it had failed was because of verification of ownership. Council Member Brown Clarke referenced the packet and the materials verifying the ownership. Council Member Hussain again appealed for a second public hearing for current property owners to speak. Council Member Brown Clarke reiterated that a second public hearing is not required and the purchaser is seeking the rezoning and will develop the building, the parking lot, the front parcels and make the outstanding taxes whole.

Mr. McGregor, via telephone, outlined his business of Deal Point Merrill, which has bought developer and redeveloped shopping centers over the last 30 years. They redevelop into storage units, where 30% of their users are small business, offering someplace safe and dry.

Council Member Yorko stepped away from the meeting at 4:49 p.m.

Mr. McGregor outlined their plans for the interior, and their history at other locations of bringing in other large users for the out lots, providing the example of their development in Saginaw where they brought in two large retailers in their out lots.

Mr. Yono spoke on his time involved in the property and his efforts to sell.

Mr. McGregor spoke more on the typical users of their storage units.

Council Member Brown Clarke asked if they would offer storage for cars and boats. Mr. McGregor stated they typically do not, but it would depend on the demand.

Council Member Hussain spoke in opposition to the rezoning unless a second public hearing was held, based on the concern of new businesses over the last 2 years that would not have an opportunity to speak, along with his concern of outstanding code issues. Council Member Hussain also voiced his concern that there would be more wholesale in the future in the area and unintended consequences.

Council Member Brown Clarke reiterated the Law had already advised Council that a second hearing was not required.

Mr. McGregor informed the Committee their purchase was under a contracted limited time, and a second public hearing would exceed that time, and the offer would cease. Their company plans to invest \$10 million and want a favorable site. The contract is set to expire in 60 days, and currently Mr. McGregor stated they are 30 days into it.

Council Member Hussain again voiced his concern that the applicant was basing their proposal on an old market study from a few years ago, and asked if anew market study was done. Mr. McGregor stated there was one done recently, and not much had changed in demand and supply. They feel comfortable with the results.

Attorney for My Space Self-Storage on MLK spoke in opposition to the rezoning. She stated that some businesses were not present when the first hearing was held. It was also noted that they are requesting a new application and a new hearing. The Attorney lastly stated that her client was required to meet different setbacks then this applicant.

Council Member Brown Clarke stated that Ms. Stachowiak can address the setback requirements, and also that Mr. Yono was the applicant the first time in 2015 and is still the applicant.

Ms. Womboldt stated her concern that there were items the Committee got at the meeting that were not in the packet on line.

Council Member Yorko returned to the meeting at 5:18 p.m.

Ms. Womboldt spoke in opposition to the rezoning, and would prefer a new application and process be followed.

Ms. Miles asked if the owners would be asking for and OPRA and Brownfield which she believed they asked for the first time. She also inquired about union jobs and any partnership with the automotive industry. Lastly she mentioned her concerns with the proposed Form Based Code in that area.

Council Member Brown Clarke assured the Committee that with the sale of the property the taxes would have to be paid as part of that sale. Council Member Yorko agreed with Council Member Brown Clarke, and stated to the Committee and public that it is not uncommon to see things like this in the pre-transfer state of a sale.

MOTION BY COUNCIL MEMBER YORKO TO APPROVE THE ORDINANCE FOR THE
REZONING OF 930 W. HOLMES FROM COMMERCIAL TO G-2 WHOLESALE.

Council Member Brown Clarke asked Ms. Stachowiak to respond to the earlier statements regarding setbacks for other self-storage uses. Ms. Stachowiak stated the setback is specific to each zoning district, and G-2 is a slightly smaller setback.

Ms. Parrish asked if when the first public hearing was held if the MySpace Storage was already opened on MLK, and asked for another public hearing. She also questioned if it was rezoned if they could put in a medical marihuana use. Ms. Stachowiak stated the current zoning would allow medical marihuana.

MOTION CARRIED 3-1.

Adjourn

Adjourn at 5:30 p.m.

Submitted by, Sherrie Boak,

Recording Secretary,

Lansing City Council

Approved by the Committee on _____

RESOLUTION #2017-_____

BY THE COMMITTEE ON DEVELOPMENT & PLANNING
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

RESOLUTION OBJECTING TO THE TRANSFER OF ALL UNSOLD TAX REVERTED PROPERTIES FROM THE INGHAM COUNTY TREASURER TO THE CITY OF LANSING

WHEREAS, Public Act 123 of 1999, hereinafter referred to as the “Act,” established an expedited process whereby property on which taxes have not been paid could be sold for unpaid taxes; and

WHEREAS, the Act creates a series of stages through which a property on which the taxes have not been paid must pass before that property can be sold; and

WHEREAS, the Act allowed each county in the State of Michigan to decide whether its treasurer or the State of Michigan would act as the governmental entity responsible for overseeing the stages through which a property on which the taxes have not been paid must pass before the property is sold; and

WHEREAS, the Act refers to the governmental entity responsible for overseeing the stages through which a property on which the taxes have not been paid must pass before the property is sold as the foreclosing governmental unit; and

WHEREAS, pursuant to a concurring resolution of the County Board of Commissioners, the Treasurer of Ingham, (hereinafter referred to as the “Treasurer”), is the foreclosing governmental unit under the Act with authority to take all actions, judicial or otherwise, required under the Act in order to sell property on which the taxes have not been paid in Ingham County; and

WHEREAS, pursuant to the Act fee simple title to a property on which the Treasurer has foreclosed vest in the Treasurer effective on the March 31st immediately succeeding the hearing for uncontested cases or 10 days after the conclusion of the hearing for contested cases; and

WHEREAS, the Act prescribes how the Treasurer is to dispose of property obtained by foreclosure; and

WHEREAS, the Act requires that the Treasurer give a list to the Clerk of the City of Lansing which list shall contain all the property in that city on which the Treasurer has foreclosed that has not been sold prior to December 1st of the year in which it is foreclosed upon; and

WHEREAS, unless the City of Lansing objects in writing, the Act requires the Treasurer to transfer to that city fee simple title to the property on that list; and

WHEREAS, the City has received from the Treasurer a list of property that may be transferred to it if it does not object; and

WHEREAS, the City of Lansing does not wish to obtain from the Treasurer any property upon which the Treasurer has foreclosed but not sold because of the cost of maintaining such property will exceed any benefit that will be obtained.

NOW, THEREFORE, BE IT RESOLVED, the City of Lansing hereby objects to the transfer of property foreclosed upon by the Treasurer but not sold that are contained on the list thereof filed with the City of Lansing Clerk and said transfers are, therefore, refused.

33-01-01-03-306-191
LOT 83 BANGHART SUB NO 1
Property Address: 840 HARRIS ST LANSING MI

33-01-01-04-102-281
LOT 17 HYLEWOOD SUB
Property Address: 419 W SHERIDAN RD LANSING MI

33-01-01-04-105-071
LOT 92 FAIRFIELD GARDENS SUB
Property Address: 422 W FAIRFIELD AVE LANSING MI

33-01-01-04-155-231
LOT 37 EXC S 11 FT MAYFIELD FARMS SUB
Property Address: 2915 TURNER ST LANSING MI

33-01-01-04-457-031
LOT 28 HOWARD HEIGHTS SUB
Property Address: 309 DOUGLAS AVE LANSING MI

33-01-01-06-326-102
PART NE 1/4 SW 1/4 SEC 9 T4N R2W & LOTS 6 & 7 DELTA RIVER DRIVE ESTATES
COM 20
FT W OF NE COR LOT 6, TH W ON 1/8 LINE 215 FT, S 18DEG 08MIN W 112.3 FT, S
64DEG 49MIN E 150.33 FT, N 25DEG 33MIN E 40 FT, SE'LY 30 FT TO MOST W'LY
COR
LOT 7, SE'LY 35 FT ON S'LY LINE LOT 7, N 25DEG 33MIN E 99.83 FT, S 64DEG
27MIN
E 35.2 FT TO W'LY LINE LOT 6 AT POINT 60 FT NW'LY OF SW COR THEREOF,
NE'LY 109
FT TO BEG; DELTA RIVER DRIVE ESTATES
Property Address: WESTMONT AVE LANSING MI

33-01-01-06-327-161

COM 125 FT S OF CEN OF SEC 6, TH E 127 FT, S 135 FT, W 127 FT, N 135 FT TO
BEG;

