

## PUBLIC NOTICE

Chair  
**ERIC SCHERTZING**  
Vice-Chair  
**DEB NOLAN**

Appointed Members  
**BRIAN MCGRAIN, Treasurer**  
**KARA HOPE, Secretary**  
**SARAH ANTHONY**

### **Ingham County Land Bank Fast Track Authority**

3024 Turner Street, Lansing Michigan 48906 517.267.5221 Fax 517.267.5224

**THE INGHAM COUNTY LAND BANK FAST TRACK AUTHORITY WILL MEET ON MONDAY, MARCH 7, 2016 AT 5:00 P.M., IN THE PERSONNEL CONFERENCE ROOM (D&E), HUMAN SERVICES BUILDING, 5303 S. CEDAR, LANSING**

#### Agenda

Call to Order

Approval of Minutes – February 1, 2016

Additions to the Agenda

Limited Public Comment – 3 minutes per person

1. Community Projects Update –  
Former Paro Store (2221 E. Kalamazoo St., Lansing): MSU's School of Planning, Design and Construction design submittal to the US Department of Energy's Race to Zero design competition
2. Resolution - Proposal by John Sears to construct two multi-family rental developments on two Land Bank-owned sites in Lansing, MI (Center and Liberty & Center and Beaver)
3. Resolution - Proposed purchase of a portion of the Worthington Place site in Leslie, MI by Richard Floyd
4. Review Item – Hardest Hit Blight Elimination Group 11 Properties
5. February 2016 Communications Report
6. Property maintenance, renovation & development
  - a. Residential, Garden and Commercial Property Update-Dashboard
  - b. Completed and Pending Sales
  - c. Land Bank Residential Rental Properties List
  - d. General legal update- Counsel
7. Accounts Payable & Monthly Statement
  - a. Accounts Payable Approval – February 2016
  - b. Monthly Statement – January 31, 2016
8. Chairman & Executive Director Comments

Announcements

Public Comment – 3 minutes per person

Adjournment

**INGHAM COUNTY LAND BANK  
FAST TRACK AUTHORITY**

February 1, 2016  
Minutes

Members Present: Eric Schertzing, Comm. Anthony, Comm. Hope, Comm. McGrain  
Comm. Nolan

Members Absent: None

Others Present: Jeff Burdick, Tim Perrone, Joseph Bonsall, Dawn Van Halst, Brent  
Forsberg, Mike Huszti, Brian Winkelmann, Paul Zala, Ken Jones,  
Austin Ashley, Richard Floyd, Aaron Desentz

The meeting was called to order by Vice-Chairperson Nolan at 5:00 p.m. in Conference  
Room D & E of the Human Services Building, 5303 S. Cedar, Lansing.

Approval of the December 7, 2015 Minutes

MOVED BY COMM. HOPE, SUPPORTED BY COMM. MCGRAIN, TO APPROVE THE  
DECEMBER 7, 2015 MINUTES. MOTION CARRIED UNANIMOUSLY.

Additions to the Agenda: None

Limited Public Comment: None

1. Community Projects Update

Executive Director Burdick provided an overview of the staff memo describing the  
proposed redevelopment of the former Michigan School for the Blind campus. Land  
Bank parcels would be part of the second phase of the project. Two community  
meetings have been held, the second of which was very well attended. The necessary  
re-zoning request is scheduled to be heard by the City of Lansing later this week.  
Comm. McGrain inquired as to the nature of the zoning change. Executive Director  
Burdick stated it was an increase in density.

Chairperson Schertzing arrived at 5:05 p.m. Comm. Nolan relinquished the chair to  
Chairperson Schertzing.

Comm. McGrain asked what role the Land Bank would be playing. Executive Director  
Burdick stated the proposal includes an option to purchase the Land Bank's property at  
a later date. No board action is required at this time. The discussion is purely

informational. Chairperson Schertzing stated the developer has been strongly encouraged to include a market-rate component in the project.

2. Election of Officers

MOVED BY COMM. MCGRAIN, SUPPORTED BY COMM. HOPE, TO APPOINT COMM. NOLAN AS VICE-CHAIR, COMM. HOPE AS SECRETARY, AND COMM. MCGRAIN AS TREASURER. MOTION CARRIED UNANIMOUSLY.

3. Discussion Item: Proposed purchase of the former Deluxe Inn site in Lansing, MI by M2B2, LLC to construct an extended stay hotel

Chairperson Schertzing introduced Mike Huszti, Brian Winkelmann, and Paul Zala, to discuss the proposal. Mr. Winkelmann stated the proposal was for a four-story extended stay motel. Mr. Huszti stated M2B2 has had discussion with TA Forsberg and they are interested in incorporating his proposal into their design. Comm. McGrain inquired as to the group's capacity and experience with similar projects. Mr. Winkelmann stated he has been an architect for 30 years with experience in commercial housing and condominium development. Mr. Zala stated he was representing Value Place Hotels and Woodspring Suites. They have over 200 locations across the United States. Chairperson Schertzing inquired about the site's zero lot line requirement. Mr. Winkelmann replied that the requirement does present challenges. A four-story building could create a wall effect on Washington Ave. They are exploring options of having a one-story portion of the project along Washington Ave. Executive Director Burdick overviewed the proposed option agreement received earlier today and accompanying resolution. The option would last for 180 days with certain benchmarks for progress. The Land Bank would have final approval of the site plan with construction beginning within one year of the close of sale.

MOVED BY COMM. NOLAN, SUPPORTED BY COMM. NOLAN, TO ADOPT THE RESOLUTION AUTHORIZING THE CHAIRMAN AND EXECUTIVE DIRECTOR TO ENTER INTO AN OPTION TO PURCHASE AGREEMENT FOR THE VACANT COMMERCIAL PROPERTY AT 112 E. MALCOLM X STREET, LANSING, MI. MOTION CARRIED UNANIMOUSLY.

4. Discussion Item: Proposal by John Sears to construct two multi-family rental developments on two Land Bank-owned sites in Lansing, MI

Chairperson Schertzing introduced Ken Jones from Studio Intrigue Architects and Austin Ashley, Executive Director of the Old Town Commercial Association. Mr. Jones stated he was here to represent John Sears who was out of town. Mr. Jones provided background on the proposal. Mr. Ashley stated OTCA was excited by the proposal and is prepared to help facilitate community input and to insure the final design fits with the neighborhood.

5. Discussion Item: Proposed purchase of a portion of the Worthington Place site in Leslie, MI by Richard Floyd

Chairperson Schertzing introduced Richard Floyd and Aaron Desentz, Manager of the City of Leslie. Mr. Floyd provided an overview of the proposal which involves taking over the existing apartment building and completing a second building on the existing foundation, along with the construction of approximately 16 single-family homes. The site, which is surrounded by three schools, will be very attractive to families. Mr. Desentz stated Mr. Floyd has been great to work with and the City is very much behind the proposed project.

6. Discussion Item: Proposal by TA Forsberg to develop a vacant 2.71 acre site owned by the Land Bank into five residential units in Mason, MI

Chairperson Schertzing introduced Brent Forsberg who provided an overview of the proposal. Mr. Forsberg stated the cost of infrastructure improvements would make the deal infeasible without brownfield funds. Executive Director Burdick stated there are funds available which may help cover the cost of those improvements. Chairperson Schertzing inquired as to the amount of needed improvements. Mr. Forsberg stated they are estimating it will be approximately \$40,000 per lot. He plans to meet with the City of Mason to discuss possible road funding.

7. Resolution – Authorization to enter into an agreement with the City of Lansing to utilize CDBG funding to renovate two Land Bank properties to serve as multi-unit residential rentals

MOVED BY COMM. McGRAIN, SUPPORTED BY COMM. HOPE, TO ADOPT THE RESOLUTION AUTHORIZING THE CHAIRMAN AND EXECUTIVE DIRECTOR TO ENTER INTO AN AGREEMENT WITH THE CITY OF LANSING TO UTILIZE CDBG FUNDS TO REHABILITATE TWO LAND BANK-OWNED MULTI-FAMILY RESIDENTIAL STRUCTURES AS RESIDENTIAL RENTALS.

Executive Director Burdick provided an overview of the information in the packet. The proposal would result in eight rental units that would be marketed to 80% AMI tenants. Chairperson Schertzing stated these small multi-unit buildings are perfect for a partnership with Community Mental Health.

MOTION CARRIED UNANIMOUSLY.

