

PUBLIC NOTICE

Chair
ERIC SCHERTZING
Vice-Chair
KARA HOPE

Appointed Members
SARAH ANTHONY, Secretary
DEB NOLAN, Treasurer
BRIAN MCGRAIN

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 6, 2017 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 6, 2017

Additions to the Agenda

Limited Public Comment – 3 minutes per person

1. Community Projects Update
2. Resolution to Approve the Sale of 2221 E Kalamazoo & Adjacent Lots to Forsberg General Bld LLC/Dymaxion or Assigned
3. Resolution to Approve the Sale of 1215 E Oakland, Lansing to Ahptic Productions, LLC
4. Resolution to Approve Agreement for Payment of Debt Service on Redevelopment Bonds, Series 2010
5. Support Letter for Proposed Urban Ag Ordinance – City of Lansing
6. February 2017 Communications Report
7. 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
8. Accounts Payable & Monthly Statement
 - a. Accounts Payable Approval – February 2017
 - b. Monthly Statement – December 31, 2016 (Unaudited)
9. Chairman & Executive Director Comments

Announcements

Public Comment – 3 minutes per person

Adjournment

PLEASE TURN OFF CELL PHONES AND OTHER ELECTRONIC
DEVICES OR SET TO MUTE OR VIBRATE TO AVOID
DISRUPTION DURING THE SESSION

**INGHAM COUNTY LAND BANK
FAST TRACK AUTHORITY**

Annual Meeting

February 6, 2017
Minutes

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

Members Absent: Comm. Nolan

Others Present: Dawn Van Halst, Tim Perrone, Joseph Bonsall, Robert Pena

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

Approval of the November 7, 2016, November 17, 2016 and January 10, 2017 Minutes

MOVED BY COMM. McGRAIN, SUPPORTED BY COMM. HOPE, TO APPROVE THE NOVEMBER 7, 2016, NOVEMBER 17, 2016 AND JANUARY 10, 2017 MINUTES. MOTION CARRIED UNANIMOUSLY. Absent: Comm. Nolan

Additions to the Agenda: None

- 4b. Resolution to approve the sale of 122 W Grand River Avenue, Williamston to Scott Lucas on land contract.
- 4c. Chairperson's update on 1501 E Kalamazoo St, Lansing

Limited Public Comment: None

1. Community Projects Update:

Interim Executive Director Van Halst updated the board on Albert Roper's interest in purchasing a Land Bank lot on Ingham St, Lansing. Based on the property's size and location, staff has designated it for possible future development. Disposition as a side lot does not represent the property's highest and best use. Interim Executive Director Van Halst stated she personally visited the site and found it being maintained appropriately. She has left messages for Mr. Roper about this issue and he has failed to return her calls.

2. Election of Officers – Motion

MOVED BY COMM. McGRAIN, SUPPORTED BY COMM. ANTHONY, TO ELECT COMM. HOPE AS VICE-CHAIRPERSON, COMM. ANTHONY AS SECRETARY, AND COMM. NOLAN AS TREASURER. MOTION CARRIED UNANIMOUSLY. Absent: Comm. Nolan

3. Resolution to amend the Employee Paid Time Off/Leave Policy

MOVED BY COMM. HOPE, SUPPORTED BY COMM. McGRAIN, TO ADOPT THE RESOLUTION TO AMEND THE EMPLOYEE PAID TIME OFF/LEAVE POLICY.

Interim Executive Director Van Halst provided an overview of the proposed changes to the Paid Time Off/Leave Policy. Comm. Anthony asked if the language regarding same-sex domestic partners was still necessary given the Supreme Court's recognition of same-sex marriage. Comm. McGrain replied that his preference would be to leave the language in place. Comm. Hope expressed her support for allowing employees to carry over sick and vacation time year-to-year.

MOTION CARRIED UNANIMOUSLY. Absent: Comm. Nolan

4a. Resolution to approve the sale of 417 S Detroit St, Lansing to Joshua Clayton/H&H Mobil

MOVED BY COMM. McGRAIN, SUPPORTED BY COMM. HOPE, TO ADOPT THE RESOLUTION APPROVING THE SALE OF 417 S DETROIT, LANSING TO JOSHUA CLAYTON / H&H MOBILE.

Chairperson Schertzing provided an overview of the information in the packet. Comm. McGrain stated he felt the price might be low. Chairperson Schertzing responded that the Treasurer had recently sold another nearby parcel for the same price. Additionally, the parcel is located deep within the 100-year flood plain. Interim Executive Director Van Halst stated pricing for parcels like this can be difficult. Appraisals for vacant commercial lots cost around \$1,000, which doesn't make economic sense when the value is expected to be less than \$10,000.

MOTION CARRIED UNANIMOUSLY. Absent: Comm. Nolan

4b. Resolution to approve the sale of 122 W Grand River, Williamston to Scott Lucas

MOVED BY COMM. HOPE, SUPPORTED BY COMM. ANTHONY, TO ADOPT THE RESOLUTION APPROVING THE SALE OF 122 W GRAND RIVER, WILLIAMSTON TO SCOTT LUCAS.

Interim Executive Director Van Halst provided an overview of the late resolution and supplemental materials. She stated the offer had been received earlier today.

MOTION CARRIED UNANIMOUSLY. Absent: Comm. Nolan

4c. Update on 1501 E Kalamazoo St, Lansing

Chairperson Schertzing stated he has been in discussions with an investor interested in purchasing 1501 E Kalamazoo, Lansing subject to the owner-occupancy covenant. Hopefully, they will submit an offer in March.

5. Discussion – Executive Director Position

Chairperson Schertzing provided an overview of the information included in the packet. After discussion, the board decided to pass on the proposed consulting agreement with CJ Buck Consulting. After discussion, it was decided that Chairperson Schertzing would have the position re-posted and consult with Ingham County Human Resources to have the position scored and graded as if it were a County position. Interim Executive Director Van Halst will explore utilizing a professional recruiter to help with the search.