SEC 6 T4N R2W

Property Address: 2725 NORTHWEST AVE LANSING MI

33-01-01-08-202-271

LOT 208 NORTH HIGHLAND SUB

Property Address: 1713 N M L KING JR BLVD LANSING MI

33-01-01-08-256-141

LOT 164 NORTH HIGHLAND SUB

Property Address: 1311 N M L KING JR BLVD LANSING MI

33-01-01-08-279-055

W 30 FT OF S 22 FT LOT 28 KNOLLWOOD PARK

Property Address: KNOLLWOOD AVE LANSING MI

33-01-01-08-378-101

LOT 9 ASSESSORS PLAT NO 48

Property Address: 1527 HULL CT LANSING MI

33-01-01-08-426-121

LOT 13 & S 4.7 FT OF E 135 FT LOT 11 ASSESSORS PLAT NO 13

Property Address: 1147 PRINCETON AVE LANSING MI

33-01-01-08-456-121

N 33 FT LOTS 1 & 2 BLOCK 1 DAYTONS ADD

Property Address: 710 N JENISON AVE LANSING MI

33-01-01-08-481-151

LOT 19 EXC N 45 FT ALSO S 70 FT LOT 18 ENGLEWOOD PARK ADD

Property Address: 1000 W SAGINAW ST LANSING MI

33-01-01-09-126-061

LOT 57 MAPLE PARK ADD

Property Address: 204 RUSSELL ST LANSING MI

33-01-01-09-177-003

LOTS 43 THRU 54 & LOTS 58 THRU 64, W 1/2 LOT 55, W'LY 1/2 LOT 57 & S 1/2 OF
VACATED WILLIS AVE FROM E LINE N GRAND RIVER AVE TO A LINE EXT D
FROM S'LY MOST

COR LOT 13 TO A POINT MIDWAY ON E'LY LINE LOT 57 FRANK L DODGE SUB

Property Address: 1506 N GRAND RIVER AVE LANSING MI

33-01-01-09-276-043

E 41.25 FT OF W 82.5 FT LOTS 13 & 14 BLOCK 2 ORIG PLAT
Property Address: 403 BEAVER ST LANSING MI

33-01-01-09-306-121
S 1/2 OF E 6 R LOT 12 BLOCK 1 MOORES SUB ON BLOCK 27
Property Address: 1001 N PINE ST LANSING MI

33-01-01-09-352-001
W 40.25 FT OF N 115 FT LOT 6 BLOCK 2 MOORES SUB ON BLOCK 27
Property Address: 635 BROOK ST LANSING MI

33-01-01-09-352-211
LOT 4 BLOCK 2 MOORES SUB ON BLOCK 27

33-01-01-09-354-041
N 36 FT LOT 9 BLOCK 47 ORIG PLAT
Property Address: N CHESTNUT ST LANSING MI

33-01-01-09-354-051
S 30 FT LOT 9 & N 4 FT OF W 5 R LOT 8 BLOCK 47 ORIG PLAT
Property Address: 910 N CHESTNUT ST LANSING MI

33-01-01-09-357-141
LOT 7 ASSESSORS PLAT NO 41 REC L 11 P 47
Property Address: 707 N SYCAMORE ST 1 LANSING MI

33-01-01-09-364-121
W 27 FT OF S 40 FT OF E 6 R LOT 5 BLOCK 57 ORIG PLAT
Property Address: 406 W SAGINAW ST LANSING MI

33-01-01-09-430-311
LOT 40 ASSESSORS PLAT NO 30 OF BLOCK 19 ORIG PLAT
Property Address: 1031 N LARCH ST LANSING MI

33-01-01-10-153-011
S 1/2 LOT 15 BLOCK 3 HANDY HOME ADD
Property Address: 1556 BALLARD ST LANSING MI

33-01-01-10-153-211
LOT 1 BLOCK 3 HANDY HOME ADD
Property Address: 1501 N HIGH ST LANSING MI

33-01-01-10-157-191
N 2 R OF S 7 R LOT 1 BLOCK 2 HANDY HOME ADD
Property Address: 1213 N HIGH ST LANSING MI

33-01-01-10-157-343
E 16.5 FT LOTS 16 & 17 BLOCK 2 HANDY HOME ADD
Property Address: DRURY LANE LANSING MI

33-01-01-10-176-341
LOT 9 HIGHLAND PARK
Property Address: 1223 NEW YORK AVE LANSING MI

33-01-01-10-353-171
LOT 18 YOUNG, STABLER AND YOUNGS EAST PARK ADD
Property Address: 717 EAST PARK TERRACE LANSING MI

33-01-01-10-354-131
LOT 38 ASSESSORS PLAT NO 22
Property Address: 843 E SAGINAW ST LANSING MI

33-01-01-10-354-141
LOT 37 ASSESSORS PLAT NO 22
Property Address: 901 E SAGINAW ST LANSING MI

33-01-01-10-354-151
LOT 36 ASSESSORS PLAT NO 22
Property Address: 903 E SAGINAW ST LANSING MI

33-01-01-10-376-061
LOT 13 ASSESSORS PLAT NO 22
Property Address: 804 N PENNSYLVANIA AVE LANSING MI

33-01-01-10-376-231
LOTS 1 & 2 THE METLIN ADD
Property Address: 1026 E OAKLAND AVE LANSING MI

33-01-01-14-362-071
LOT 60 ULLRICHS SUB REC L 4 P 28
Property Address: S CLEMENS AVE LANSING MI

33-01-01-14-380-171
LOT 48 BROWNS SUB OF A PART OF OUTLOTS A AND B OF SNYDERS ADD
Property Address: 630 S FRANCIS AVE LANSING MI

33-01-01-15-154-091
E 34.5 FT LOT 3 BLOCK 3 JEROMES ADD
Property Address: 917 JEROME ST LANSING MI

33-01-01-15-305-131
S 38 FT OF E 95 FT LOT 11 BLOCK 7 GREEN OAK ADD

Property Address: 230 S EIGHTH ST LANSING MI

33-01-01-15-381-081

LOT 18 BLOCK 8 LANSING IMPROVEMENT COMPANYS ADD

Property Address: LARNED ST LANSING MI

33-01-01-15-427-131

N 35 FT LOT 14 BLOCK 1 HALLS ADD

Property Address: 215 ALLEN ST LANSING MI

33-01-01-15-483-121

S 26 FT LOT 135 & N 14 FT LOT 136 BREITEN PARK SUB REC L 5 P 48

Property Address: 622 ALLEN ST LANSING MI

33-01-01-15-485-111

LOT 41 PAUL PARK ADD

Property Address: 622 LESLIE ST LANSING MI

33-01-01-16-428-201

LOT 5 BLOCK 1 BARNARDS SUB REC L 1 P 32

Property Address: BARNARD ST LANSING MI

33-01-01-16-428-211

LOT 4 BLOCK 1 BARNARDS SUB REC L 1 P 32

Property Address: 625 BARNARD ST 1 LANSING MI

33-01-01-17-258-082

E 26.5 FT LOT 15 & W 1 R LOT 16 BLOCK 2 FRENCHS SUB

Property Address: 1222 W OTTAWA ST LANSING MI

33-01-01-17-258-091

E 2 R OF W 3 R LOT 16 BLOCK 2 FRENCHS SUB

Property Address: 1220 W OTTAWA ST LANSING MI

33-01-01-17-451-502

LOT 95 & E 16.5 FT LOT 96 ASSESSORS PLAT NO 9

Property Address: 1207 W KALAMAZOO ST LANSING MI

33-01-01-20-135-131

LOT 23 RIVERVIEW HEIGHTS SUB REC L 4 P 44

Property Address: 914 MIDDLE ST LANSING MI

33-01-01-20-407-041

LOT 86 OLDSDALE SUB

Property Address: 1517 PATTENGILL AVE LANSING MI

33-01-01-21-253-020
LOT 5 CLEARS SUB OF BLOCK 204
Property Address: 1017 S GRAND AVE LANSING MI

33-01-01-21-380-171
E 1/2 LOT 3 BLOCK 16 PARK PLACE
Property Address: 213 W BARNES AVE LANSING MI

33-01-01-21-427-062
W 30 FT OF E 4 R LOTS 10 & 11 ROLLIN H PERSON ADD
Property Address: 511 BAKER ST LANSING MI

33-01-01-21-428-001
N 50 FT LOTS 21 & 22 ROLLIN H PERSON ADD
Property Address: 1417 LINVAL ST LANSING MI

33-01-01-21-428-035
S 82.5 FT LOT 26 ROLLIN H PERSON ADD
Property Address: 621 BAKER ST 1 LANSING MI

33-01-01-21-428-045
N 40 FT LOTS 25, 26 & 27 EXC E 17 FT THEREOF ROLLIN H PERSON ADD
Property Address: 1418 BAILEY ST LANSING MI

33-01-01-21-429-065
W 41 FT OF N 53.06 FT LOTS 1 & 2 BLOCK 1 AMENDED PLAT OF HALLS SOUTH
SIDE ADD
Property Address: 414 BAKER ST LANSING MI

33-01-01-21-484-035
N 28 FT LOT 133 & N 28 FT OF W 30 FT LOT 134 TORRANCE FARM ADD
Property Address: 1823 LINVAL ST LANSING MI

33-01-01-22-129-321
LOT 15 BLOCK 5 MANUFACTURERS ADD NO 1
Property Address: 1126 E MALCOLM X ST LANSING MI