8. Resolution – 2016 Budget Amendment

MOVED BY COMM. HOPE, SUPPORTED BY COMM. ANTHONY, TO ADOPT THE 2016 BUDGET AMENDMENT.

Chairperson Schertzing stated the proposed budget amendment includes the staggered elimination of several staff positions. Comm. McGrain asked how confident staff was in the sale proceeds projection. Executive Director Burdick stated staff was confident in the projection. It is not nearly as reliant on commercial sales as in prior years.

MOTION CARRIED UNANIMOUSLY.

9. January 2016 Communications Report

Chairperson Schertzing stated the communications report was included in the meeting packet.

10. Property Maintenance, Renovation & Development

10a. Residential, Garden, and Commercial Property Update – Dashboard

Chairperson Schertzing stated the dashboard was included in the packet.

10b. Completed and Pending Sales

Chairperson Schertzing stated the sales report was included in the meeting packet.

10c. General Legal Update - Counsel

Tim Perrone stated a landlord tenant matter had been handled in district court.

11. Accounts Payable and Monthly Statements

11a. Accounts Payable Approval – December 2015, January 2016

MOVED BY COMM. MCGRAIN, SUPPORTED BY COMM. NOLAN, TO APPROVE THE ACCOUNTS PAYABLE FOR DECEMBER 2015 AND JANUARY 2016.

Comm. McGrain asked who SC Services was. Joe Bonsall stated they are a demolition contractor being utilized under HHF.

MOTION CARRIED UNANIMOUSLY.

11b. Monthly Statement – November 30, 2015

The November 30, 2015 monthly financial statement was received and placed on file.

12. Chairman and Executive Director Comments: None

Announcements: None

Limited Public Comment: None

The meeting adjourned at 6:29 p.m.

Respectfully submitted,  
Joseph G Bonsall



March 2, 2016

To: Ingham County Land Bank Board Members

From: Jeff Burdick, Executive Director

Subject: Proposal by John Sears to construct two multi-family rental developments on two Land Bank-owned sites near Old Town Lansing

At the February 1, 2016 Land Bank Board meeting, Ken Jones from Studio Intrigue presented conceptual site plans and designs for the construction of two multi-unit apartment buildings to be built and owned by John Sears, owner of SC Environmental Services, on two separate redevelopment sites owned by the Land Bank near Lansing's Old Town. The first site is on the corner of Center and Liberty Streets (two parcels), the second on Center and Beaver Streets (three parcels). A marketing flyer for both sites was included in your February 2016 ICLB meeting agenda packet. In the amended 2016 Land Bank budget, these two sites are listed at selling for \$7,500 each.

The Land Bank received appraisals for both sites, with the Center and Liberty site appraising at \$5,000 and the Center and Beaver site appraising at \$6,500. The following shows the total Land Bank costs into each parcel:

Site A (Center and Liberty):

406 Liberty - \$2,464.00  
1226 Center - \$1,055.00  
Subtotal: \$3,519.00

Site B (Center and Beaver):

1425 Center - \$20,529.00  
318 Beaver - \$14,058.00  
1419 Center - \$2,555.00  
Subtotal: \$37,142.00

Total Costs: \$40,661.00 (average of \$8,133.00 per property)

It is important to note that both parcels within Site A and the property at 318 Beaver within Site B received Hardest Hit Blight Elimination funding for demolition. Per Hardest Hit policy, the Land Bank cannot net more than \$500.00 on a property sale that was part of the Hardest Hit program. As a result, the two parcels that did not include Hardest Hit funds within Site B would have to be priced such that the minimum sales price for both sites equals \$15,000.00.

Following a suggestion by the Board, a community meeting was held at the Old Town Commercial Association offices on February 18 to get community feedback regarding the proposal. A copy of the

sign-in sheet as well as copies of comments written by attendees on notecards are included in your packet. Seven individuals showed up to the meeting, most, if not all, were residents in the predominately single family neighborhood surrounding the two redevelopment sites. The attendees expressed concern with multi-family residential being located in a single-family neighborhood as well as the perception that market rate renters would have of the existing single-family houses and the ability for both of these housing types to co-exist in this neighborhood. There were no major concerns regarding the proposed designs presented by John Sears.

Staff sent a draft option to purchase agreement for each site to John Sears for his review. These are both included in your agenda packet. It included a sales cost of \$7,500 for each site (\$15,000 total for all five parcels which make up the two sites) and required a \$500.00 option fee for each site which would grant an option period of 90 days. Upon his attorney's review, Mr. Sears countered with a sales price of \$7,500.00 total for all five properties (both sites) and noted that the project would be contingent on Mr. Sears obtaining OPRA (Obsolete Property Rehabilitation Act) status or similar tax abatements or incentives he deemed necessary to complete the projects. Mr. Sears draft of the agreement is also included in your agenda packet with the main changes highlighted in yellow text.

As a reminder, the Center and Liberty site is part of the existing brownfield plan, meaning that property tax revenue generated post-sale would go towards paying down the original brownfield borrowing debt. The properties within the Center and Beaver site are not in a brownfield plan, so the Land Bank would capture 50% of taxes generated post-sale for a period of five years. It is imperative that the Land Bank be able to capture taxes generated post sale for brownfield borrowing repayment and revenue generation. Certain tax incentives, including OPRA's, could hinder the Land Bank's ability to capture post sale tax revenue on these projects.

**Recommendation:**

Staff recommends that the Board authorize the Executive Director and Board Chair to negotiate an option to purchase agreement with John Sears for site A (Center & Liberty) and site B (Center & Beaver) with a minimum sales price total of \$15,000.00 for both sites.





Joel C. Smith

(517) 977-5827

NEED Single Family

Homes in this Neighbor  
hood.

To many Rental Against Reasoning

I believe that the  
new developments  
look great and  
should improve the  
neighborhood and increase  
property values.

ED WILSON  
WEDJM @ AOL.COM

CITY  
A Need To Fix North  
Lansing Side Walks.  
Please

NOT HAPPY ABOUT  
14 UNIT - IN A RES.,  
NEIGHBORHOOD -

**OPTION TO PURCHASE  
AGREEMENT  
(LAND BANK DRAFT – SITE  
B: CENTER & BEAVER)**

This option agreement (the Agreement) is entered into as of \_\_\_\_\_ day of \_\_\_\_\_, 2016 between the **Ingham County Land Bank Fast Track Authority, (herein the Seller)** whose address is 3024 Turner Street, Lansing, Michigan 48906 and \_\_\_\_\_ **(herein the Purchaser)** whose address is: \_\_\_\_\_.

WITNESSETH:

**1. GRANT OF OPTION**

In consideration of **five hundred and 00/100 (500.00) dollars** paid by Purchaser to Seller, which money is nonrefundable, but applicable to the purchase price at closing. Seller grants Purchaser an exclusive option to purchase the real property described on the attached Exhibit A, with all easements, rights, and appurtenances (the Premises). The option shall remain in effect for **90 days** from the effective date of this Agreement, as defined below. However, Seller shall provide Purchaser with one (1) extension of 90 days of this Agreement if Purchaser needs additional time to obtain approvals, financing, or any other condition needed to commence construction. Purchaser shall provide Seller with an additional consideration of two hundred fifty (\$250.00) dollars, which shall be refundable, but applicable to the purchase price at closing.

**2. PURCHASE PRICE**

The purchase price for the Premises under this option is **seven thousand five hundred (\$7,500.00) dollars**. The purchase price shall be paid in full at the closing with certified funds. The consideration for this Agreement shall be credited to the purchase price for the Premises at the closing if Purchaser exercises the option.

The Property shall be conveyed to the Purchaser in an as-is condition, and subject to the conditions that the Property may not be used as a casino, sexually oriented business, or medical marijuana facility. The Purchaser will also be required to have the Property developed as a multi-family or mixed-use project.

**3. EXERCISE OF THE OPTION**

Purchaser may exercise the option by giving written notice to Seller at its address listed above. The notice must be sent by mail, fax or email and received by Seller before this option expires.

**4. FAILURE TO EXERCISE THE OPTION**

If Purchaser fails to properly exercise the option before this Agreement expires, the option shall terminate, and Seller may retain consideration and shall have no further obligation to the Purchaser.

**5. CLOSING**

This sale shall be closed within 10 days after all closing documents are prepared but no later than 45 days after Seller receives the notice that Purchaser is exercising its option.

**6. INSPECTIONS**

Purchaser may visit the Premises to make inspections of the site.