6. January 2017 Communications Report

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

7. Property maintenance, renovation & development

7a. Residential, Garden, and Commercial Property update – dashboard

Chairperson Schertzing stated the dashboard was included in the packet.

7b. Completed and Pending Sales

Chairperson Schertzing stated the sales report was included in the meeting packet. Interim Executive Director Van Halst stated we had closed on the sale of 1705 S Genesee last week and that 1517 Redwood is scheduled to close tomorrow.

7c. Land Bank Residential Rental Properties List

Chairperson Schertzing stated the rental property status list was included in the meeting packet. Interim Executive Director Van Halst stated staff is working on a rental open house to be held in March.

7d. General Legal Update – Counsel

Time Perrone stated there were no legal issues to report.

8. Accounts Payable & Monthly Statement

8a. Accounts Payable Approval – November 2016, December 2016, and January 2017

MOVED BY COMM. McGRAIN, SUPPORTED BY COMM. HOPE, TO APPROVE THE ACCOUNTS PAYABLE FOR NOVEMBER 2016, DECEMBER 2016, AND JANUARY 2017. MOTION CARRIED UNANIMOUSLY. Absent: Comm. Nolan

8b. Monthly Statement – October 31, 2016 and November 30, 2016

The October 31, 2016 and November 30, 2016 monthly financial statements were received and placed on file.

9. Chairman & Executive Director Comments:

Interim Executive Director Van Halst stated there are currently three parties interested in the former Deluxe Inn site. She stated one of the parties was a gas station/ convenience shop and she wanted to gauge the board's interest in that type of project. The board indicated their preference would be to see something other than a gas station on that particular site. Interim Executive Director Van Halst also stated that TWG had received a tax credit award for phase one of their plan on the former Michigan School for the Blind site. This phase includes our three lots on the corner of Pine and Willow.

Announcements: None

Limited Public Comment:

Robert Pena addressed the board about the availability of residential structures for redevelopment by private parties. Chairperson Schertzing stated that we have a program for those types of projects and any interested party can contact staff for a list of available redevelopment ready properties.

The meeting adjourned at 6:00 p.m.

Respectfully submitted,
Joseph G Bonsall

INGHAM COUNTY LAND BANK AUTHORITY

RESOLUTION TO AUTHORIZE THE CHAIRMAN AND EXECUTIVE DIRECTOR TO NEGOTIATE AN OFFER TO PURCHASE AGREEMENT WITH FORSBERG GENERAL BLD LLC/DYMAXION OR ASSIGNED FOR THE PROPERTIES LOCATED AT 2221 E KALAMAZOO STREET (33-01-01-14-309-111), 324 S HAYFORD STREET (33-01-01-14-309-121), 400 S HAYFORD STREET (33-0101-14-354-181), AND VACANT LAND E KALAMAZOO STREET(33-01-01-14-309-101), LANSING, MICHIGAN FOR A SUM TOTAL OF NOT LESS THAN \$12,500.00

RESOLUTION #17-0

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 the four properties making up the proposed redevelopment sites; and

WHEREAS, these sites present a significant market rate redevelopment opportunity on the Eastside of Lansing, Michigan; and

WHEREAS, the intended redevelopment includes a 3 story mixed-use building with first floor retail space with the intent to focus on local foods; 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; and

THEREFORE BE IT RESOLVED, that the Authority authorizes the Land Bank Chairman and Executive Director to negotiate an offer to purchase agreement with Forsberg General Bld LLC/Dymanxion or Assigned for the properties located at 2221 E Kalamazoo Street, 324 S Hayford Street, 400 S Hayford Street, and Vacant Land E Kalamazoo Street, Lansing, Michigan for the sum of not less than \$12,500.00

AYE:

NAY:

ABSENT:



March 6, 2017

To: Ingham County Land Bank Board Members

From: Dawn Van Halst, Interim Executive Director

Subject: Request to purchase 2221 E Kalamazoo (former Paro Building), 324 S Hayford, 400 S Hayford, and vacant lot E Kalamazoo, Lansing by Forsberg/Dymaxion

Brent Forsberg of Forsberg General Bld LLC and Jeff Deehan of Dymaxion, have approached the Land Bank about purchasing four properties on the Eastside of Lansing. They have submitted an offer to purchase for \$12,500.

The offer consists of purchasing the properties located at 2221 E Kalamazoo (former Paro Building), 324 S Hayford, 400 S Hayford, and vacant lot E Kalamazoo adjacent to 2221. Two houses were demolished (324 & 400 S Hayford) utilizing Hardest Hit Funds and any sale proceeds over \$500 will need to be returned to Michigan Homeowner Association Non Profit Corporation (MHA). The former Paro Building was demolished by the Treasurer. Forsberg and Deehan are proposing a 3-story mixed-use development on this site. Example renderings are included in your agenda packet as well as a more detailed description and letter of support from Allen Neighborhood Center and LEAP.

The Land Bank received all parcels through tax foreclosure from 2012 to 2014. The Land Bank currently has \$10,575 into these parcels. All parcels will be subject to 5/50 specific tax capture.

Staff Recommendation: Staff recommends approval of the sale of the above referenced parcels to Forsberg/Dymaxion for not less than \$12,500.

Kalamazoo Street Revitalization through redevelopment of vacant lots

Our plans include a mixed use building at 2221 Kalamazoo Street where the former Paro Building was located, the 3 lots as well as 400 S Hayford Street

Our concept is for a 3 story building comprising of 1" floor retail space that would include a bakery, tea/coffee shop and a bodega that would focus on local foods. We have already begun preliminary talks with a local baker that has out grown the incubation capabilities of the Allen Street Market Commercial Kitchen. Our hope is to work closely with Allen Street Neighborhood Center and provide services and amenities that complement their activities and help make this corridor more vibrant and walkable.

The upper 2 levels of this building will be residential.

We also working with Allen Neighborhood Center to develop a system where we market locally produced goods and foods within the bodega to help support current community initiatives.

Initial dialogue with neighbor's and community stakeholders have been positive and we have already received support as well as referrals from within the local community for tenants and services.

Vision Board 2221 Kalamazoo St.