33-01-01-22-176-341
LOT 85 HUNTINGTON HEIGHTS SUB
Property Address: 1238 PARK VIEW AVE LANSING MI

33-01-01-22-206-011
LOTS 158 & 159 EXCELSIOR LAND COMPANYS SUB
Property Address: 1005 BENSCH ST LANSING MI

33-01-01-22-206-161

LOT 234 EXCELSIOR LAND COMPANYS SUB
Property Address: 1036 DAKIN ST LANSING MI

33-01-01-22-226-331
LOT 396 EXCELSIOR LAND COMPANYS SUB
Property Address: 943 MCCULLOUGH ST LANSING MI

33-01-01-22-255-061
LOT 74 EXCELSIOR LAND COMPANYS SUB
Property Address: 1223 S HOLMES ST LANSING MI

33-01-01-22-279-191
LOT 16 CITY PARK SUB
Property Address: 1107 REGENT ST LANSING MI

33-01-01-22-301-071
LOT 45 CLARKS SUB
Property Address: 725 BEULAH ST LANSING MI

33-01-01-22-303-011
LOTS 19 & 21 CLARKS SUB
Property Address: 710 BEULAH ST LANSING MI

33-01-01-22-305-101
LOT 19 BLOCK 1 ASSESSORS PLAT NO 20
Property Address: 1441 BAILEY ST LANSING MI

33-01-01-22-351-061
LOT 12 BLOCK 1 ASSESSORS PLAT NO 28 REC L 10 P 33
Property Address: 1531 BAILEY ST LANSING MI

33-01-01-22-351-271
LOT 33 BLOCK 1 ASSESSORS PLAT NO 28 REC L 10 P 33
Property Address: 1530 LYONS AVE LANSING MI

33-01-01-22-351-281
LOT 34 BLOCK 1 ASSESSORS PLAT NO 28 REC L 10 P 33
Property Address: 1524 LYONS AVE LANSING MI

33-01-01-22-352-121
LOT 16 BLOCK 4 ASSESSORS PLAT NO 28 REC L 10 P 33
Property Address: 1613 LYONS AVE LANSING MI

33-01-01-22-354-041
LOT 8 BLOCK 2 ASSESSORS PLAT NO 28 REC L 10 P 33
Property Address: 1711 BAILEY ST LANSING MI

33-01-01-22-354-141

LOT 17 & N 10 FT LOT 16 BLOCK 2 ASSESSORS PLAT NO 28 REC L 10 P 33

Property Address: 1720 LYONS AVE LANSING MI

33-01-01-27-107-001

LOT 82 HOLLYWOOD SUB

Property Address: MCKIM AVE LANSING MI

33-01-01-27-426-042

LOT 7, N 120 FT LOT 8, ALSO N 120 FT LOT 9 EXC W 22 FT GOODHOME SUB

Property Address: 1813 E WILLARD AVE LANSING MI

33-01-01-28-403-011

LOT 14 REOLA PARK SUB

Property Address: 2609 MAPLEWOOD AVE LANSING MI

33-01-01-28-430-001

LOT 108 SOUTH PARKWOOD SUB

Property Address: 602 S PARK BLVD LANSING MI

33-01-01-28-432-051

LOT 71 SOUTH PARKWOOD SUB

Property Address: 629 DENVER AVE LANSING MI

33-01-01-29-278-011

LOT 11 BLOCK 3 RESUB OF BLOCKS 17, 21, 22 AND LOTS 35 TO 72 INCL, BLOCK 30

ELMHURST SUB

Property Address: 2505 S M L KING JR BLVD LANSING MI

33-01-01-29-305-122

COM SW COR SEC 29. TH E 283 FT, N 214.5 FT, E 267 FT, N 247.5 FT, W 550 FT TO W

SEC LINE, S 462 FT TO BEG; SEC 29 T4N R2W

Property Address: 2130 W HOLMES RD LANSING MI

33-01-01-30-453-141

LOT 465 PLEASANT GROVE SUB NO 1

Property Address: 3210 VIKING RD LANSING MI

33-01-01-31-205-171

LOT 43 SHERATON PARK

Property Address: 3728 DEERFIELD AVE LANSING MI

33-01-01-31-253-161

LOT 79 PLEASANT SUB

Property Address: 4020 INGHAM ST LANSING MI

33-01-01-31-276-001

LOT 205 EXC E 60 FT PLEASANT SUB NO 3

Property Address: 3907 INGHAM ST LANSING MI

33-01-01-31-276-111

LOT 87 PLEASANT SUB

Property Address: 2514 GREENBELT DR LANSING MI

33-01-01-31-276-121

LOT 88 PLEASANT SUB

Property Address: 2510 GREENBELT DR LANSING MI

33-01-01-31-479-301

LOT 107 EXC N 88 FT OF W 121 FT & S 16 FT ECO FARMS

Property Address: 4722 PLEASANT GROVE RD LANSING MI

33-01-01-32-126-152

COM 24 R E OF NW COR OF NE 1/4 OF NW 1/4 SEC 32, S 300 FT, E 66 FT, N 300 FT, W

66 FT TO BEG; SEC 32 T4N R2W

Property Address: 1733 W HOLMES RD LANSING MI

33-01-01-32-353-283

LOTS 208, 209 & 210 PLEASANT GROVE SUB EXC S 8 FT OF LOT 210

Property Address: 5014 CHRISTIANSEN RD LANSING MI

33-01-01-32-401-121

W 80 FT LOTS 2 & 3 SUPERVISORS PLAT OF PROSPERITY FARMS NO 1

Property Address: 1118 PIERCE RD LANSING MI

33-01-01-33-402-102

COM SE COR LOT 30, TH W 30 FT, N TO N LINE SAID LOT, W TO SE COR LOT 37, N TO

NE COR LOT 38, E 50 FT, N TO N LINE ASSESSORS PLAT NO 56, E ON SAID LINE 99.02 FT, S 103.06 FT, S 45DEG 11MIN 51SCD E 28.36 FT TO NW COR LOT 26, E 79.24

FT TO E LINE LOT 30 EXTD N, S 200 FT TO BEG; ASSESSORS PLAT NO 56

Property Address: E EVERETTDALE AVE LANSING MI

33-01-01-33-404-201

LOT 66 SUPERVISORS PLAT OF EVERETT-DALE NO 2 SUB

Property Address: 124 E EVERETTDALE AVE LANSING MI

33-01-01-33-427-221
LOT 27 ORCHARD GARDENS SUB
Property Address: 612 E CAVANAUGH RD LANSING MI

33-01-01-35-351-111
LOT 44 & E 14.5 FT LOT 43 SUPERVISORS PLAT OF CULVER-DALE SUB
Property Address: 2107 IRENE ST LANSING MI

33-01-05-04-151-081
COM ON W SEC LINE 284 FT N OF W 1/4 POST SEC 4, TH E 610 FT TO CL
COUNTY DRAIN,
N'LY ALONG SAID CL TO PT E OF A PT 70 FT N OF BEG, W TO W SEC LINE, S 70
FT TO
BEG; SEC 4 T3N R2W
Property Address: 5507 S WASHINGTON AVE LANSING MI

33-01-05-05-202-022
LOT 20 SUPERVISORS PLAT OF BALZER SUB, EXCEPT COM AT THE NW
CORNER LOT 20
SUPERVISORS PLAT OF BALZER SUB FOR POB, TH S 87.74 FT, THE E 137.23 FT,
THE N
87.74 FT, TH W 137.23 TO POB
Property Address: BALZER ST LANSING MI

33-01-05-05-252-001
LOT 149 EXC E 5 FT VILLAGE GREEN SUB NO 2
Property Address: W NORTHRUP ST LANSING MI

33-01-05-05-276-021
COM SE COR LOT 20, TH N ON E LOT LINE 30 FT, N 51DEG 0MIN W 194.3 FT TO
E'LY
R/W LINE M-99, S 33DEG 30MIN W 75 FT, S 56DEG 30MIN E 98.5 FT, S 34.9 FT TO
SW
COR LOT 20, E 110 FT TO BEG; SUPERVISORS PLAT OF PROSPERITY FARMS
Property Address: 5317 S M L KING JR BLVD LANSING MI

33-01-05-05-376-141
LOT 12 VALLEAU CITY
Property Address: 5822 VALENCIA BLVD LANSING MI

33-01-05-05-376-201
LOT 6 VALLEAU CITY
Property Address: 5861 S M L KING JR BLVD LANSING MI

33-01-05-06-378-001
LOT 79 COACHLIGHT ESTATES SUB

Property Address: 3305 INDEPENDENCE LANE LANSING MI

33-01-05-06-429-023

LOT 167 EXC W 65 FT WEBSTER FARM SUB NO 3

Property Address: 5712 PICARDY ST LANSING MI

33-01-05-06-430-121

N 100 FT LOT 208 WEBSTER FARM SUB NO 3

Property Address: 2427 POLLARD RD LANSING MI

33-01-05-07-227-061

LOTS 44 & 45 KENBROOK

Property Address: S M L KING JR BLVD LANSING MI

33-01-05-08-226-281

LOT 60 MARYWOOD

Property Address: 6218 MARYWOOD AVE LANSING MI



Virg Bernero, Mayor

DEPARTMENT OF PLANNING AND NEIGHBORHOOD DEVELOPMENT

316 N. CAPITOL AVENUE • LANSING, MI 48933-1236 • (517) 483-4060 • FAX: (517) 483-6036

DIRECTOR'S OFFICE

TO: Chad Gamble, Chief Operating Officer

FROM: Bob Johnson, Director *Bob*
Planning and Neighborhood Development

DATE: November 1, 2017

SUBJECT: Property Foreclosed for 2014 Delinquent Taxes – Rejection Resolution – Ingham County

Chad, we have reviewed the attached properties listing of properties and recommend that the City decline taking possession of those identified in the list of foreclosed properties provided by Mr. Eric Schertzing, Treasurer-Ingham County.