**7. THE CLOSING AND PREPARATIONS FOR THE CLOSING**

If Purchaser exercises the option, the following obligations shall be performed before or at the closing:

- a. Seller shall prepare the necessary conveyance documents to transfer its title to Purchaser and

forward them to Purchaser for Purchaser's review at least 10 days before the scheduled date of closing.

- b. At Seller's expense, Seller shall provide Purchaser with an American Land Title Association owner's title insurance policy at the closing that shows that Seller has good and marketable title to the Premises subject to easements and restrictions of record.
- c. Purchaser, at its sole expense, shall update any existing boundary and improvements survey or order a new survey if it deems such is necessary. The survey shall not show any encroachments of the Premises' boundaries. If an encroachment is shown, Purchaser shall immediately bring such to Seller's attention and Seller shall have 30 days to cure the encroachment. If Seller chooses not to cure the encroachment, Purchaser may either A) Terminate this agreement and receive a full refund of its consideration; or B) elect to waive the encroachment and proceed to closing. This Agreement shall be extended by the number of days it may take Seller to cure such defect.

#### **8. BINDING EFFECT**

This Agreement shall bind and benefit the parties' successors and assigns. Purchaser may assign its interest under this Agreement without Seller's approval, so long as John Sears is a member of the Assignee's entity. Any other assignment shall require Seller's written consent.

#### **9. CONSTRUCTION AND VENUE**

This Agreement shall be governed by and construed in accordance with the laws of the State of Michigan. Any disputes under this Agreement shall be brought in Ingham County, Michigan.

#### **10. ENTIRE AGREEMENT**

This Agreement contains the entire agreement of the parties with respect to the transaction described in the Agreement, and this Agreement may not be amended or released, in whole or in part, except by a written document signed by both parties.

#### **11. EXHIBITS**

The following exhibit is attached to and a part of this Agreement:

Exhibit A – Legal description of the Premises

#### **12. ADDITIONAL CONDITIONS**

The following conditions shall be a part of this Agreement as a condition to close:

- Upon effective date of this Agreement, the Purchaser shall be responsible for the routine maintenance of the Premises which shall include lawn mowing, if any, landscaping/weed control, and snow removal of public walk ways. Purchaser shall not be responsible for the maintenance of any structures on the Premises, except that debris or pieces of the structure that fall off or are blown off the building. Purchaser shall remove so that they do not cause harm or liability to Seller or Purchaser.
- Purchaser shall have the right to place signage on the property, advertising and marketing the site for redevelopment, upon execution of this Agreement.
- This Agreement, as well as any condition to close, shall be contingent upon the Premises being properly zoned for Purchaser's intended use. The Premises shall have all necessary approvals and permits from any and all governmental agencies necessary for Purchaser's intended use. Seller shall assist Purchaser with all approvals necessary, which shall be at Purchaser's cost and expense.

#### **13. TIME OF THE ESSENCE**

Time is of the essence in the performance of this Agreement.

#### **14. EFFECTIVE DATE**

This Agreement shall be effective when all parties listed below have signed it.

IN WITNESS WHEREOF, the Parties have executed these presents as of the day and year written below:

**SELLER:**

DATE: \_\_\_\_\_

\_\_\_\_\_  
Eric A. Schertzing  
Ingham County Land Bank  
Fast Track Authority  
3024 Turner Street  
Lansing, Michigan 48906

Email: [eschertzing@ingham.org](mailto:eschertzing@ingham.org)  
Phone: (517) 303 - 7233

**PURCHASER:**

DATE: \_\_\_\_\_

\_\_\_\_\_  
By:

**EXHIBIT A**

Parcel Number: 33-01-01-09-255-101

Described As:

LOT 4 BLOCK 7 ORIG PLAT

Parcel Number: 33-01-01-09-255-111

Described As:

E 1/2 LOT 1 BLOCK 7 ORIG PLAT

Parcel Number: 33-01-01-09-255-121

Described As:

E 37.5 FT OF W 82.5 FT LOT 1 BLOCK 7 ORIG PLAT

**OPTION TO PURCHASE  
AGREEMENT  
(LAND BANK DRAFT – SITE  
A: CENTER & LIBERTY)**

This option agreement (the Agreement) is entered into as of \_\_\_\_\_ day of \_\_\_\_\_, 2016 between the **Ingham County Land Bank Fast Track Authority, (herein the Seller)** whose address is 3024 Turner Street, Lansing, Michigan 48906 and \_\_\_\_\_ **(herein the Purchaser)** whose address is: \_\_\_\_\_.

WITNESSETH:

**1. GRANT OF OPTION**

In consideration of **five hundred and 00/100 (500.00) dollars** paid by Purchaser to Seller, which money is nonrefundable, but applicable to the purchase price at closing. Seller grants Purchaser an exclusive option to purchase the real property described on the attached Exhibit A, with all easements, rights, and appurtenances (the Premises). The option shall remain in effect for **90 days** from the effective date of this Agreement, as defined below. However, Seller shall provide Purchaser with one (1) extension of 90 days of this Agreement if Purchaser needs additional time to obtain approvals, financing, or any other condition needed to commence construction. Purchaser shall provide Seller with an additional consideration of two hundred fifty (\$250.00) dollars, which shall be refundable, but applicable to the purchase price at closing.

**2. PURCHASE PRICE**

The purchase price for the Premises under this option is **seven thousand five hundred (\$7,500.00) dollars**. The purchase price shall be paid in full at the closing with certified funds. The consideration for this Agreement shall be credited to the purchase price for the Premises at the closing if Purchaser exercises the option.

The Property shall be conveyed to the Purchaser in an as-is condition, and subject to the conditions that the Property may not be used as a casino, sexually oriented business, or medical marijuana facility. The Purchaser will also be required to have the Property developed as a multi-family or mixed-use project.

**3. EXERCISE OF THE OPTION**

Purchaser may exercise the option by giving written notice to Seller at its address listed above. The notice must be sent by mail, fax or email and received by Seller before this option expires.

**4. FAILURE TO EXERCISE THE OPTION**

If Purchaser fails to properly exercise the option before this Agreement expires, the option shall terminate, and Seller may retain consideration and shall have no further obligation to the Purchaser.

**5. CLOSING**

This sale shall be closed within 10 days after all closing documents are prepared but no later than 45 days after Seller receives the notice that Purchaser is exercising its option.

**6. INSPECTIONS**

Purchaser may visit the Premises to make inspections of the site.

**7. THE CLOSING AND PREPARATIONS FOR THE CLOSING**

If Purchaser exercises the option, the following obligations shall be performed before or at the closing:

- a. Seller shall prepare the necessary conveyance documents to transfer its title to Purchaser and

forward them to Purchaser for Purchaser's review at least 10 days before the scheduled date of closing.

- b. At Seller's expense, Seller shall provide Purchaser with an American Land Title Association owner's title insurance policy at the closing that shows that Seller has good and marketable title to the Premises subject to easements and restrictions of record.
- c. Purchaser, at its sole expense, shall update any existing boundary and improvements survey or order a new survey if it deems such is necessary. The survey shall not show any encroachments of the Premises' boundaries. If an encroachment is shown, Purchaser shall immediately bring such to Seller's attention and Seller shall have 30 days to cure the encroachment. If Seller chooses not to cure the encroachment, Purchaser may either A) Terminate this agreement and receive a full refund of its consideration; or B) elect to waive the encroachment and proceed to closing. This Agreement shall be extended by the number of days it may take Seller to cure such defect.

#### **8. BINDING EFFECT**

This Agreement shall bind and benefit the parties' successors and assigns. Purchaser may assign its interest under this Agreement without Seller's approval, so long as John Sears is a member of the Assignee's entity. Any other assignment shall require Seller's written consent.

#### **9. CONSTRUCTION AND VENUE**

This Agreement shall be governed by and construed in accordance with the laws of the State of Michigan. Any disputes under this Agreement shall be brought in Ingham County, Michigan.

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This Agreement contains the entire agreement of the parties with respect to the transaction described in the Agreement, and this Agreement may not be amended or released, in whole or in part, except by a written document signed by both parties.