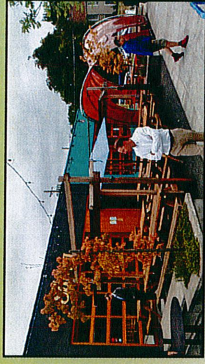
Current Use



Neighborhood Scaled Commercial



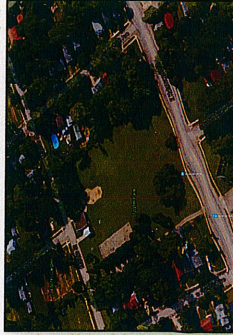
Encouraging Connections



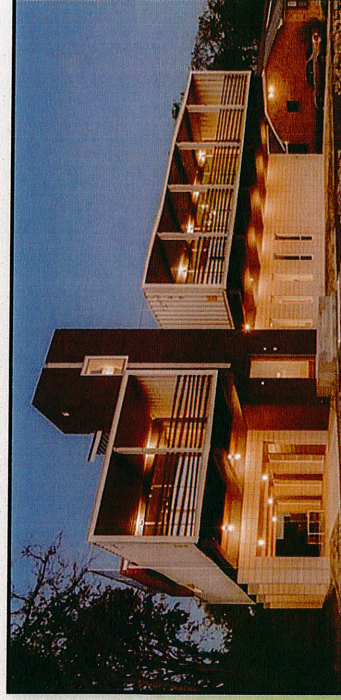
Neighborhood Scaled



Community Involvement



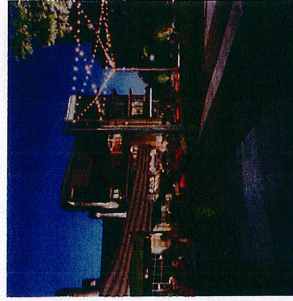
“Midblock La Brisa”



Vibrant, Wholistic Communities that inspire growth & encourage belonging.



2221 E Kalamazoo Street



Site Information

Size

Lot Size (acres) 0.192

Lot Size (sqft) 8,382

Dimensions:

North: 127'

East: 66'

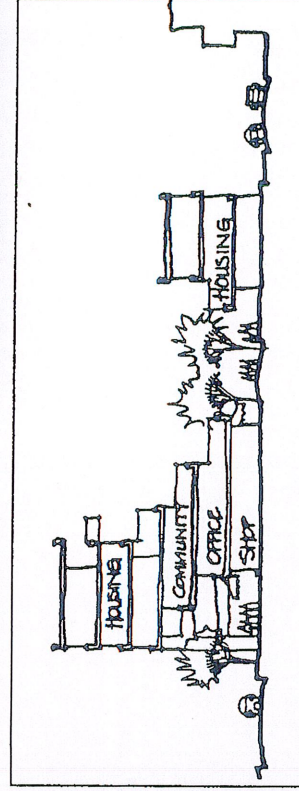
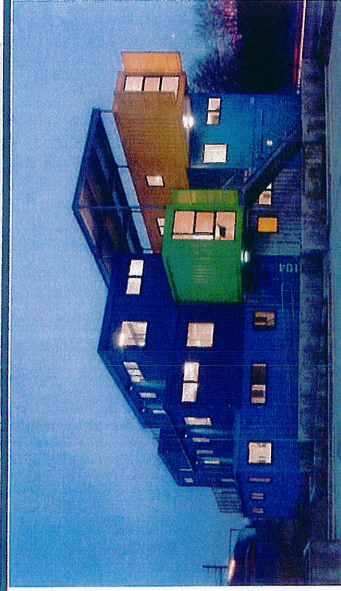
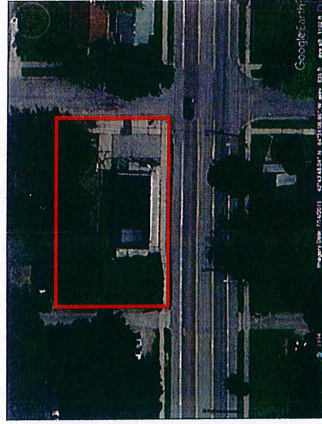
South: 127'

West: 66'

Access:

Frontage Access: 127'

Street Frontage: Kalamazoo St.



DYMAXION
DEVELOPMENT



FORSBERG
REAL ESTATE COMPANY



October 31, 2016

Ingham County Land Bank Board
Attn: Dawn VanHalst
3024 Turner Street
Lansing, MI 48906

Dear Ingham County Land Bank Board,

I am writing in support of Dymaxion and T.A. Forsberg, Inc.'s proposal for 2221 East Kalamazoo Street in Lansing. At Allen Neighborhood Center (ANC), a 17 year old hub for placemaking initiatives in Lansing's northeast quadrant, we know the importance of providing quality housing and commercial assets that add benefits to the community.

After meeting with Jeff and Brent, we believe that their plan provides a true benefit to the East Kalamazoo corridor. Their proposal is aligned with the Design Lansing Master Plan and provides a gathering area for neighbors and people who live or travel along East Kalamazoo. Having light commercial and residential in this block will help the continuing stabilization of the corridor as a walkable, neighborhood scaled streetscape. New rental housing facing the street helps improve the perception of the corridor, and weaves a tighter community fabric with more people living here instead of passing through on their commute.

Jeff and Brent have committed to being engaged with the Eastside community as they design this project; and we look forward to working with them on creating a neighborhood-engaged process for this great corridor. We have learned over many years that development done with community involvement stands a greater chance of success as well as more long term stability.

With all of the assets of East Kalamazoo St., such as great parks, bike lanes, community gardens, ANC's Allen Farmers Market, and Neogen to name a few, we feel projects like this are the right scale for our growth. We hope after your review that you feel this project is worth supporting and agree to the sale of this property to Dymaxion and T.A. Forsberg, Inc.

Sincerely,

A handwritten signature in black ink that reads "Joan Nelson".