The next step is to have City Council pass a resolution declining to receive the properties.

I have included the City of Lansing (Ingham County) list of foreclosed properties for your review. The inventory for the 2014 DELINQUENT TAX PROPERTIES foreclosed in 2017 is 107 properties. There were no tax foreclosed properties in either Clinton or Eaton counties to consider.

The City must notify the Ingham County Treasurer before December 30, 2017 of its rejection of the tax foreclosed properties, failure to do so results in the City taking possession of each parcel that it has not rejected.

Thank you.

CC: Angie Bennett, Finance Director
Tammy Good, Treasurer
Don Kulhanek, Manager Development Division – PNDD
Jim Smiertka, City Attorney
Chris Swope, City Clerk



Eric Schertzing
Ingham County Treasurer

RECEIVED

OCT 10 2017

DEVELOPMENT OFFICE

Elisabeth Richardson
Interim Chief Deputy Treasurer
(517) 676-7241
erichardson@ingham.org

Courthouse
P.O. Box 215
Mason, MI 48854-0215
(517) 676-7220
eschertzing@ingham.org

October 4, 2017

Mr. Chris Swope
Lansing City Clerk
124 West Michigan Avenue
9th Floor
Lansing, Michigan 48933

Dear Mr. Swope:

I am writing to you on behalf of Treasurer Eric Schertzing who serves as the Foreclosing Governmental Unit (F.G.U.) for Ingham County under Public Act 123 of 1999; MCL 211.1-211.157.

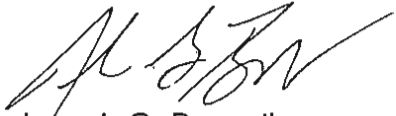
Property was foreclosed upon by the F.G.U. for unpaid property taxes in the City of Lansing. Such property has been offered for sale at two or more public auctions. Fee simple title to those parcels not sold at auction must be transferred to the City of Lansing on or before December 30, 2017 unless the City formally objects to the transfer. I encourage you to review this process at MCL 211.78m(6). As required by statute, a list of all property tax foreclosed parcels located in the City of Lansing subject to transfer is enclosed. The list must be accepted or rejected in its entirety.

Treasurer Schertzing, working in consultation with local government, spearheaded the creation of an Ingham County Land Bank Authority in 2005 to help combat the problems property tax foreclosed parcels can present to governments and communities. Oftentimes the cost of maintaining such parcels exceeds any benefit a local jurisdiction may gain. The Land Bank allows for those benefits to still become available to the local community without any additional expense from the City. However, the Land Bank cannot obtain possession of these property tax foreclosed parcels unless the City first objects to their transfer.

When this issue is taken up by the City Council, Treasurer Schertzing would be more than willing to be in attendance to answer any questions that may arise. Please contact me at the email address or telephone number listed below to schedule a meeting time satisfactory to all parties and within the statutory time constraints or to request electronic copies of this letter, parcel list, or a sample resolution.

Thank you for your assistance in this matter.

Regards,



Joseph G. Bonsall
Land Bank Coordinator
(517) 267-5221
jbonsall@ingham.org

Enclosure

Cc: Bob Johnson, City of Lansing Planning and Neighborhood Development Office

2017 Local Unit Rejection List
City of Lansing

33-01-01-03-306-191

LOT 83 BANGHART SUB NO 1

Property Address: 840 HARRIS ST LANSING MI

33-01-01-04-102-281

LOT 17 HYLEWOOD SUB

Property Address: 419 W SHERIDAN RD LANSING MI

33-01-01-04-105-071

LOT 92 FAIRFIELD GARDENS SUB

Property Address: 422 W FAIRFIELD AVE LANSING MI

33-01-01-04-155-231

LOT 37 EXC S 11 FT MAYFIELD FARMS SUB

Property Address: 2915 TURNER ST LANSING MI

33-01-01-04-457-031

LOT 28 HOWARD HEIGHTS SUB

Property Address: 309 DOUGLAS AVE LANSING MI

2017 Local Unit Rejection List
City of Lansing

33-01-01-06-326-102

PART NE 1/4 SW 1/4 SEC 9 T4N R2W & LOTS 6 & 7 DELTA RIVER DRIVE ESTATES COM 20 FT W OF NE COR LOT 6, TH W ON 1/8 LINE 215 FT, S 18DEG 08MIN W 112.3 FT, S 64DEG 49MIN E 150.33 FT, N 25DEG 33MIN E 40 FT, SE'LY 30 FT TO MOST W'LY COR LOT 7, SE'LY 35 FT ON S'LY LINE LOT 7, N 25DEG 33MIN E 99.83 FT, S 64DEG 27MIN E 35.2 FT TO W'LY LINE LOT 6 AT POINT 60 FT NW'LY OF SW COR THEREOF, NE'LY 109 FT TO BEG; DELTA RIVER DRIVE ESTATES

Property Address: WESTMONT AVE LANSING MI

33-01-01-06-327-161

COM 125 FT S OF CEN OF SEC 6, TH E 127 FT, S 135 FT, W 127 FT, N 135 FT TO BEG;
SEC 6 T4N R2W

Property Address: 2725 NORTHWEST AVE LANSING MI

33-01-01-08-202-271

LOT 208 NORTH HIGHLAND SUB

Property Address: 1713 N M L KING JR BLVD LANSING MI

33-01-01-08-256-141

LOT 164 NORTH HIGHLAND SUB

Property Address: 1311 N M L KING JR BLVD LANSING MI

33-01-01-08-279-055

W 30 FT OF S 22 FT LOT 28 KNOLLWOOD PARK

Property Address: KNOLLWOOD AVE LANSING MI

2017 Local Unit Rejection List
City of Lansing

33-01-01-08-378-101

LOT 9 ASSESSORS PLAT NO 48

Property Address: 1527 HULL CT LANSING MI

33-01-01-08-426-121

LOT 13 & S 4.7 FT OF E 135 FT LOT 11 ASSESSORS PLAT NO 13

Property Address: 1147 PRINCETON AVE LANSING MI

33-01-01-08-456-121

N 33 FT LOTS 1 & 2 BLOCK 1 DAYTONS ADD

Property Address: 710 N JENISON AVE LANSING MI

33-01-01-08-481-151

LOT 19 EXC N 45 FT ALSO S 70 FT LOT 18 ENGLEWOOD PARK ADD

Property Address: 1000 W SAGINAW ST LANSING MI

33-01-01-09-126-061

LOT 57 MAPLE PARK ADD

Property Address: 204 RUSSELL ST LANSING MI

2017 Local Unit Rejection List
City of Lansing

33-01-01-09-177-003

LOTS 43 THRU 54 & LOTS 58 THRU 64, W 1/2 LOT 55, W'LY 1/2 LOT S7 & S 1/2 OF
VACATED WILLIS AVE FROM E LINE N GRAND RIVER AVE TO A LINE EXT D FROM S'LY MOST
COR LOT 13 TO A POINT MIDWAY ON E'LY LINE LOT 57 FRANK L DODGE SUB