#### **11. EXHIBITS**

The following exhibit is attached to and a part of this Agreement:

Exhibit A – Legal description of the Premises

#### **12. ADDITIONAL CONDITIONS**

The following conditions shall be a part of this Agreement as a condition to close:

- Upon effective date of this Agreement, the Purchaser shall be responsible for the routine maintenance of the Premises which shall include lawn mowing, if any, landscaping/weed control, and snow removal of public walk ways. Purchaser shall not be responsible for the maintenance of any structures on the Premises, except that debris or pieces of the structure that fall off or are blown off the building. Purchaser shall remove so that they do not cause harm or liability to Seller or Purchaser.
- Purchaser shall have the right to place signage on the property, advertising and marketing the site for redevelopment, upon execution of this Agreement.
- This Agreement, as well as any condition to close, shall be contingent upon the Premises being properly zoned for Purchaser's intended use. The Premises shall have all necessary approvals and permits from any and all governmental agencies necessary for Purchaser's intended use. Seller shall assist Purchaser with all approvals necessary, which shall be at Purchaser's cost and expense.

#### **13. TIME OF THE ESSENCE**

Time is of the essence in the performance of this Agreement.

#### **14. EFFECTIVE DATE**

This Agreement shall be effective when all parties listed below have signed it.



IN WITNESS WHEREOF, the Parties have executed these presents as of the day and year written below:

**SELLER:**

DATE: \_\_\_\_\_

\_\_\_\_\_  
Eric A. Schertzing  
Ingham County Land Bank  
Fast Track Authority  
3024 Turner Street  
Lansing, Michigan 48906

Email: [eschertzing@ingham.org](mailto:eschertzing@ingham.org)  
Phone: (517) 303 - 7233

**PURCHASER:**

DATE: \_\_\_\_\_

\_\_\_\_\_  
By:

**EXHIBIT A**

Parcel Number: 33-01-01-09-279-171

Described As:

W 29.14 FT LOT 11 & E 3.86 FT OF N 106 FT LOT 12 BLOCK 5 ORIG PLAT

Parcel Number: 33-01-01-09-279-002

Described As:

N 106 FT OF W 76 FT LOT 12 BLOCK 5 ORIG PLAT

**OPTION TO PURCHASE  
AGREEMENT (SEARS DRAFT)**

This option agreement (the Agreement) is made by and between the **Ingham County Land Bank Fast Track Authority, (Seller)** whose address is 3024 Turner Street, Lansing, Michigan 48906 and \_\_\_\_\_, a Michigan Limited Liability Company (**Purchaser**) whose address is 200 Woodland Pass, PO Box 1296, East Lansing, Michigan 48826-1296 and effective as of the Effective Date as defined below.

WITNESSETH:

**1. GRANT OF OPTION**

In consideration of **Five Hundred and 00/100 Dollars (\$500.00)** paid by Purchaser to Seller, which money is nonrefundable, but applicable to the Purchase Price at Closing, Seller hereby grants Purchaser an exclusive option ("Option) to purchase the real property described on the attached Exhibit A, with all easements, rights, and appurtenances (the Premises). The Option shall remain in effect for **90 days** from the Effective Date of this Agreement (**Option Period**). However, Purchaser, in its sole discretion, shall be allowed to extend the Option Period for an additional 90 days. To extend the Option Period, Purchaser shall provide written notice of its election to extend and pay Seller an additional Two Hundred Fifty Dollars (\$250.00), which shall also be refundable, but applicable to the Purchase Price at Closing.

**2. PURCHASE PRICE**

The purchase price for the Premises under this option is **One Thousand Five Hundred Dollars (\$1,500.00) (Purchase Price) for each parcel for a total of Seven Thousand Five Hundred Dollars (\$7,500.00) for all the Parcels.** The Purchase Price shall be paid in full at the Closing with certified funds upon Seller's delivery of a Warranty Deed and other necessary and reasonably desirable documents by Seller. The consideration for this Agreement shall be credited to the Purchase Price for the Premises at the Closing.

The Property shall be conveyed to the Purchaser in an as-is condition, and subject to the condition that the Property may not be used as a casino, sexually oriented business, or medical marijuana facility. The Purchaser will redevelop the Premises as multi-family or mixed-use projects but only in the event that Purchaser is able to obtain any and all **OPRA, Brownfields or similar tax abatements or incentives it deems necessary and appropriate for such development.**

**3. EXERCISE OF THE OPTION**

Purchaser may exercise the option by giving written notice to Seller at its address listed above. **Purchaser need not exercise the Option and purchase all of the Premises but may purchase a portion of the Premises.** The notice of exercise of the Option must be sent by mail, fax or email and received by Seller before the end of the Option Period.

**4. FAILURE TO EXERCISE THE OPTION**

If Purchaser fails to properly exercise the option during the Option Period, the option shall terminate, and Seller may retain consideration and shall have no further obligation to the Purchaser.

**5. CLOSING**

This sale shall be closed within 10 days after all closing documents are prepared but no later than 45 days after Seller receives the notice that Purchaser is exercising its option.

**6. INSPECTIONS**

Purchaser may visit the Premises to make conduct any desired inspection or test of the Premises.

**7. THE CLOSING AND PREPARATIONS FOR THE CLOSING**

If Purchaser exercises the option, the following obligations shall be performed before or at the closing:

- a. Seller shall prepare the necessary conveyance documents to transfer its title to Purchaser and forward them to Purchaser for Purchaser's review at least 10 days before the scheduled date of closing.
- b. At Seller's expense, Seller shall provide Purchaser with a commitment and pay the premium for an American Land Title Association owner's title insurance policy at the closing that shows that Seller has good and marketable title to the Premises subject to easements and restrictions of record. The commitment shall not show any liens, encumbrances, or other matters (Defects) which may affect Purchaser's planned use of the Premises. If any such Defect is shown, Purchaser shall immediately bring such to Seller's attention and Seller shall have 30 days to cure the Defect. If Seller chooses not to cure the Defect, Purchaser may either A) Terminate this agreement and receive a full refund of its consideration; or B) elect to waive the Defect and proceed to closing. This Agreement shall be extended by the number of days it may take Seller to cure such Defect.
- c. Purchaser, at its sole expense, shall update any existing boundary and improvements survey or order a new survey if it deems such is necessary. The survey shall not show any defect or encroachments of the Premises' boundaries or which may affect Purchaser's planned use of the Premises (Encroachment). If an Encroachment is shown, Purchaser shall immediately bring such to Seller's attention and Seller shall have 30 days to cure the Encroachment. If Seller chooses not to cure the Encroachment, Purchaser may either i) terminate this agreement and receive a full refund of its consideration; or ii) elect to waive the Encroachment and proceed to closing. This Agreement shall be extended by the number of days it may take Seller to cure such Encroachment.
- d. The Premises must be vacant at Closing.
- e. Real Property Taxes and Assessments if any shall be paid through Closing.
- f. Seller shall pay any transfer tax at Closing.

**8. BINDING EFFECT**

This Agreement shall bind and benefit the parties' and their successors and assigns. Purchaser may assign its interest under this Agreement without Seller's approval, so long

as John Sears is a member of the Assignee entity. Any other assignment shall require Seller's written consent.

**9. CONSTRUCTION AND VENUE**

This Agreement shall be governed by and construed in accordance with the laws of the State of Michigan. Any disputes under this Agreement shall be brought in a court of competent jurisdiction in Ingham County, Michigan.

**10. ENTIRE AGREEMENT**

This Agreement contains the entire agreement of the parties with respect to the transaction described in the Agreement, and this Agreement may not be amended or released, in whole or in part, except by a written document signed by both parties.

**11. EXHIBITS**

The following exhibit is attached to and a part of this Agreement:

Exhibit A – Legal description of the Premises

**12. ADDITIONAL CONDITIONS**

The following conditions shall be a part of this Agreement as a condition to close:

- Upon effective date of this Agreement, the Purchaser shall be responsible for the routine maintenance of the Premises which shall include lawn mowing, if any, landscaping/weed control, and snow removal of public walk ways. Purchaser shall not be responsible for the maintenance of any structures on the Premises, except that debris or pieces of the structure that fall off or are blown off the building. Purchaser shall remove so that they do not cause harm or liability to Seller or Purchaser.
- Upon the effective date of this Agreement, Purchaser shall have the right to place signage on the property, advertising and marketing the site for redevelopment,.
- This Agreement, as well as any condition to close, shall be contingent upon the Premises being properly zoned for Purchaser's intended use. The Premises shall have all necessary approvals and permits from any and all governmental agencies necessary or desirable for Purchaser's intended use. Seller shall assist Purchaser with all approvals necessary, which shall be at Purchaser's cost and expense.

**13. TIME OF THE ESSENCE**

Time is of the essence in the performance of this Agreement.

**14. EFFECTIVE DATE**

This Agreement shall be effective when all parties listed below have signed and delivered it to the other.