Joan Nelson, Executive Director

"Much more than a physical space; community is an experience". Ron David



1000 S Washington Avenue, Suite #201
Lansing, Michigan 48910-1682
P: (517) 702-3387 | F: (517) 702-3390
purelansing.com

November 1, 2016

Sent Via: Email

Ms. Dawn VanHalst, Interim-Executive Director & Program Director
Ingham County Land Bank
3024 Turner Street
Lansing, MI 48906

Re: Letter of Support – T.A. Forsberg, Inc.’s Proposal for 2221 Kalamazoo Street, Lansing, MI

Dear Ms. Dawn VanHalst:

The Lansing Economic Area Partnership’s (LEAP) mission is to create an equitable and inclusive environment that supports and promotes a prosperous and vibrant region where businesses can thrive, prosper, succeed and grow. Please accept this Letter of Support for Dymaxion and T.A. Forsberg, Inc.’s proposal for 2221 Kalamazoo Street in Lansing. This project provides a great example of what LEAP’s overall mission is in promoting an equitable, diverse and welcoming region for all.

Jeff Deehan and Brent Forsberg’s proposal will help the continuing stabilization of this corridor as a true neighborhood scaled streetscape. Using walkable elements of wide sidewalks, seating in front of the building, residential and commercial pushed to the front of the lot, and neighborhood engagement activities, will be a great asset to all of the neighbors and those visiting the area.

Jeff and Brent are also committed to engaging the community around their projects which has been demonstrated in other areas of the Lansing region where they have built. They are committed to working with the communities they serve to help design a project that will become a piece of the fabric of the Eastside neighborhoods.

One of the best business attraction and retention tools available is having a diverse and talented workforce. Millennials in particular want an attractive and engaging community they can be a part of. This proposal will help keep our younger workforce engaged, including helping our local businesses to keep growing and thriving. This is why LEAP is excited to support projects like this in our region. Thank you for your consideration.

Warmest regards

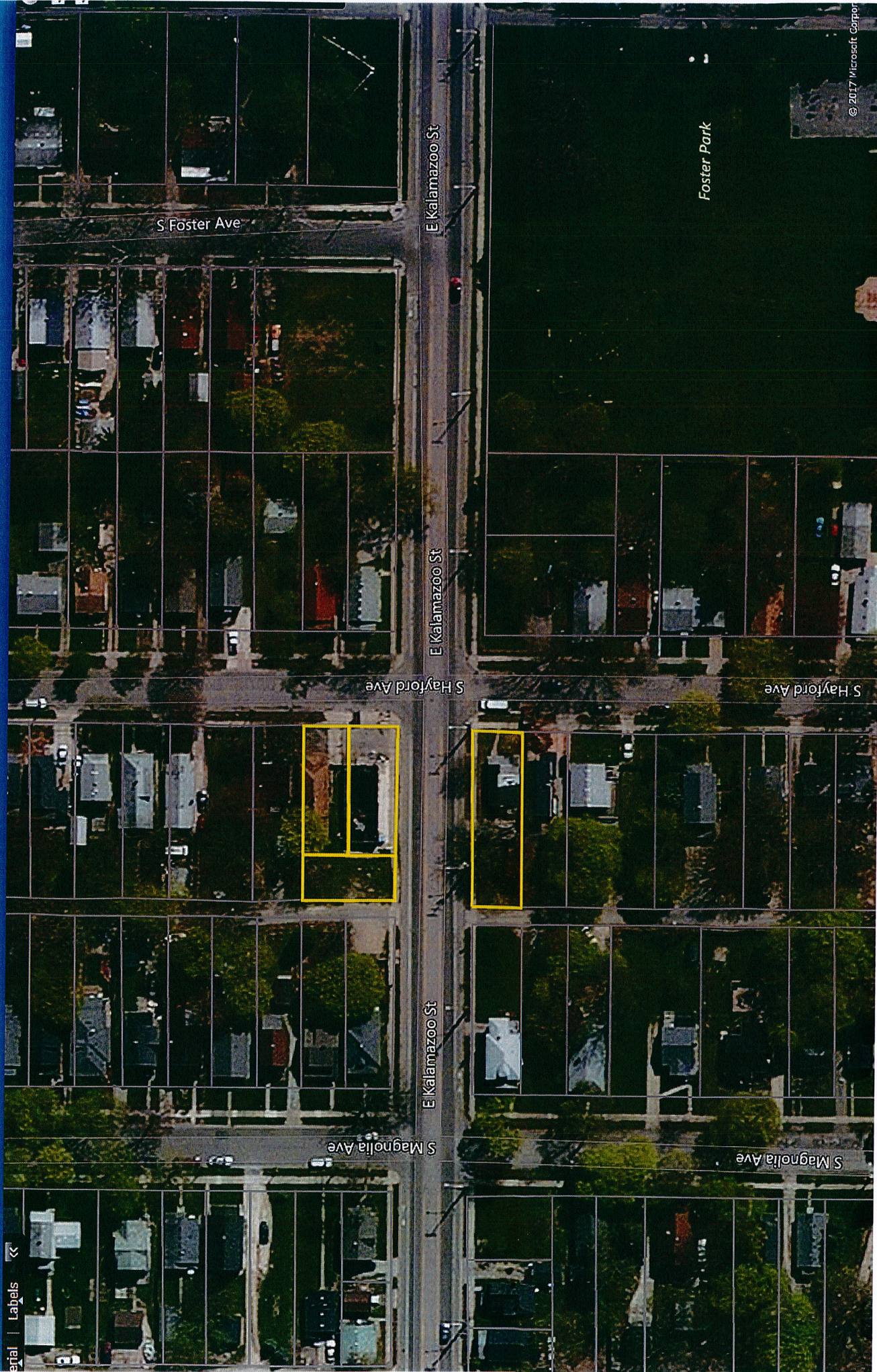
A handwritten signature in blue ink, appearing to read "Bob", is written over the typed name.