Property Address: 1506 N GRAND RIVER AVE LANSING MI

33-01-01-09-276-043

E 41.25 FT OF W 82.5 FT LOTS 13 & 14 BLOCK 2 ORIG PLAT

Property Address: 403 BEAVER ST LANSING MI

33-01-01-09-306-121

S 1/2 OF E 6 R LOT 12 BLOCK 1 MOORES SUB ON BLOCK 27

Property Address: 1001 N PINE ST LANSING MI

33-01-01-09-352-001

W 40.25 FT OF N 115 FT LOT 6 BLOCK 2 MOORES SUB ON BLOCK 27

Property Address: 635 BROOK ST LANSING MI

33-01-01-09-352-211

LOT 4 BLOCK 2 MOORES SUB ON BLOCK 27

33-01-01-09-354-041

N 36 FT LOT 9 BLOCK 47 ORIG PLAT

Property Address: N CHESTNUT ST LANSING MI

2017 Local Unit Rejection List
City of Lansing

33-01-01-09-354-051

S 30 FT LOT 9 & N 4 FT OF W 5 R LOT 8 BLOCK 47 ORIG PLAT

Property Address: 910 N CHESTNUT ST LANSING MI

33-01-01-09-357-141

LOT 7 ASSESSORS PLAT NO 41 REC L 11 P 47

Property Address: 707 N SYCAMORE ST 1 LANSING MI

33-01-01-09-364-121

W 27 FT OF S 40 FT OF E 6 R LOT 5 BLOCK 57 ORIG PLAT

Property Address: 406 W SAGINAW ST LANSING MI

33-01-01-09-430-311

LOT 40 ASSESSORS PLAT NO 30 OF BLOCK 19 ORIG PLAT

Property Address: 1031 N LARCH ST LANSING MI

33-01-01-10-153-011

S 1/2 LOT 15 BLOCK 3 HANDY HOME ADD

Property Address: 1556 BALLARD ST LANSING MI

33-01-01-10-153-211

LOT 1 BLOCK 3 HANDY HOME ADD

Property Address: 1501 N HIGH ST LANSING MI

2017 Local Unit Rejection List
City of Lansing

33-01-01-10-157-191

N 2 R OF S 7 R LOT 1 BLOCK 2 HANDY HOME ADD

Property Address: 1213 N HIGH ST LANSING MI

33-01-01-10-157-343

E 16.S FT LOTS 16 & 17 BLOCK 2 HANDY HOME ADD

Property Address: DRURY LANE LANSING MI

33-01-01-10-176-341

LOT 9 HIGHLAND PARK

Property Address: 1223 NEW YORK AVE LANSING MI

33-01-01-10-353-171

LOT 18 YOUNG, STABLER AND YOUNGS EAST PARK ADD

Property Address: 717 EAST PARK TERRACE LANSING MI

33-01-01-10-354-131

LOT 38 ASSESSORS PLAT NO 22

Property Address: 843 E SAGINAW ST LANSING MI

33-01-01-10-354-141

LOT 37 ASSESSORS PLAT NO 22

Property Address: 901 E SAGINAW ST LANSING MI

2017 Local Unit Rejection List
City of Lansing

33-01-01-10-354-151

LOT 36 ASSESSORS PLAT NO 22

Property Address: 903 E SAGINAW ST LANSING MI

33-01-01-10-376-061

LOT 13 ASSESSORS PLAT NO 22

Property Address: 804 N PENNSYLVANIA AVE LANSING MI

33-01-01-10-376-231

LOTS 1 & 2 THE METLIN ADD

Property Address: 1026 E OAKLAND AVE LANSING MI

33-01-01-14-362-071

LOT 60 ULLRICHS SUB REC L 4 P 28

Property Address: S CLEMENS AVE LANSING MI

33-01-01-14-380-171

LOT 48 BROWN5 SUB OF A PART OF OUTLOTS A AND B OF SNYDERS ADD

Property Address: 630 S FRANCIS AVE LANSING MI

33-01-01-15-154-091

E 34.5 FT LOT 3 BLOCK 3 JEROMES ADD

Property Address: 917 JEROME ST LANSING MI

2017 Local Unit Rejection List
City of Lansing

33-01-01-15-305-131

S 38 FT OF E 95 FT LOT 11 BLOCK 7 GREEN OAK ADD

Property Address: 230 S EIGHTH ST LANSING MI

33-01-01-15-381-081

LOT 18 BLOCK 8 LANSING IMPROVEMENT COMPANYS ADD

Property Address: LARNED ST LANSING MI

33-01-01-15-427-131

N 35 FT LOT 14 BLOCK 1 HALLS ADD

Property Address: 215 ALLEN ST LANSING MI

33-01-01-15-483-121

S 26 FT LOT 135 & N 14 FT LOT 136 BREITEN PARK SUB REC L S P 48

Property Address: 622 ALLEN ST LANSING MI

33-01-01-15-485-111

LOT 41 PAUL PARK ADD

Property Address: 622 LESLIE ST LANSING MI

33-01-01-16-428-201

LOT S BLOCK 1 BARNARDS SUB REC L 1 P 32

Property Address: BARNARD ST LANSING MI

2017 Local Unit Rejection List
City of Lansing

33-01-01-16-428-211

LOT 4 BLOCK 1 BARNARDS SUB REC L 1 P 32

Property Address: 625 BARNARD ST 1 LANSING MI

33-01-01-17-258-082

E 26.5 FT LOT 15 & W 1 R LOT 16 BLOCK 2 FRENCHS SUB

Property Address: 1222 W OTTAWA ST LANSING MI

33-01-01-17-258-091

E 2 R OF W 3 R LOT 16 BLOCK 2 FRENCHS SUB

Property Address: 1220 W OTTAWA ST LANSING MI

33-01-01-17-451-502

LOT 95 & E 16.5 FT LOT 96 ASSESSORS PLAT NO 9

Property Address: 1207 W KALAMAZOO ST LANSING MI

33-01-01-20-135-131

LOT 23 RIVERVIEW HEIGHTS SUB REC L 4 P 44

Property Address: 914 MIDDLE ST LANSING MI

33-01-01-20-407-041

LOT 86 OLDSDALE SUB

Property Address: 1517 PATTENGILL AVE LANSING MI

2017 Local Unit Rejection List
City of Lansing

33-01-01-21-253-020

LOT 5 CLEARS SUB OF BLOCK 204

Property Address: 1017 S GRAND AVE LANSING MI

33-01-01-21-380-171

E 1/2 LOT 3 BLOCK 16 PARK PLACE

Property Address: 213 W BARNES AVE LANSING MI

33-01-01-21-427-062

W 30 FT OF E 4 R LOTS 10 & 11 ROLLIN H PERSON ADD

Property Address: 511 BAKER ST LANSING MI

33-01-01-21-428-001

N 50 FT LOTS 21 & 22 ROLLIN H PERSON ADD

Property Address: 1417 LINVAL ST LANSING MI

33-01-01-21-428-035

5 82.5 FT LOT 26 ROLLIN H PERSON ADD

Property Address: 621 BAKER ST 1 LANSING MI

33-01-01-21-428-045

N 40 FT LOTS 25, 26 & 27 EXC E 17 FT THEREOF ROLLIN H PERSON ADD

Property Address: 1418 BAILEY ST LANSING MI

2017 Local Unit Rejection List
City of Lansing

33-01-01-21-429-065

W 41 FT OF N 53.06 FT LOTS 1 & 2 BLOCK 1 AMENDED PLAT OF HALLS SOUTH SIDE ADD

Property Address: 414 BAKER ST LANSING MI

33-01-01-21-484-035

N 28 FT LOT 133 & N 28 FT OF W 30 FT LOT 134 TORRANCE FARM ADD

Property Address: 1823 LINVAL ST LANSING MI

33-01-01-22-129-321

LOT 15 BLOCK 5 MANUFACTURERS ADD NO 1

Property Address: 1126 E MALCOLM X ST LANSING MI

33-01-01-22-176-341

LOT 85 HUNTINGTON HEIGHTS SUB

Property Address: 1238 PARK VIEW AVE LANSING MI

33-01-01-22-206-011

LOT5 158 & 159 EXCELSIOR LAND COMPANYS SUB

Property Address: 1005 BENSCH ST LANSING MI

33-01-01-22-206-161

LOT 234 EXCELSIOR LAND COMPANYS SUB

Property Address: 1036 DAKIN ST LANSING MI

2017 Local Unit Rejection List
City of Lansing

33-01-01-22-226-331

LOT 396 EXCELSIOR LAND COMPANYS SUB

Property Address: 943 MCCULLOUGH ST LANSING MI

33-01-01-22-255-061

LOT 74 EXCELSIOR LAND COMPANYS SUB

Property Address: 1223 S HOLMES ST LANSING MI

33-01-01-22-279-191

LOT 16 CITY PARK SUB

Property Address: 1107 REGENT ST LANSING MI

33-01-01-22-301-071

LOT 45 CLARKS SUB

Property Address: 725 BEULAH ST LANSING MI

33-01-01-22-303-011

LOTS 19 & 21 CLARKS SUB

Property Address: 710 BEULAH ST LANSING MI

33-01-01-22-305-101

LOT 19 BLOCK 1 ASSESSORS PLAT NO 20

Property Address: 1441 BAILEY ST LANSING MI

2017 Local Unit Rejection List
City of Lansing

33-01-01-22-351-061

LOT 12 BLOCK 1 ASSESSORS PLAT NO 28 REC L 10 P 33

Property Address: 1531 BAILEY ST LANSING MI

33-01-01-22-351-271