IN WITNESS WHEREOF, the Parties have executed these presents as of the day and year written below:

**SELLER:**

---

Eric A. Schertzing  
Ingham County Land Bank  
Fast Track Authority  
3024 Turner Street  
Lansing, Michigan 48906

Email: [eschertzing@ingham.org](mailto:eschertzing@ingham.org)  
Phone: (517) 303 – 7233  
Dated: \_\_\_\_\_

**PURCHASER:**  
**Center Street Investment LLC**

---

By: John Sears  
Its: Authorized member  
Dated: \_\_\_\_\_

**EXHIBIT A**

Parcel Number: 33-01-01-09-255-101

Described As:

LOT 4 BLOCK 7 ORIG PLAT

Parcel Number: 33-01-01-09-255-111

Described As:

E 1/2 LOT 1 BLOCK 7 ORIG PLAT

Parcel Number: 33-01-01-09-255-121

Described As:

E 37.5 FT OF W 82.5 FT LOT 1 BLOCK 7 ORIG PLAT

INGHAM COUNTY LAND BANK AUTHORITY

**RESOLUTION TO AUTHORIZE THE CHAIRMAN AND EXECUTIVE DIRECTOR TO NEGOTIATE AN OPTION TO PURCHASE AGREEMENT WITH JOHN SEARS FOR THE PROPERTIES LOCATED AT 406 LIBERTY STREET, 1226 CENTER STREET, 1425 CENTER STREET, 318 BEAVER STREET, AND 1419 CENTER STEET, LANSING, MICHIGAN FOR A SUM TOTAL OF NOT LESS THAN \$15,000.00**

**RESOLUTION #16-**

**WHEREAS**, the Land Bank Fast Track Act, 2003 PA 258, being MCL 124.751 *et seq.*, (Athe 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 the five properties making up the two proposed redevelopment sites; and

**WHEREAS**, these sites present a significant market rate redevelopment opportunity near the popular Old Town Commercial district within Lansing, Michigan; and

**WHEREAS**, the intended redevelopment includes an eight unit market rate apartment building on one of the sites and a fourteen unit apartment building on the other site; and

**WHEREAS**, the Ingham County Land Bank Fast Track Authority has policies, procedures and administrative rules regarding the disposition of commercial property and all transfer for non-residential property must have board approval;

**THEREFORE BE IT RESOLVED**, that the Authority authorizes the Land Bank Chairman and Executive Director to negotiate an option to purchase agreement with John Sears for the properties located at 406 Liberty Street, 1226 Center Street, 1425 Center Street, 318 Beaver Street, and 1419 Center Street, Lansing, Michigan for the sum not less than \$15,000.00

Aye:

Abstain:

Nay:





March 2, 2016

To: Ingham County Land Bank Board Members  
From: Jeff Burdick, Executive Director  
Subject: Proposed purchase of a portion of the Worthington Place site in Leslie, MI by Richard Floyd

Richard Floyd has been in discussions for several months with the Land Bank and the city of Leslie to purchase a portion of or the entire Worthington Place condo site in Leslie, Michigan. A map showing the site, including the size of the parcels owned by the Land Bank, was included in your agenda packet from the last Board meeting (February 1, 2016). Mr. Floyd is interested in completing the existing 16-unit building (nine units remain unfinished) and construction a 20-unit building immediately to the west.

As a reminder, in order for the Land Bank to complete any portion of this sale, it must first extinguish the existing condominium association, which includes buying-out the two condo owners within the existing 16-unit building. The current 2016 Land Bank budget includes an anticipated sale price of \$325,000 for the portion of the property accommodating the existing 16-unit building and future 20-unit building. It also includes up to \$200,000 in expenses which would go towards buying out the two existing condo owners.

At the February 1, 2016 Land Bank Board meeting, staff was asked to provide a breakdown of total costs the Land Bank has accrued regarding this property. A breakdown of these costs as of February 24, 2016, including the anticipated 2 unit buyout and legal costs, are included below:

- Appraisals: \$7,500.00
- Insurance: \$3,690.95
- Common Area Utilities: \$3,763.79
- Lawn/Snow: \$9,494.50
- Renovations: \$60,801.45
- Unit Specific Utilities: \$13,762.62
- Unit Specific Maintenance: \$436.00

Subtotal: \$116,708.68

- Anticipated 2 unit buyout cost: \$200,000.00
- Anticipated Legal Costs: \$10,000.00

Total LB costs into Worthington Place: ~\$326,708.68

I have communicated these costs to Mr. Floyd . He stated that he would be willing to purchase the aforementioned portion of the site (existing 16-unit building, future 20-unit building, and associated parking/common areas) for \$335,000.00, an additional \$10,000.00 than previously discussed.

**Staff Recommendation:**

Staff recommends that the Board authorize the Board Chair to negotiate a purchase agreement with Richard Floyd to purchase the portion of the Worthington Place site in Leslie, Michigan that consists of the existing 16 unit building, land to the west that will accommodate a 20 unit building, and associated parking/common areas. This sale would occur after the existing condominium association is extinguished. The purchase price for this portion of the Worthington Place site shall be a minimum of \$335,000.00.

-

INGHAM COUNTY LAND BANK AUTHORITY

**RESOLUTION TO AUTHORIZE THE CHAIRMAN AND EXECUTIVE DIRECTOR TO NEGOTIATE A PURCHASE AGREEMENT FOR A PORTION OF THE WORTHINGTON PLACE SITE IN LESLIE, MICHIGAN WITH RICHARD FLOYD FOR A MINIMUM SALES AMOUNT OF \$335,000.00**

**RESOLUTION #16-**

**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 through tax foreclosure to an abandoned condominium development in Leslie, Michigan commonly referred to as the Worthington Place site;

**WHEREAS**, this condominium development was supposed to include 128 condo units but only one 16 unit building was completed prior to project being abandoned; and

**WHEREAS**, the interested purchaser is proposing to fully rehabilitate the nine units in the existing building that are not completed to serve as rental units and to construct a 20 unit residential apartment building on a portion of the site directly to the west of the existing 16-unit building; and

**WHEREAS**, prior to selling this property to the interested party, the Land Bank must extinguish the existing condo association, which includes buying-out the two condo owners; and

**WHEREAS**, the portion of the property that the interested party would like to purchase was appraised at \$450,000.00 in December 2013; and

**WHEREAS**, the sale of this property will return the property to the tax roll; and

**WHEREAS**, the Ingham County Land Bank Fast Track Authority has policies, procedures and administrative rules regarding the disposition of commercial property and all transfer of non-residential property must have board approval;

**THEREFORE BE IT RESOLVED**, that the Authority authorizes the Land Bank Chairman and Executive Director to negotiate a purchase agreement with Richard Floyd for a portion of the Worthington Place site in Leslie, Michigan that includes the existing 16 unit building, land immediately to the west to accommodate a future 20 unit building, and associated parking and common areas for a minimum sales amount of \$335,000.00

AYE:

NAY:

HHF - GROUP 11

#	Parcel Number	Address	District	Depth	Frontage	Disposition Plan	Notes
1	33-01-01-08-228-371	1433 Roosevelt Ave	Northwest	140 ft	33 ft	Transfer Side Lot	
2	33-01-01-08-282-341	1341 Knollwood Ave	Northwest	160 ft	33 ft	Transfer Side Lot	
3	33-01-01-09-428-131	1030 N Larch St	Northwest	198 ft	33 ft	Bank Corridor	
4	33-01-01-10-205-222	1631 Ohio Ave	Northwest	132 ft	82.5 ft	Bank Residential Infill	
5	33-01-01-10-157-201	1215 N High St	Northwest	66 ft	33 ft	Bank Residential Infill	Revisit, adjacent neighbor DLQ
6	33-01-01-10-153-251	1517 N High St	Northwest	132 ft	34 ft	Bank Residential Infill	Own 3 adjacent lots
7	33-01-01-14-381-181	632 S Miffin Ave	Eastside	132 ft	38 ft	Bank Flood Plain	Garden?
8	33-01-01-22-309-001	900 Baker St	Eastside	82.5 ft	40 ft	Bank Residential Infill	
9	33-01-01-21-481-040	615 Norman St	Eastside	90.68 ft	65.05 ft	Transfer Side Lot	Preference Bailey
10	33-01-01-21-480-150	538 Isbell St	Near South	182.45 ft	66 ft	Bank Residential Infill	Revisit Tax Foreclosure
11	33-01-01-21-453-055	140 E Barnes Ave	Near South	76.5 ft	46 ft	Transfer Side Lot	Neighbor Mary preference
12	33-01-01-28-426-091	527 S Park Ave	Near South	194.6 ft	20 ft	Transfer Side Lot	
13	33-01-01-28-101-131	713 W Mt Hope Ave	South	132 ft	42 ft	Transfer Side Lot	Church
14	33-01-01-29-202-241	1121 W Mt Hope Ave	South	130 ft	40.8 ft	Bank Corridor	own 2-4 adjacent lots, Revisit Tax Foreclosure
15	33-01-01-32-451-171	1212 W Jolly Rd (garage)	South	-	-	Transfer Side Lot	Contact neighbors
16	33-01-01-35-376-151	4627 Eastlawn Dr	South	186.11 ft	90 ft	Bank Residential Infill	
17	33-01-05-04-226-121	565 Armstrong Rd	South	216.67 ft	60 ft	Revisit Tax Foreclosure	Revisit, site visit
18	33-01-05-08-204-121	6240 Shreve St	South	140 ft	66 ft	Transfer Side Lot	Revisit Tax Foreclosure