Robert L. Trezise, Jr.
President & CEO

RLT/trp
11/1/16

Ingham County Equalization/Tax Mapping

erial | Labels



INGHAM COUNTY LAND BANK AUTHORITY

RESOLUTION TO APPROVE THE SALE OF 1215 E OAKLAND AVE, LANSING (33-01-01-10-331-192) TO AHPTIC PRODUCTIONS, ADJACENT PROPERTY OWNER

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 1215 E Oakland Ave, Lansing, MI on December 31, 2012 through tax foreclosure; and

WHEREAS, the adjacent property owner, Ahptic Productions, LLC, has expressed interest in purchasing the property for commercial purposes; and

WHEREAS, the proposed sale price is \$4,161.00 and closing costs; 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 the property with a parcel number of 33-01-01-10-331-192 (1215 E Oakland Ave, Lansing) to Ahptic Productions, LLC for \$4,161.00 and closing costs.

AYE:

NAY:

ABSENT:



March 6, 2017

To: Ingham County Land Bank Board Members

From: Dawn Van Halst, Interim Executive Director

Subject: Request to purchase 1215 E Oakland Avenue, Lansing, MI by Matt Martyn of Ahptic Productions, LLC

Matt Martyn, Owner of Ahptic Productions, LLC intends to purchase the vacant property located at 1215 E Oakland Avenue, Lansing. He would like to expand the current footprint of his production company. The property is currently a vacant lot zoned residential but the buyer intends to apply for a zoning variance with the City of Lansing.

The property at 1215 E Oakland Avenue, Lansing, was foreclosed on for property taxes in 2012 and has been in the Land Bank inventory since January 2013. The former structure on the property was demolished using Hardest Hit Funds and any sale proceeds over \$500 will need to be returned to Michigan Homeowner Assistance Non Profit Corporation (MHA). The Land Bank currently has \$652 into the property in maintenance costs. The Land Bank will receive specific tax capture of approximately \$75 per year for 5 years (Total ~ \$375).

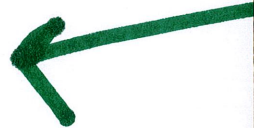
Staff Recommendation: Staff recommends approval of the sale of 1215 E Oakland Avenue, Lansing to Matt Martyn, Owner of Ahptic Productions, LLC for not less than \$4,161.



ICLB



buyer



At a regular meeting of the Board of Directors of the Ingham County Land Bank Fast Track Authority (the "Board"), held on the ____ day of _____, 2017.

PRESENT: _____

ABSENT: _____

The following resolution was offered by _____ and seconded by _____:

WHEREAS, the County of Ingham (the "County") has previously established the Ingham County Brownfield Redevelopment Authority (the "Authority") pursuant to Act 381, Public Acts of Michigan, 1996, as amended ("Act 381"), to promote the revitalization, redevelopment and reuse of certain "brownfield" properties, including but not limited to tax-reverted, blighted or functionally obsolete properties, and with all the powers and duties of a brownfield redevelopment authority as set forth in Act 381; and

WHEREAS, pursuant to Act 381, the Board of Commissioners of the County, by Resolution #08-291 adopted on October 28, 2008, approved the Ingham County Brownfield Redevelopment Authority Brownfield Plan for the Redevelopment of Ingham County Land Bank Fast Track Authority Parcels dated July 18, 2008 (the "Plan"), which Plan was submitted by the Authority, sets forth the redevelopment of certain eligible real and personal properties described in the Plan through building demolition and/or renovation, site preparation activities, infrastructure improvement, lead-based paint and asbestos abatement, environmental investigation remediation, and eligible Ingham County Land Bank Fast Track Authority (the "Land Bank") activities (the "Project"), and provides for the collection of tax increment revenues

on certain eligible properties (the "Tax Increment Revenues") by the Authority to pay costs of the Project and/or bonds of the Authority issued for such purpose; and

WHEREAS, on February 9, 2011, the Authority issued its Redevelopment Bonds, Series 2010 (the "Bonds") in accordance with the provisions of Act 381 and the Plan to finance part of the costs of the Project, which Bonds are payable in the first instance from the Tax Increment Revenues collected by the Authority pursuant to the Plan; and

WHEREAS, as additional security for the Bonds, by Resolution #10-338 adopted by the Board of Commissioners on October 26, 2010, the County pledged its full faith and credit for payment of the principal of and interest on the Bonds as the same shall become due in the event that the Tax Increment Revenues are insufficient for such purpose; and

WHEREAS, the Tax Increment Revenues collected by the Authority to the date hereof have been less than estimated and may continue to be less than estimated in the future; and

WHEREAS, in order to ensure timely payment of the principal of and interest on the Bonds and to avoid a call on the County's full faith and credit pledge for payment of such principal and interest, the Land Bank and the Authority desire to provide for the advance by the Land Bank of certain funds to pay principal of and interest on the Bonds from time to time and for the reimbursement of such funds to the Land Bank by the Authority from surplus funds under the Plan; and

WHEREAS, section 16 of the resolution authorizing the issuance of the Bonds adopted by the Board of the Authority on October 8, 2010 (the "Bond Resolution"), provides that any amounts remaining in or received by the Revenue Fund (as defined in the Bond Resolution) in each calendar year after provision has been made for the payment of the principal of and interest

on the Bonds in such calendar year (the "Surplus Funds") shall be used for any lawful purposes pursuant to Act 381 and the Plan; and

WHEREAS, a proposed Agreement for Payment of Debt Service on Redevelopment Bonds, Series 2010, between the Authority and the Land Bank (the "Agreement") has been prepared and presented to this Board.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE INGHAM COUNTY LAND BANK FAST TRACK AUTHORITY, as follows:

1. The aforesaid Agreement is hereby approved and the Chairperson and Secretary of the Board are directed to execute the Agreement on behalf of the Land Bank and to deliver the same to the Authority.

2. The Chairperson and Secretary of the Board shall execute and deliver as many copies of the Agreement as they shall, in their discretion, deem necessary or desirable.

3. All resolutions and parts of resolutions, insofar as they may be in conflict herewith, are hereby rescinded.

YEAS: _____

NAYS: _____

ABSENT: _____

RESOLUTION DECLARED ADOPTED.