LOT 33 BLOCK 1 ASSESSORS PLAT NO 28 REC L 10 P 33

Property Address: 1530 LYONS AVE LANSING MI

33-01-01-22-351-281

LOT 34 BLOCK 1 ASSESSORS PLAT NO 28 REC L 10 P 33

Property Address: 1524 LYONS AVE LANSING MI

33-01-01-22-352-121

LOT 16 BLOCK 4 ASSESSORS PLAT NO 28 REC L 10 P 33

Property Address: 1613 LYONS AVE LANSING MI

33-01-01-22-354-041

LOT 8 BLOCK 2 ASSESSORS PLAT NO 28 REC L 10 P 33

Property Address: 1711 BAILEY ST LANSING MI

33-01-01-22-354-141

LOT 17 & N 10 FT LOT 16 BLOCK 2 ASSESSORS PLAT NO 28 REC L 10 P 33

Property Address: 1720 LYONS AVE LANSING MI

2017 Local Unit Rejection List
City of Lansing

33-01-01-27-107-001

LOT 82 HOLLYWOOD SUB

Property Address: MCKIM AVE LANSING MI

33-01-01-27-426-042

LOT 7, N 120 FT LOT 8, ALSO N 120 FT LOT 9 EXC W 22 FT GOODHOME SUB

Property Address: 1813 E WILLARD AVE LANSING MI

33-01-01-28-403-011

LOT 14 REOLA PARK SUB

Property Address: 2609 MAPLEWOOD AVE LANSING MI

33-01-01-28-430-001

LOT 108 SOUTH PARKWOOD SUB

Property Address: 602 S PARK BLVD LANSING MI

33-01-01-28-432-051

LOT 71 SOUTH PARKWOOD SUB

Property Address: 629 DENVER AVE LANSING MI

33-01-01-29-278-011

LOT 11 BLOCK 3 RESUB OF BLOCKS 17, 21, 22 AND LOTS 35 TO 72 INCL, BLOCK 30
ELMHURST SUB

Property Address: 2505 S M L KING JR BLVD LANSING MI

2017 Local Unit Rejection List
City of Lansing

33-01-01-29-305-122

COM SW COR SEC 29. TH E 283 FT, N 214.5 FT, E 267 FT, N 247.5 FT, W 550 FT TO W
SEC LINE, S 462 FT TO BEG; SEC 29 T4N R2W

Property Address: 2130 W HOLMES RD LANSING MI

33-01-01-30-453-141

LOT 465 PLEASANT GROVE SUB NO 1

Property Address: 3210 VIKING RD LANSING MI

33-01-01-31-205-171

LOT 43 SHERATON PARK

Property Address: 3728 DEERFIELD AVE LANSING MI

33-01-01-31-253-161

LOT 79 PLEASANT SUB

Property Address: 4020 INGHAM ST LANSING MI

33-01-01-31-276-001

LOT 205 EXC E 60 FT PLEASANT SUB NO 3

Property Address: 3907 INGHAM ST LANSING MI

33-01-01-31-276-111

LOT 87 PLEASANT SUB

Property Address: 2514 GREENBELT DR LANSING MI

2017 Local Unit Rejection List
City of Lansing

33-01-01-31-276-121

LOT 88 PLEASANT SUB

Property Address: 2510 GREENBELT DR LANSING MI

33-01-01-31-479-301

LOT 107 EXC N 88 FT OF W 121 FT & S 16 FT ECO FARMS

Property Address: 4722 PLEASANT GROVE RD LANSING MI

33-01-01-32-126-152

COM 24 R E OF NW COR OF NE 1/4 OF NW 1/4 SEC 32, S 300 FT, E 66 FT, N 300 FT, W
66 FT TO BEG; SEC 32 T4N R2W

Property Address: 1733 W HOLMES RD LANSING MI

33-01-01-32-353-283

LOTS 208, 209 & 210 PLEASANT GROVE SUB EXC S 8 FT OF LOT 210

Property Address: 5014 CHRISTIANSEN RD LANSING MI

33-01-01-32-401-121

W 80 FT LOTS 2 & 3 SUPERVISORS PLAT OF PROSPERITY FARMS NO 1

Property Address: 1118 PIERCE RD LANSING MI

2017 Local Unit Rejection List
City of Lansing

33-01-01-33-402-102

COM SE COR LOT 30, TH W 30 FT, N TO N LINE SAID LOT, W TO SE COR LOT 37, N TO
NE COR LOT 38, E 50 FT, N TO N LINE ASSESSORS PLAT NO 56, E ON SAID LINE
99.02 FT, S 103.06 FT, S 45DEG 11MIN 51SCD E 28.36 FT TO NW COR LOT 26, E 79.24
FT TO E LINE LOT 30 EXT D N, S 200 FT TO BEG; ASSESSORS PLAT NO 56

Property Address: E EVERETDDALE AVE LANSING MI

33-01-01-33-404-201

LOT 66 SUPERVISORS PLAT OF EVERETT-DALE NO 2 SUB

Property Address: 124 E EVERETDDALE AVE LANSING MI

33-01-01-33-427-221

LOT 27 ORCHARD GARDENS SUB

Property Address: 612 E CAVANAUGH RD LANSING MI

33-01-01-35-351-111

LOT 44 & E 14.5 FT LOT 43 SUPERVISORS PLAT OF CULVER-DALE SUB

Property Address: 2107 IRENE ST LANSING MI

33-01-05-04-151-081

COM ON W SEC LINE 284 FT N OF W 1/4 POST SEC 4, TH E 610 FT TO CL COUNTY DRAIN,
N'LY ALONG SAID CL TO PT E OF A PT 70 FT N OF BEG, W TO W SEC LINE, S 70 FT TO
BEG; SEC 4 T3N R2W

Property Address: S507 S WASHINGTON AVE LANSING MI

2017 Local Unit Rejection List
City of Lansing

33-01-05-05-202-022

LOT 20 SUPERVISORS PLAT OF BALZER SUB, EXCEPT COM AT THE NW CORNER LOT 20
SUPERVISORS PLAT OF BALZER SUB FOR POB, TH S 87.74 FT, THE E 137.23 FT, THE N
87.74 FT, TH W 137.23 TO POB

Property Address: BALZER ST LANSING MI

33-01-05-05-252-001

LOT 149 EXC E 5 FT VILLAGE GREEN SUB NO 2

Property Address: W NORTHRUP ST LANSING MI

33-01-05-05-276-021

COM SE COR LOT 20, TH N ON E LOT LINE 30 FT, N 51DEG 0MIN W 194.3 FT TO E'LY
R/W LINE M-99, S 33DEG 30MIN W 75 FT, S 56DEG 30MIN E 98.5 FT, S 34.9 FT TO SW
COR LOT 20, E 110 FT TO BEG; SUPERVISORS PLAT OF PROSPERITY FARMS

Property Address: 5317 S M L KING JR BLVD LANSING MI

33-01-05-05-376-141

LOT 12 VALLEAU CITY

Property Address: 5822 VALENCIA BLVD LANSING MI

33-01-05-05-376-201

LOT 6 VALLEAU CITY

Property Address: 5861 S M L KING JR BLVD LANSING MI

2017 Local Unit Rejection List
City of Lansing

33-01-05-06-378-001

LOT 79 COACHLIGHT ESTATES SUB

Property Address: 3305 INDEPENDENCE LANE LANSING MI

33-01-05-06-429-023

LOT 167 EXC W 65 FT WEBSTER FARM SUB NO 3

Property Address: 5712 PICARDY ST LANSING MI

33-01-05-06-430-121

N 100 FT LOT 208 WEBSTER FARM SUB NO 3

Property Address: 2427 POLLARD RD LANSING MI

33-01-05-07-227-061

LOTS 44 & 45 KENBROOK

Property Address: S M L KING JR BLVD LANSING MI

33-01-05-08-226-281

LOT 60 MARYWOOD

Property Address: 6218 MARYWOOD AVE LANSING MI

STAFF REPORT
November 8, 2017

APPLICANTS: The City of Lansing, the Ingham County Land Bank, the South Side Community Coalition (SSCC), Capital Area Soccer League, Ingham County Health Department, LEAP, and others are working together on a proposed Beacon Field Southwest project located on formerly blighted properties along Simken Drive. See attached for details.

EXISTING LAND USE: Vacant Land

SIZE & SHAPE: The site is irregularly shaped, comprised of three parcels [33-01-01-32-101-031 (1.325 acres), 33-01-01-32-101-411 (.869 acres), and 33-01-01-32-101-421 (.869 acres)], totaling 3.063 acres.

EXISTING ZONING: The site is zoned CUP (AKA Community Unit Plan), an obsolete residential zoning designation based primarily on site plan review. (Although current Zoning Map includes some properties with the CUP designation, there are no corresponding CUP regulations in the Ordinance.)

SURROUNDING LAND USE:

North: Institutional, Commercial
West: Commercial
East: Residential
South and West: Low Density Residential

SURROUNDING ZONING: The surrounding zoning includes 'A' and 'DM-3' Residential, 'D-1' Professional Office, 'E-2' Local Shopping, 'F' Commercial, and 'J' Parking Districts.