INGHAM COUNTY LAND BANK  
ACTIVITY REPORT  
December 31, 2015

Property Inventory	Inventory as of 12/31/2014	Acquired as of 12/31/2015	Rental or Garden as of 12/31/2015	Demolished as of 12/31/2015	Sold as of 12/31/2015	Current Inventory as of 12/31/2015
Structures	344	55	(7)	(198)	26	168
Rentals	29	0	7	0	0	36
Gardens	109	0	5	5	0	119
Vacant Land	631	28	(5)	193	22	825
Commercial Rental	3	0	0	0	0	3
Commercial Vacant	14	2	0	0	0	16
Commercial	6	3	0	0	1	8
<b>TOTAL(S)</b>	<b>1,136</b>	<b>88</b>	<b>0</b>	<b>0</b>	<b>49</b>	<b>1,175</b>

Land Contracts (L/C)	Current L/C as of 12/31/2015
L/C Residential	20
L/C Commercial	1
<b>L/C Total</b>	<b>21</b>

Approved Line of Credit as of 12/31/2015	
Total Line of Credit	\$ 5,000,000.00
Obligated	\$ 4,325,000.00
<b>Available Balance</b>	<b>\$ 675,000.00</b>

For Sale (by Program)	Pending Sales as of 12/31/2015	Sold as of 12/31/2015	Current For Sale as of 12/31/2015
NSP1	0	1	0
NSP2	0	6	2
HOME	2	4	2
CDBG	0	3	3
LB	3	11	2
Eden Glen	0	1	15
<b>TOTAL(S)</b>	<b>5</b>	<b>26</b>	<b>24</b>

Ingham County Land Bank - For Sale

Parcel #	Address	AMI	Grant	Agent	Listing	Price	Offer	Notes
33-01-01-22-281-061	1225 Allen Street	120%	NSP-2	Brian H.	3/3/2016	\$55,000	\$55,000	
33-01-01-10-327-021	1142 Camp Street	120%	NSP-2	Maggie G.	4/15/2016	\$45,000		
<b>33-01-05-06-455-051</b>	<b>6055 Wise Road</b>	<b>80%</b>	<b>HOME</b>	<b>Adriane L.</b>	<b>7/7/2016</b>	<b>\$99,900</b>	<b>\$99,900</b>	
33-01-01-32-302-005	4527 Pleasant Grove Road	80%	HOME	Brian H.	3/24/2016	\$78,000		
33-01-01-28-283-092	627 Tisdale Avenue	80%	HOME	Adriane L.	7/26/2016	\$125,000		
33-01-01-17-452-311	1329 W Lenawee Street	80%	HOME	Brian H.	7/25/2016	\$101,500		
<b>33-01-01-20-411-001</b>	<b>(1603) Park Avenue</b>	<b>80%</b>	<b>HOME</b>	<b>City</b>	<b>Pre-Const. Offer Accepted</b>			<b>Unfinished</b>
33-01-01-17-135-151	1705 S. Genesee Drive	80%	HOME	ICLB				Unfinished
33-01-01-04-456-211	218 Mosley Avenue	80%	HOME	ICLB				Unfinished
33-01-01-31-203-061	3100 Glenbrook Drive	80%	HOME	ICLB		\$73,900*		Unfinished
<b>33-01-01-08-428-291</b>	<b>1017 Princeton Avenue</b>	<b>80%</b>	<b>CDBG</b>	<b>Maggie G.</b>	<b>3/3/2016</b>	<b>\$60,000</b>	<b>\$60,000</b>	
<b>33-01-01-08-176-201</b>	<b>1600 W. Willow Street</b>	<b>80%</b>	<b>CDBG</b>	<b>Maggie G.</b>	<b>4/1/2016</b>	<b>\$60,000</b>	<b>\$60,000</b>	
<b>33-01-01-22-131-081</b>	<b>1035 Morgan Street</b>	<b>80%</b>	<b>CDBG</b>	<b>Brian H.</b>	<b>6/1/2016</b>	<b>\$54,000</b>	<b>\$54,000</b>	
33-01-01-08-482-061	734 Princeton Avenue	80%	CDBG	ICLB				Unfinished
33-01-05-05-376-111	5844 Valencia Blvd.	80%	CDBG	ICLB		\$50-53,000*		Unfinished
<b>33-01-01-08-176-461</b>	<b>1517 Redwood Street</b>	<b>n/a</b>	<b>LB</b>	<b>Adriane L.</b>	<b>4/1/2016</b>	<b>\$49,900</b>	<b>\$49,900</b>	<b>LC Offer</b>
<b>33-01-05-08-202-011</b>	<b>6115 Yunker Street</b>	<b>n/a</b>	<b>LB</b>	<b>Maggie G.</b>	<b>5/16/2016</b>	<b>\$49,900</b>	<b>\$50,900</b>	
33-01-01-08-454-091	818 Holten Street	n/a	LB	Maggie G.	6/7/2016	\$55,000		
33-01-05-10-205-133	6140 Beechfield Drive	n/a	LB	ICLB		\$47,500*		Near Completion
<b>33-01-01-14-109-281</b>	<b>307 N Hayford Avenue</b>	<b>n/a</b>	<b>LB</b>	<b>ICLB</b>		<b>\$8,500</b>	<b>\$8,500</b>	<b>Closing March '16</b>
<b>Eden Glen Condominiums</b>								
<b>33-01-05-10-227-041</b>	<b>1738 Maisonette Drive</b>	<b>n/a</b>	<b>LB</b>	<b>Adriane L.</b>	<b>4/29/2016</b>	<b>\$49,500</b>	<b>\$49,500</b>	<b>Closing 3/8/16</b>
<b>33-01-05-10-227-030</b>	<b>6159 Scotmar Drive</b>	<b>n/a</b>	<b>LB</b>	<b>Maggie G.</b>	<b>5/6/2016</b>	<b>\$48,000</b>	<b>\$48,000</b>	<b>LC Offer</b>
33-01-05-10-227-020	6139 Scotmar Drive	n/a	LB	ICLB				Do Not Show
33-01-05-10-227-043	1742 Maisonette Drive	n/a	LB	ICLB				Unfinished
33-01-05-10-227-076	1703 Maisonette Drive	80%	CDBG	ICLB		\$49,500		
33-01-05-10-227-068	1723 Maisonette Drive	80%	CDBG	ICLB		\$49,500		
33-01-05-10-227-061	1733 Maisonette Drive	80%	CDBG	ICLB		\$49,500		
33-01-05-10-227-064	1739 Maisonette Drive	80%	CDBG	ICLB		\$49,500		
33-01-05-10-227-078	1707 Maisonette Drive	80%	CDBG	ICLB		\$49,500		
33-01-05-10-227-069	1725 Maisonette Drive	80%	CDBG	ICLB		\$49,500		
33-01-05-10-227-063	1737 Maisonette Drive	80%	CDBG	ICLB		\$49,500		
33-01-05-10-227-053	1745 Maisonette Drive (3 Bdm)	80%	CDBG	ICLB		\$52,500		
33-01-05-10-227-002	6103 Scotmar Drive	80%	CDBG	ICLB		\$49,500		
33-01-05-10-227-022	6143 Scotmar Drive	80%	CDBG	ICLB		\$49,500		
33-01-05-10-227-007	6113 Scotmar Drive	80%	CDBG	ICLB		\$49,500		
33-01-05-10-227-009	6117 Scotmar Drive (3 Bdm)	80%	CDBG	ICLB		\$52,500		
33-01-05-10-227-017	6133 Scotmar Drive	80%	CDBG	ICLB		\$49,500		
<b>As Is - Unrenovated</b>								
<b>33-01-01-17-253-071</b>	<b>1314 W. Ionia</b>	<b>n/a</b>	<b>As-Is</b>	<b>ICLB</b>		<b>\$9,900*</b>	<b>\$8,000</b>	<b>Closing March '16</b>
33-01-01-06-179-021	3028 Alfred Avenue	n/a	As-Is	ICLB		\$12,500*		
33-01-01-15-126-181	1111 Orchard Street	n/a	As-Is	ICLB		\$16,500*		
33-01-01-10-378-231	729 Johnson Avenue	n/a	As-Is	ICLB		\$11,000*		
33-01-01-09-327-041	1214 N. Grand River Avenue	n/a	As-Is	ICLB		\$8,000*		
33-01-01-14-354-181	400 S. Hayford	n/a	As-Is	ICLB		\$6,000*		
33-01-01-29-278-021	2509 S. MLK Blvd.	n/a	As-Is	ICLB		\$9,000*		
33-01-01-22-130-051	1023 S. Pennsylvania Avenue	n/a	As-Is	ICLB		\$15,500*		
33-01-01-22-107-171	1024 S. Pennsylvania Avenue	n/a	As-Is	ICLB		\$19,500*		
33-01-01-22-253-131	1140 McCullough	n/a	As-Is	ICLB		\$12,000*		
33-01-01-22-280-001	1201 Lathrop Street	n/a	As-Is	ICLB		\$18,500*		
33-01-01-33-404-171	208 E. Everettdale	n/a	As-Is	ICLB		\$22,000*		
<b>2015 Tax Foreclosures</b>								
33-01-01-15-478-111	501 Shepard Street	n/a	TF	ICLB		\$49,900*		
<b>Commercial</b>								
33-01-01-09-255-(125,101,111)	Center & Beaver	n/a	Comm.	ICLB		\$7,500		
33-01-01-09-279-002 (171)	Center & Liberty	n/a	Comm.	ICLB		\$7,500		
33-01-01-09-127-011	North & Seager	n/a	Comm.	ICLB		\$5,000		
33-01-01-08-427-091	1141 N. Pine Street	n/a	Comm.	ICLB		\$299,900		Superintendent
33-01-01-21-203-003	E Malcolm X Street	n/a	Comm.	ICLB				Deluxe Inn
33-01-01-14-309-111	2221 E. Kalamazoo Street	n/a	Comm.	ICLB				Paro Building