STATE OF MICHIGAN)
)ss
COUNTY OF INGHAM)

I hereby certify that the foregoing is a true and complete copy of a resolution duly adopted by the Board of Directors of the Ingham County Land Bank Fast Track Authority at a regular meeting held on the ___ day of _____, 2017, and that the resolution has been recorded in the minutes of the Board of Directors. I further certify that notice of said meeting was given in accordance with the provisions of the open meetings act.

Secretary
Ingham County Land Bank Fast Track Authority

**AGREEMENT FOR PAYMENT OF DEBT
SERVICE ON REDEVELOPMENT BONDS, SERIES 2010**

THIS AGREEMENT FOR PAYMENT OF DEBT SERVICE ON REDEVELOPMENT BONDS, SERIES 2010 (this "Agreement"), dated as of March ___, 2017, is between the INGHAM COUNTY BROWNFIELD REDEVELOPMENT AUTHORITY (the "Authority"), a public body corporate established under Act No. 381, Public Acts of Michigan, 1996, as amended ("Act 381"), and the INGHAM COUNTY LAND BANK FAST TRACK AUTHORITY (the "Land Bank"), a public body corporate established under Act No. 258, Public Acts of Michigan, 2003, as amended;

W I T N E S S E T H:

WHEREAS, the County of Ingham (the "County") has previously established the Authority pursuant to Act 381 to promote the revitalization, redevelopment and reuse of certain "brownfield" properties, including but not limited to tax-reverted, blighted or functionally obsolete properties, and with all the powers and duties of a brownfield redevelopment authority as set forth in Act 381; and

WHEREAS, pursuant to Act 381, the Board of Commissioners of the County, by Resolution #08-291 adopted on October 28, 2008, approved the Ingham County Brownfield Redevelopment Authority Brownfield Plan for the Redevelopment of Ingham County Land Bank Fast Track Authority Parcels dated July 18, 2008 (the "Plan"), which Plan was submitted by the Authority, sets forth the redevelopment of certain eligible real and personal properties described in the Plan through building demolition and/or renovation, site preparation activities, infrastructure improvement, lead-based paint and asbestos abatement, environmental investigation remediation, and eligible Land Bank activities (the "Project"), and provides for the collection of tax increment revenues on certain eligible properties (the "Tax Increment Revenues") by the Authority to pay costs of the Project and/or bonds of the Authority issued for such purpose; and

WHEREAS, on February 9, 2011, the Authority issued its Redevelopment Bonds, Series 2010 (the "Bonds") in accordance with the provisions of Act 381 and the Plan to finance part of the costs of the Project, which Bonds are payable in the first instance from the Tax Increment Revenues collected by the Authority pursuant to the Plan; and

WHEREAS, as additional security for the Bonds, by Resolution #10-338 adopted by the Board of Commissioners on October 26, 2010, the County pledged its full faith and credit for payment of the principal of and interest on the Bonds as the same shall become due in the event that the Tax Increment Revenues are insufficient for such purpose; and

WHEREAS, the Tax Increment Revenues collected by the Authority to the date hereof have been less than estimated and may continue to be less than estimated in the future; and

WHEREAS, in order to ensure timely payment of the principal of and interest on the Bonds and to avoid a call on the County's full faith and credit pledge for payment of such principal and interest, the parties hereto desire to provide for the advance by the Land Bank of certain funds to pay principal of and interest on the Bonds from time to time and for the reimbursement of such funds to the Land Bank by the Authority from surplus funds under the Plan; and

WHEREAS, section 16 of the resolution authorizing the issuance of the Bonds adopted by the Board of the Authority on October 8, 2010 (the "Bond Resolution"), provides that any amounts remaining in or received by the Revenue Fund (as defined in the Bond Resolution) in each calendar year after provision has been made for the payment of the principal of and interest on the Bonds in such calendar year (the "Surplus Funds") shall be used for any lawful purposes pursuant to Act 381 and the Plan.

NOW, THEREFORE, the parties hereto agree as follows:

1. Payment of Debt Service on the Bonds; Use of Land Bank Revenues. The Land Bank agrees to expend its available funds from time to time in its sole discretion to pay the principal of and interest on the Bonds when due. This Agreement does not create an obligation on the Land Bank to use any of its funds to pay debt service on the Bonds. The Authority shall notify the Land Bank of any expected deficiency in Tax Increment Revenues for payment of debt service on the Bonds at least 90 days prior to a debt service payment date.

2. Reimbursement of Land Bank Payments. To the extent that the Land Bank expends any of its funds for the payment of debt service on the Bonds, the Authority agrees to reimburse such amounts to the Land Bank from Surplus Funds as soon as practicable. The parties hereto agree that the mechanism set forth in this Agreement for the discretionary payment of debt service on the Bonds by the Land Bank and the subsequent reimbursement of such payments to the Land Bank by the Authority from Surplus Funds is in the best interests of the Land Bank, the Authority and the County.

3. Governing Law. This Agreement shall be construed in accordance with the laws of the State of Michigan.

4. Successors and Assigns. This Agreement shall be binding upon and shall inure to the benefit of the Authority and the Land Bank, and their respective successors and assigns. Neither party shall assign its rights and responsibilities under this Agreement without the consent of the other party.

5. Counterparts. This Agreement may be executed in one or more counterparts, which together shall constitute one and the same Agreement.

IN WITNESS WHEREOF, the Authority and the Land Bank have executed this Agreement effective as of the date and year first above written.

INGHAM COUNTY BROWNFIELD
REDEVELOPMENT AUTHORITY

By: _____

Its: Chairperson

And: _____

Its: Secretary

INGHAM COUNTY LAND BANK FAST TRACK
AUTHORITY

By: _____

Its: Chairperson

And: _____

Its: Secretary

Mid-Michigan Food Systems Workgroup
c/o Peggy Vaughn-Payne, Director NWI'
510 West Allegan Street, 2nd Floor
Lansing, Michigan 48933
March__, 2017

Judy Brown-Clark
Lansing City Council
124 West Michigan Avenue, 10th Floor
Lansing, Michigan 48933

Dear Council Member Brown-Clark

The Steering Committee of the Food Systems Workgroup is sending this note to you as Chair of the Council's Development and Planning Committee.