MASTER PLAN DESIGNATION: Low-Density Residential

PROPOSED ZONING (FBC): MFR Multi-Family Residential, R-3 Suburban Detached Residential

AGENCY RESPONSES:

Parks and Recreation: The proposed facilities will not be on parkland, and the designation of the property as parkland is not a part of the proposal.

BACKGROUND

The site comprises three parcels that were zoned CUP to accommodate apartment buildings back in the 1970s. In 2007, a fire destroyed one building, and the owner of the other two walked away from the properties, shutting off the utilities and refusing to pay property taxes. The three properties ended up demolished and in the possession of the Ingham County Land Bank.

APPLICANTS' PROPOSAL.

The City and the other interested parties started working together on the Holmes and Pleasant Grove area, and came up with the Beacon Field II proposal to put something beneficial on these problem properties. See attached diagram. The proposal includes a soccer facility, a Kaboom playground, a

walking trail, and seating. The proposal includes City ownership of the property, and SSCC operation of the facility under a license agreement. The first step is City acquisition of the property.

ANALYSIS

Location: The site is located along the west side of Simken Drive, east of Pleasant Grove and south of Holmes Road.

Character: The site is currently about three acres of vacant land. The active and passive recreational facilities proposed for the site fit in well with the neighboring residential properties.

Extent: The facility is proposed for the three properties under consideration, which are sufficient to accommodate the development.

STAFF RECOMMENDATION

Staff recommends the acquisition of the three subject properties.



Date: October 11, 2017
To: Board of Directors
From: Jeanna M. Paluzzi, Executive Director
Re: Resolution to sell three vacant parcels on Simken Drive to the City of Lansing

This memo provides background information regarding the proposed sale of three vacant parcels on Simken Drive to the City of Lansing, Michigan. Simken Drive is southeast of the Pleasant Grove/Holmes Road intersection. These three parcels are:

33-01-01-32-101-031
33-01-01-32-101-411
33-01-01-32-101-421

BACKGROUND

In 2007 ? the City demolished apartment buildings on the Simken Avenue parcels due to unresolved code violations. Demolition charges were added to city taxes. The parcels then went through the tax foreclosure process in 2010. After City rejection, the parcels came to the Land Bank. The Land Bank has leased the parcels to the South Side Community Center, which has maintained the northernmost parcel for x years.

The Land Bank has some experience in offering parcels for recreational space. Sparrow donated funds for about \$40,000 in playground equipment on a Land Bank parcel in a neighborhood east of the hospital.

Other placemaking investments in the Pleasant Grove/Holmes area include a potential town square development at the shopping plaza in the southwest corner of the intersection. The town square plan's focal point is an art installation, designed with input from the surrounding neighborhood. Invest Health Lansing is engaged in identifying potential reuses of the Pleasant Grove School in the northeast corner of the intersection.

PROPOSAL

During 2017 Land Bank representatives have participated in meetings with South Side Community Center and Capital Area Soccer League, their consultants, Lansing Planning and Neighborhood Development, and Lansing Economic Area Partnership to develop a plan for a soccer field and outdoor adventure trail on these three parcels. Initially I expressed willingness to lease the three parcels directly to the South Side Community Center for those intended uses, thinking the level of capital investment would be similar to that made at Sparrow Field. Over the summer the team has vetted development costs and firmed up the project budget. The budget calls for about \$660,000 in capital investments.

City Planning, Soccer League and South Side Community Center representatives and I met to discuss several ownership alternatives. I indicated that I would be updating the Land Bank Board about project discussions.

At the September 2017 Land Bank Board meeting, I solicited the Board's opinion about (1) maintaining ownership of parcels that will see significant capital investment and (2) extending Land Bank liability insurance coverage for an intense, constant use. The Board expressed interest in seeking another owner, and I communicated that preference back to City Planning, Capitol Area Soccer League and South Side Community Center colleagues. Collectively, they agree that City ownership (via Planning and Neighborhood Development) of the three parcels and their subsequent lease to the South Side Community Center is a positive, workable solution.

Upon Land Bank approval, City Planning will be requesting Planning Commission approval to recommend purchase the three parcels at its November Board meeting. Upon Planning Commission approval, the recommendation to purchase will go before City Council for approval.

Local fundraising has been lucrative to date. Neighborhood outreach has occurred, but will begin in earnest in October, with presentations at Southwest Action Group (business owners) and Ward 3 meetings.

Soccer field and adventure trail construction is anticipated to commence in Spring 2018.

Staff recommends transfer to the City of Lansing.

FINANCIALS

33-01-01-32-101-031	33-01-01-32-101-411	33-01-01-32-101-421
Simken Dr	Simken Dr (3530)	Simken Dr (3520)
Project: 010087	Project: 010088	Project: 010089
Inventory \$1,000.00	Inventory \$1,000.00	Inventory \$1,000.00
2017 Exp \$0.00	2017 Exp \$235.00	2017 Exp \$238.21

Total to date: \$3,473.21

INGHAM COUNTY LAND BANK
FAST TRACK AUTHORITY

**Resolution to Approve the Sale of
Three Vacant Parcels on Simken Avenue, Lansing, Michigan
to the City Of Lansing**

RESOLUTION # 17-

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

WHEREAS, the Ingham County Land Bank Fast Track Authority received title to three vacant parcels on Simken Avenue, Lansing, Michigan (Parcel ID #: 33-01-01-32-101-031, 33-01-01-32-101-411, and 33-01-01-32-101-421) in 2010 through tax foreclosure; and

WHEREAS, the City of Lansing would like to purchase the vacant parcels located on Simken Avenue, Lansing, Michigan for a sale price of \$xxx with the intent to license the parcels to the South Side Community Center for an outdoor adventure trail and a soccer field; and

WHEREAS, the Ingham County Land Bank Fast Track Authority has policies, procedures and administrative rules regarding the disposition of commercial property which require board approval;

THEREFORE, BE IT RESOLVED, that the Authority authorizes the transfer of three vacant parcels on Simken Avenue, Lansing, Michigan to the City of Lansing for a sale price not less than \$xxx. The property conveyance shall contain a reverter clause prohibiting the property's use for any sexually oriented business as defined by law, medical marijuana business or dispensary, or casino.

AYE:

NAY:

W Holmes Rd

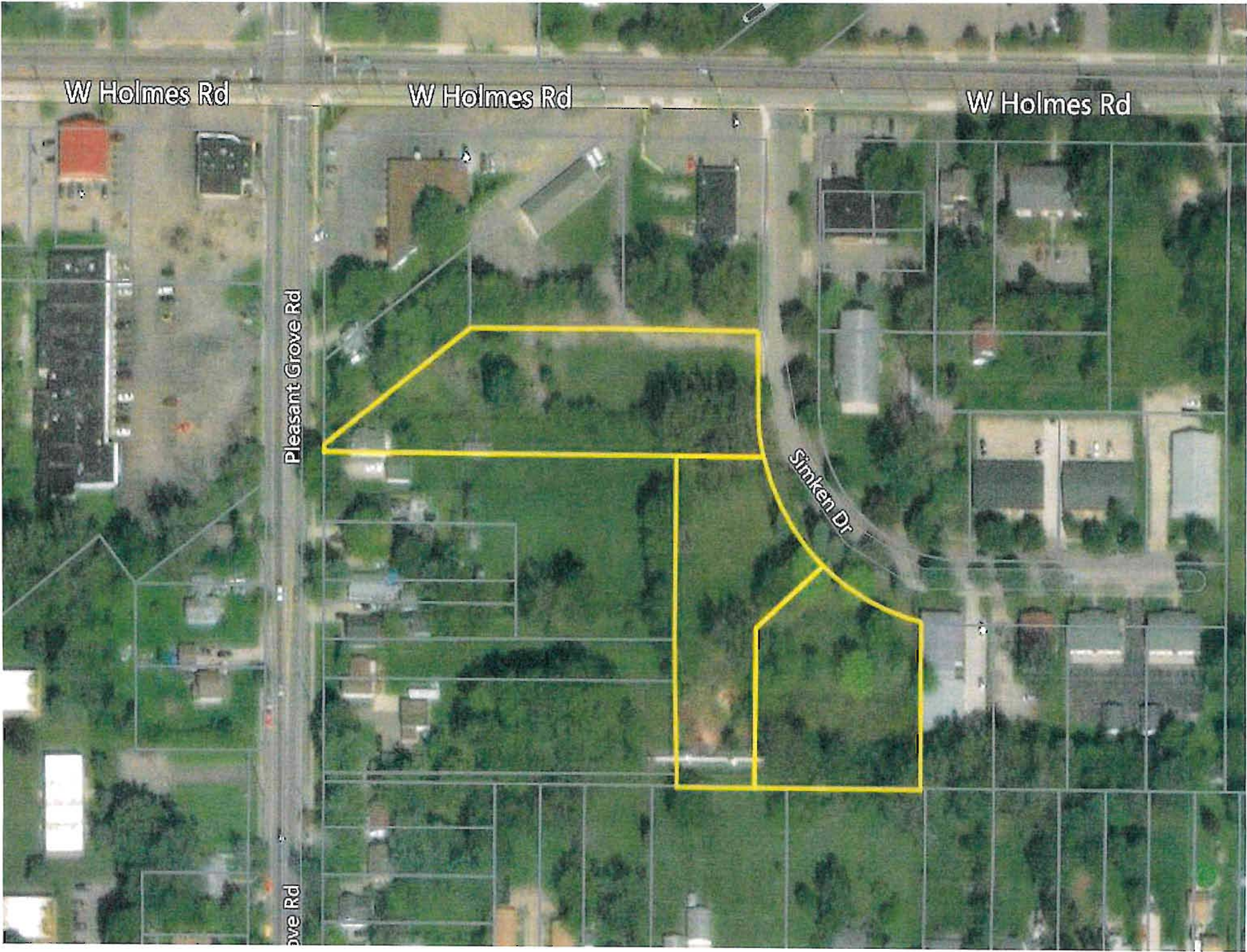
W Holmes Rd

W Holmes Rd

Pleasant Grove Rd

Sinken Dr

ove Rd





BEACON FIELD

Meeting

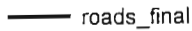
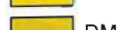
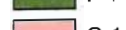
08/15/2017