Ingham County Land Bank - Side Lot Tracking - Application Pending Close - 2016

#	Parcel ID #	Street Address	City/State/Zip	ICLB Program	Price	Application Name	Date Received	Application Status
1	33-01-01-10-411-171	E. Grand River (1548)	Lansing, MI 48906	NSP-2 PI 1	\$ 860.00	Earl V. Fraker	6/18/2015	Pending Grant Close Out
2	33-01-01-10-153-061	Ballard Road (1546)	Lansing, MI 48906	NSP-2 PI 1	\$ 860.00	Ben DeGroot	6/30/2015	Pending Grant Close Out
3	33-01-01-08-476-041	MLK Jr Blvd (912)	Lansing, MI 48915	HHF - Round 2	\$ 860.00	Lawton Hiner	7/31/2015	Pending Grant Close Out
4	33-01-01-09-307-031	N. Pine (1022)	Lansing, MI 48910	HHF - Round 2	\$ 860.00	Theodore Reuschel	6/22/2015	Pending Grant Close Out
5	33-01-01-09-307-131	W. Killborn (512)	Lansing, MI 48906	HHF - Round 2	\$ 860.00	Angeline McAllister	5/6/2015	Pending Grant Close Out
6	33-01-01-05-455-291	N. MLK Blvd. (931)	Lansing, MI 48915	HHF - Round 2	\$ 860.00	Stephan Williams	8/14/2015	Pending Grant Close Out
7	33-01-01-28-432-121	Denver Avenue (713)	Lansing, MI 48910	HHF - Round 1	\$ 860.00	Jason Dale	8/11/2015	Pending Grant Close Out
8	33-01-01-28-334-031	Astor Avenue (218)	Lansing, MI 48910	HHF - Round 1	\$ 860.00	Joseph Sheerin	8/15/2015	Pending Grant Close Out
9	<b>33-01-01-10-303-181</b>	<b>N High Street (1115)</b>	<b>Lansing, MI 48906</b>	<b>NSP-2</b>	<b>\$ 860.00</b>	<b>Eduardo Alvarado</b>	<b>8/18/2015</b>	<b>Closing Date Needed</b>
10	33-01-01-10-181-211	Massachusetts Avenue (1214)	Lansing, MI 48906	NSP-2 PI 1	\$ 860.00	Arno Keaton	3/27/2015	Pending Grant Close Out
11	33-01-01-29-426-241	Dunlap Street (712)	Lansing, MI 48910	HHF Round 1	\$ 860.00	Michael Wickey	8/14/2015	Pending Grant Close Out
12	33-01-01-14-305-181	S. Hayford Avenue (235)	Lansing, MI 48912	HHF Round 3	\$ 860.00	Michael Spitzley	9/18/2015	Pending Grant Close Out
13	33-01-01-16-108-171	N. Walnut (521)	Lansing, MI 48906	HHF - Round 8	\$ 1,000.00	Joe Vitale	3/20/2015	Pending Grant Close Out
14	33-01-01-10-154-311	E. Grand River (1005)	Lansing, MI 48906	NSP-2 PI 1	\$ 860.00	Peter Gearhart	9/28/2015	Pending Grant Close Out
15	33-01-01-10-154-311	E. Grand River (1005)	Lansing, MI 48906	NSP-2 PI 1	\$ 860.00	Isaac Francisco	9/28/2015	Pending Grant Close Out
16	33-01-01-29-476-301	Loa Street (911)	Lansing, MI 48910	HHF - Round 1	\$ 860.00	Roy Mireles	7/23/2015	Pending Grant Close Out
17	33-01-01-08-201-151f	Greenwood Avenue (1304)	Lansing, MI 48915	HHF - Round 5	\$ 860.00	Gary Lieberman	9/15/2015	Pending Grant Close Out
18	33-01-01-22-282-121	Shepard Street (1243)	Lansing, MI 48912	HHF - Round 6	\$ 860.00	Antoinette Crabbe	9/3/2015	Pending Grant Close Out
19	33-01-01-21-427-105	Linval Street (1418)	Lansing, MI 48910	HHF - Round 4	\$ 860.00	Frances Pasch	9/23/2015	Pending Grant Close Out
20	33-01-01-04-106-331	Fairfiled Avenue (511)	Lansing, MI 48906	HHF - Round 2	\$ 860.00	Roxanne Sellers	5/13/2015	Pending Grant Close Out
21	<b>33-10-10-21-101-027</b>	<b>Hull Road (1031)</b>	<b>Mason, MI 48854</b>	<b>LUR - 2015</b>	<b>\$ 1,000.00</b>	<b>Teresa &amp; Victor Miller</b>	<b>2/16/2016</b>	<b>Closing Date Needed</b>

Ingham County Land Bank - Side Lot Tracking - Application Closed - 2016

#	Parcel ID #	Street Address	City/State/Zip	ICLB Program	Price	Application Name	Date Sold	Application Status
1	33-01-01-08-409-431	W. Maple Street (1215)	Lansing, MI 48915	NSP-2	\$ 1,596.00	Thomas J. Blanc	2/19/2016	Sold

**Land Bank Residential Rental Units**

Type	Address	City	Zipcode	Occupant Name	# of Bedrooms	Rent
Apt	107 WORTHINGTON PLACE	Leslie	49251	VACANT	2	700.00
Apt	108 WORTHINGTON PLACE	Leslie	49251		2	700.00
Apt	113 WORTHINGTON PLACE	Leslie	49251		2	700.00
Apt	115 WORTHINGTON PLACE	Leslie	49251		2	700.00
Apt	116 WORTHINGTON PLACE	Leslie	49251		2	700.00
Apt	1705 Maisonette Dr	Lansing	48911		2	700.00
Apt	1727 Maisonette Dr	Lansing	48911		2	700.00
Apt	1734 Maisonette Dr	Lansing	48911		3	900.00
Apt	1735 Maisonette Dr	Lansing	48911		2	650.00
Apt	1746 Maisonette Dr	Lansing	48911	VACANT	3	900.00
Apt	1754 Maisonette Dr	Lansing	48911	VACANT	2	700.00
Apt	1758 Maisonette Dr	Lansing	48911		2	700.00
Apt	6107 Scotmar Dr	Lansing	48911		2	700.00
Apt	6125 Scotmar Dr	Lansing	48911		2	700.00
Apt	6131 Scotmar Dr	Lansing	48911		2	700.00
Apt	124 S. Eighth St. #1	Lansing	48912	VACANT	2	700.00
Apt	124 S. Eighth St. #2	Lansing	48912	VACANT	2	700.00