We are excited to hear you will have the Urban Ag Ordinance on your committee agenda in March. This is great timing since the growing season is upon us, and our members and stakeholders want to start the year in compliance with any policies that may be adopted.

We are proud to live in a community where government and residents work together and with our nearby small farmers to create a strong local economy and local food system. Many of us had some role in helping to develop the ordinance. We are pleased to have the support of the Lansing Planning Board and look forward to working with the Committee on a final version for adoption.

Please let us know the date and time of the meeting when this will be addressed. We will be pleased to attend and to answer any questions you and Committee Members may have.

Sincerely,

INGHAM COUNTY LAND BANK
ACTIVITY REPORT
February 28, 2017

Property Inventory	Inventory as of 12/31/2016	Acquired as of 2/28/2017	Rental or Garden as of 2/28/2017	Demolished as of 2/28/2017	Sold as of 2/28/2017	Current Inventory as of 2/28/2017
Structures	115	0	0	(43)	6	66
Rentals	25	0	0	0	0	25
Gardens	155	0	0	0	0	155
Vacant Land	836	0	0	43	7	872
Commercial Rental	2	0	0	0	0	2
Commercial Vacant	22	0	0	1	0	23
Commercial	7	0	0	(1)	0	6
TOTAL(S)	1,162	0	0	0	13	1,149

Land Contracts (L/C)	Current L/C as of 2/28/2017
L/C Residential	20
L/C Commercial	1
L/C Total	21

Approved Line of Credit as of 2/28/2017	
Total Line of Credit	\$ 5,000,000.00
Obligated	\$ 4,300,000.00
Available Balance	\$ 700,000.00

For Sale (by Program)	Pending Sales as of 2/28/2017	Sold as of 2/28/2017	Current For Sale as of 2/28/2017
NSP2	1	0	0
HOME	1	2	1
CDBG	0	0	1
LB As-Is	1	2	0
LB	1	2	2
Eden Glen	1	0	12
TOTAL(S)	5	6	16

Ingham County Land Bank - For Sale

Parcel #	Address	AMI	Grant	Agent	Listing Exp.	Price	Offer	Notes
33-01-01-10-327-021	1142 Camp Street	120%	NSP-2	Maggie G.	7/25/2016	\$45,000	\$45,000	OFFER
33-01-01-20-411-001	1601 Park Avenue	80%	HOME	Maggie G.	11/17/2016	\$95,000	\$95,000	OFFER
33-01-05-05-376-111	5844 Valencia Blvd.	80%	HOME	ICLB		\$80,000		
33-01-01-08-482-061	734 Princeton Avenue	80%	CDBG	Nancy B		\$98,000*		90% Complete
33-01-01-31-405-381	2811 Leyburn Ct	n/a	LB	Adriane L.		\$69,900	\$75,000	OFFER
33-01-01-08-454-091	818 Holten Street	n/a	LB	Maggie G.		\$52,500		
33-20-01-13-109-114	611 Glenmoor #2	n/a	LB	Nancy B		\$69,900		75% Complete
Eden Glen Condominiums								
33-01-05-10-227-020	6139 Scotmar Drive	n/a	LB	ICLB		\$45,000		
33-01-05-10-227-076	1703 Maisonette Drive	80%	CDBG	ICLB		\$45,000		
33-01-05-10-227-068	1723 Maisonette Drive	80%	CDBG	ICLB		\$45,000		
33-01-05-10-227-061	1733 Maisonette Drive	80%	CDBG	Adriane L.	12/20/2016	\$45,000		
33-01-05-10-227-064	1739 Maisonette Drive	80%	CDBG	ICLB		\$45,000		
33-01-05-10-227-078	1707 Maisonette Drive	80%	CDBG	ICLB		\$45,000		
33-01-05-10-227-069	1725 Maisonette Drive	80%	CDBG	Adriane L.	12/20/2016	\$45,000		
33-01-05-10-227-063	1737 Maisonette Drive	80%	CDBG	ICLB		\$45,000		
33-01-05-10-227-002	6103 Scotmar Drive	80%	CDBG	ICLB		\$45,000		
33-01-05-10-227-022	6143 Scotmar Drive	80%	CDBG	ICLB		\$45,000		
33-01-05-10-227-007	6113 Scotmar Drive	80%	CDBG	Maggie G.	12/20/2016	\$45,000		
33-01-05-10-227-009	6117 Scotmar Drive (3 Bdm)	80%	CDBG	Maggie G.	12/20/2016	\$49,500	\$49,500	OFFER
33-01-05-10-227-017	6133 Scotmar Drive	80%	CDBG	ICLB		\$45,000		
As Is - Unrenovated								
33-01-01-15-426-121	Lathrop Street (207)	n/a	Lot	ICLB				CAHP
33-01-01-15-432-101	Shepard Street (229)	n/a	Lot	ICLB		\$500	\$500	CAHP - HHF Lot - OFFER
33-01-01-22-130-051	1023 S. Pennsylvania Avenue	n/a	As-Is	ICLB		\$15,500*		OFFER - Waiting for Paperwork
Commercial								
33-01-01-09-255-(125,101,111)	Center & Beaver	n/a	Comm.	ICLB		\$7,500	-----	Option Agreement
33-01-01-09-279-002 (171)	Center & Liberty	n/a	Comm.	ICLB		\$7,500	-----	Option Agreement
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		Current Opt.	Agreement	Deluxe Inn
	122 E Grand River, Williamst	n/a	Comm.	ICLB		\$75,000	\$70,000	OFFER
	2221 E Kalamazoo	n/a	Comm.	ICLB			\$12,500	OFFER