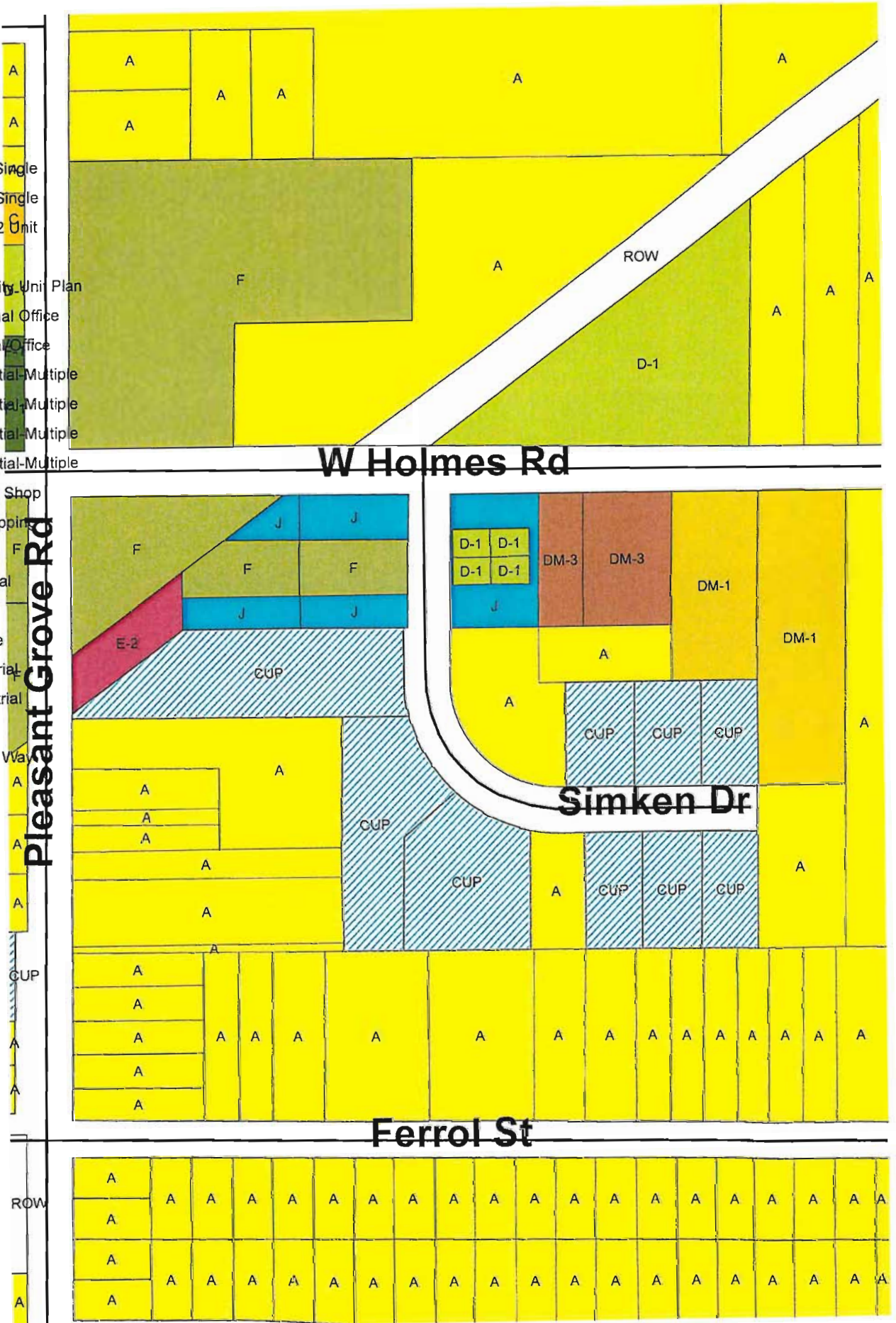


BEACON FIELD
LANSING, MICHIGAN, USA

Zoning

Legend

-  roads_final
-  A Residential-Single
-  B Residential-Single
-  C Residential-2 Unit
-  NONE
-  CUP Community Unit Plan
-  D-1 Professional Office
-  D-2 Residential Office
-  DM-1 Residential-Multiple
-  DM-2 Residential-Multiple
-  DM-3 Residential-Multiple
-  DM-4 Residential-Multiple
-  E-1 Apartment Shop
-  E-2 Local Shopping
-  F Commercial
-  F-1 Commercial
-  G-1 Business
-  G-2 Wholesale
-  H Light Industrial
-  I Heavy Industrial
-  J Parking
-  ROW Right of Way



LATE ITEM

RESOLUTION # _____

BY THE COMMITTEE ON DEVELOPMENT AND PLANNING

Act-8-2017, Acquisition of Simken Properties

WHEREAS, the City of Lansing, the Ingham County Land Bank and Health Department, the South Side Community Coalition (SSCC) , Capital Area Soccer League, Ingham County Health Department, LEAP, and others are working together on a proposed Beacon Field Southwest project located on formerly blighted properties along Simken Drive; and

WHEREAS, the property is currently vacant and undeveloped; and

WHEREAS, the proposal includes a soccer facility, a Kaboom playground, a walking trail, and seating; and

WHEREAS, the project involves the purchase of three parcels from the Ingham County Land Bank:

- 33-01-01-32-101-031 (1.325 acres),
- 33-01-01-32-101-411 (.869 acres),
- 33-01-01-32-101-421 (.869 acres)], totaling 3.063 acres,

and South Side Community Coalition operation of the facility under a future license agreement; and

WHEREAS, the proposed facilities will not be on parkland, and the designation of the property as parkland is not a part of the proposal; and

WHEREAS, at its meeting on November 6, 2017, the Ingham County Land Bank Fast Track Authority unanimously approved its Resolution #17-17 to authorize the transfer of the three subject parcels to the City of Lansing for the sum of \$3.00, with two reverter clauses which:

- prohibit the property's use for any sexually oriented business as defined by law,
- prohibit the property's use for any non-recreational purpose; and

WHEREAS, the proposed facilities will not be on parkland, and the designation of the property as parkland is not a part of the proposal; and

WHEREAS, at its meeting on November 8, 2017, the Planning Board reviewed this proposed acquisition in accordance with its Act 33 Review procedures and found that:

- the site is currently about three acres of vacant land,

- the active and passive recreational facilities proposed for the site fit in well with the neighboring residential properties,
- the facility is proposed for the three properties under consideration, which are sufficient to accommodate the development; and

WHEREAS, the Planning Board voted unanimously (4-0) to recommend approval of Act-8-2017, the acquisition of the subject property for the Beacon Southwest project; and

WHEREAS, the Committee on Development and Planning has reviewed the report and recommendation of the Planning Board, concurs therewith;

NOW THEREFORE BE IT RESOLVED, the Lansing City Council hereby approves Act-8-2017, the purchase of the property legally described as:

Lots 1, 2, and 3, Simken Village, City of Lansing, Ingham County, Michigan, for one dollar per parcel, for a total purchase price of three and no/100 (\$3.00) Dollars.

BE IT FINALLY RESOLVED, that the Mayor, on behalf of the City, is hereby authorized to sign and execute all documents to complete this transaction, subject to prior approval as to content and form by the City Attorney.



- Proposed trail
- Raingarden / Possible Draining for Playgrounds
- Entrances to include archway signage
- Possible places for shaded seating /stretching and outdoor cubbies / learning areas / workout areas
- Kaboom Playground for kids
- Property lines (these are to be used as graphical representation only)



BEACON FIELD
LANSING, MICHIGAN, USA

BEACON SOUTHWEST
MEETING 11/07/2017