SF	1014 S Pennsylvania	Lansing	48912	VACANT	3	900.00
SF	1026 S Grand	Lansing	48910	VACANT	3	900.00
SF	1125 N Chestnut St	Lansing	48906		3	700.00
SF	1217 W Michigan Ave	Lansing	48915		3	700.00
SF	323 Astor	Lansing	48910		2	600.00
SF	3325 W Holmes Rd	Lansing	48911	VACANT	3	900.00
SF	4327 Aurelius	Lansing	48910		2	700.00
SF	533 Denver	Lansing	48910	VACANT	3	900.00
SF	725 S Hayford	Lansing	48912		2	600.00
SF	729 S Hayford	Lansing	48912		2	600.00
SF	818 N Fairview	Lansing	48912		3	800.00
SF	842 Edison Ave	Lansing	48910	VACANT	2	700.00

SF	653 S Hayford	Lansing	48912	Lansing Urban Farm Project	2	125.00
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Occupied   
 Vacant   
 Eviction In Process



Check Date	Check	Vendor Name	Amount
Bank GEN			
02/10/2016	12935	BOARD OF WATER & LIGHT	825.12
02/10/2016	12936	BOARD OF WATER & LIGHT	1,043.73
02/10/2016	12937	BOARD OF WATER & LIGHT	4,800.00
02/10/2016	12938	CONSUMERS ENERGY	1,142.02
02/10/2016	12939	CONSUMERS ENERGY	403.36
02/10/2016	12940	CONSUMERS ENERGY	1,320.70
02/10/2016	12941	CONSUMERS ENERGY	638.45
02/10/2016	12942	CITY OF LESLIE	84.74
02/10/2016	12943	FARMERS INSURANCE	307.81
02/10/2016	12944	GRANGER LANDSCAPE SUPPLY	72.00
02/10/2016	12945	GRANGER CONTAINER SERVICE	117.00
02/10/2016	12946	BB CONTRACTING	176.00
02/10/2016	12947	KWIK CAR WASH	35.96
02/10/2016	12948	MICHIGAN FAIR CONTRACTING CENTER	600.00
02/10/2016	12949	BESCO WATER TREATMENT, INC.	37.56
02/10/2016	12950	DBI BUSINESS INTERIORS	89.95
02/10/2016	12951	HASSELBRING CLARK CO	212.15
02/10/2016	12952	UNIVERSITY OF MASSACHUSETTS	198.00
02/10/2016	12953	STR.GRANTS, L.L.C.	22,488.24
02/10/2016	12954	SC SERVICES ENVIRONMENTAL	330,845.00
02/10/2016	12955	REZUBERANT DESIGN	133.00
02/10/2016	12956	JULIA NAGY	174.38
02/10/2016	12957	BS&A SOFTWARE	533.00
02/10/2016	12958	CURSOR CONTROL INC	2,860.00
02/10/2016	12959	RE/MAX REAL ESTATE PROFESSIONALS	200.00
02/10/2016	12960	ADRIANE LAU	300.00
02/10/2016	12961	KELLEY APPRAISAL COMPANY	350.00
02/10/2016	12962	MOLENAAR & ASSOCIATES, INC	350.00
02/10/2016	12963	LANSING ICE & FUEL	339.01
02/10/2016	12964	MIDWEST POWER EQUIPMENT	15.00
02/10/2016	12965	MEDLER ELECTRIC CO	1,869.74
02/10/2016	12966	BWB CLEANING	130.00
02/10/2016	12967	COMMERCIAL CLEANING	1,510.44
02/10/2016	12968	DISCOUNT CARPET WAREHOUSE	2,729.09
02/10/2016	12969	PRECISION PIPING LLC	4,050.00
02/10/2016	12970	MCKISSIC CONSTRUCTION	120.00
02/10/2016	12971	LJ TRUMBLE BUILDERS	2,260.00
02/10/2016	12972	INGHAM COUNTY TREASURER	8,969.44
02/10/2016	12973	INGHAM COUNTY TREASURER	24,742.52
02/10/2016	12974	NORTHWEST INITIATIVE	3,880.00
02/10/2016	12975	SCHUMACHER'S FOUR SEASONS	5,340.00
02/10/2016	12976	NICOLAS HOULE	12.65
02/10/2016	12977	ROXANNE CASE	171.72
02/10/2016	12978	Void	0.00
02/10/2016	12979	EDEN GLEN CONDO ASSOCIATION	6,680.00
02/10/2016	12980	FAIRFIELD PLACE CONDOMINIUM ASSOC	200.00
02/24/2016	12981	BOARD OF WATER & LIGHT	450.82
02/24/2016	12982	BOARD OF WATER & LIGHT	740.42
02/24/2016	12983	BOARD OF WATER & LIGHT	165.47
02/24/2016	12984	BOARD OF WATER & LIGHT	2,490.00
02/24/2016	12985	BOARD OF WATER & LIGHT	2,100.00
02/24/2016	12986	CONSUMERS ENERGY	593.94
02/24/2016	12987	CAPITAL ONE COMMERCIAL	68.06
02/24/2016	12988	HOME DEPOT CREDIT SERVICES	50.12
02/24/2016	12989	GRANGER CONTAINER SERVICE	739.90
02/24/2016	12990	VERIZON WIRELESS	181.39
02/24/2016	12991	COMCAST	226.34
02/24/2016	12992	AUTO-OWNERS INSURANCE	575.30
02/24/2016	12993	EDEN GLEN CONDO ASSOCIATION	6,510.00
02/24/2016	12994	FAIRFIELD PLACE CONDOMINIUM ASSOC	200.00
02/24/2016	12995	SC SERVICES ENVIRONMENTAL	54,583.00
02/24/2016	12996	BESCO WATER TREATMENT, INC.	27.55
02/24/2016	12997	DBI BUSINESS INTERIORS	129.78
02/24/2016	12998	COHL, STOKER & TOSKEY, P.C.	763.70
02/24/2016	12999	PIPER & GOLD PUBLIC RELATIONS	4,175.00
02/24/2016	13000	CITY PULSE	2,191.54
02/24/2016	13001	KUNTZSCH SOLUTIONS	625.00
02/24/2016	13002	LANSING URBAN FARM PROJECT	4,000.00
02/24/2016	13003	EAST ARBOR ARCHITECTURE	1,000.00
02/24/2016	13004	BWB CLEANING	130.00
02/24/2016	13005	SIELOFF GLASS AND SCREEN	236.42
02/24/2016	13006	CAPITOL CITY PLUMBING	195.00
02/24/2016	13007	BB CONTRACTING	740.00
02/24/2016	13008	KELLEY APPRAISAL COMPANY	350.00
02/24/2016	13009	LAWN SPRINKLERS SALES,SERVICE & DES	255.00
02/24/2016	13010	SIMON INSULATION	1,764.00
02/24/2016	13011	OVERHEAD DOOR OF LANSING	1,345.00
02/24/2016	13012	MICHIGAN PLUMBING	144.00

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Check Date	Check	Vendor Name	Amount
02/24/2016	13013	J & A DRAIN CLEANERS	125.00
02/24/2016	13014	SPARTAN FENCE INC	425.00
02/24/2016	13015	PRECISION PIPING LLC	320.70
02/24/2016	13016	MASTERWORK, L.L.C.	16,820.00
02/24/2016	13017	MASTERWORK, L.L.C.	9,470.00
02/24/2016	13018	J & J HARDWOODS, INC.	41,250.00
02/24/2016	13019	HITCHES AND MORE INC	25.00
02/24/2016	13020	INGHAM COUNTY TREASURER	7,703.09
02/24/2016	13021	DENNIS GRAHAM	824.85
02/29/2016	13022	MARIA MASTEJ	300.00

GEN TOTALS:

Total of 88 Checks:	598,368.17
Less 1 Void Checks:	0.00
Total of 87 Disbursements:	598,368.17