Asterisk (*) indicates Broker Price Opinion or Pre-Rhab Appraisal

Land Bank Rental Units

As of: 2/28/2017

Type	Address	Account #	City	Zipcode	Occupant Name	# of Bedrooms	Rent
Apt	6107 Scotmar Dr	MLP004	Lansing	48911	Occupied	2	700.00
Apt	6125 Scotmar Dr	MLP013	Lansing	48911	Occupied	2	700.00
Apt	6131 Scotmar Dr	MLP016	Lansing	48911	Occupied	2	700.00
Apt	1734 Maisonette Dr	MLP039	Lansing	48911	Occupied	3	900.00
Apt	1746 Maisonette Dr	MLP045	Lansing	48911	Occupied	3	900.00
Apt	1754 Maisonette Dr	MLP049	Lansing	48911	Occupied	2	700.00
Apt	1758 Maisonette Dr	MLP051	Lansing	48911	Occupied	2	700.00
Apt	1735 Maisonette Dr	MLP062	Lansing	48911	Occupied	2	650.00
Apt	1727 Maisonette Dr	MLP070	Lansing	48911	Occupied	2	700.00
Apt	1705 Maisonette Dr	MLP077	Lansing	48911	Occupied	2	700.00

SF	4327 Aurelius	006044	Lansing	48910	Occupied	2	700.00
SF	323 Astor	007037	Lansing	48910	Occupied	2	600.00
SF	3325 W Holmes Rd	007073	Lansing	48911	Occupied	3	900.00
SF	818 N Fairview	008012	Lansing	48912	Occupied	3	800.00
SF	1125 N Chestnut St	008022	Lansing	48906	Occupied	3	700.00
SF	725 S Hayford	011012	Lansing	48912	Occupied	2	600.00
SF	1217 W Michigan Ave	011014	Lansing	48915	Occupied	3	700.00
SF	1014 S Pennsylvania	011016	Lansing	48912	Occupied	3	900.00
SF	1026 S Grand	008152	Lansing	48910	VACANT	3	850.00
SF	1024 S Pennsylvania	013002	Lansing	48912	VACANT	3	850.00
SF	842 Edison Ave	011065	Lansing	48910	VACANT	2	700.00
SF	124 S Eighth St A	014003	Lansing	48912	VACANT	2	700.00
SF	124 S Eighth St B	014003	Lansing	48912	VACANT	2	700.00
SF	729 S Hayford	011013	Lansing	48912	VACANT	2	600.00

Comm	826 W Saginaw	011033	Lansing	48915	Ingham County Animal Control	n/a	1.00
Comm	1715 E Kalamazoo St	011051	Lansing	48912	Go Green Trikes/Lansing Bike	n/a	25.00

SF	653 S Hayford	010003	Lansing	48912	LUFPA	2	125.00
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- Occupied
- Vacant
- Eviction In Process
- Reserved

Check Date	Bank	Check	Vendor	Vendor Name	Amount
Bank GEN					
02/16/2017	GEN	13858	BWL	BOARD OF WATER & LIGHT	1,148.79
02/16/2017	GEN	13859	BWL	BOARD OF WATER & LIGHT	360.04
02/16/2017	GEN	13860	CONSUMERS	CONSUMERS ENERGY	1,023.57
02/16/2017	GEN	13861	CONSUMERS	CONSUMERS ENERGY	998.90
02/16/2017	GEN	13862	CONSUMERS	CONSUMERS ENERGY	279.99
02/16/2017	GEN	13863	DELHI	DELHI TOWNSHIP	46.95
02/16/2017	GEN	13864	FARMERS	FARMERS INSURANCE	354.93
02/16/2017	GEN	13865	AUTO-OWNER	AUTO-OWNERS INSURANCE	643.42
02/16/2017	GEN	13866	MILLER	ANGELIA MILLER	500.00
02/16/2017	GEN	13867	MI FLEET	MICHIGAN FLEET FUELING SOLUTIONS LL	467.67
02/16/2017	GEN	13868	CITY PULSE	CITY PULSE	879.30
02/16/2017	GEN	13869	DBI	DBI BUSINESS INTERIORS	21.57
02/16/2017	GEN	13870	STR	STR.GRANTS, L.L.C.	23,612.88
02/16/2017	GEN	13871	GRANGER	GRANGER CONTAINER SERVICE	222.44
02/16/2017	GEN	13872	KWIK CAR	KWIK CAR WASH	17.98
02/16/2017	GEN	13873	BS&A	BS&A SOFTWARE	538.00
02/16/2017	GEN	13874	BWB CLEANI	BWB CLEANING	195.00
02/16/2017	GEN	13875	COMMERCIAL	COMMERCIAL CLEANING	1,401.84
02/16/2017	GEN	13876	WILDTYPE	WILDTYPE	1,976.95
02/16/2017	GEN	13877	K&T	K&T ELECTRIC	225.00
02/16/2017	GEN	13878	D&D QUALIT	D&D QUALITY SERVICING INC	575.00
02/16/2017	GEN	13879	BB CONTRAC	BB CONTRACTING	2,385.00
02/16/2017	GEN	13880	CORTRIGHT	DICK CORTRIGHT	85.00
02/16/2017	GEN	13881	BOLLE	BOLLE CONTRACTING, INC	79,555.00
02/16/2017	GEN	13882	SC SERVICE	SC SERVICES ENVIRONMENTAL	101,283.00
02/16/2017	GEN	13883	FREDRICKSO	SCOTT FREDRICKSON CONSTRUCTION	5,640.00
02/16/2017	GEN	13884	LANSING CI	CITY OF LANSING	99,092.03
02/16/2017	GEN	13885	MCKISSIC	MCKISSIC CONSTRUCTION	4,275.00
02/16/2017	GEN	13886	HOLISTIC	HOLISTIC LANDSCAPE, INC	1,880.00
02/16/2017	GEN	13887	FRITZY	FRITZY'S LAWN & SNOW	3,825.00
02/16/2017	GEN	13888	LEO	LJ TRUMBLE BUILDERS	1,800.00
02/16/2017	GEN	13889	NORTHWEST	NORTHWEST INITIATIVE	2,520.00
02/16/2017	GEN	13890	FOUR	SCHUMACHER'S FOUR SEASONS	10,720.00
02/16/2017	GEN	13891	INGHAM	INGHAM COUNTY TREASURER	4,942.89
02/16/2017	GEN	13892	CASE	ROXANNE CASE	200.96
02/16/2017	GEN	13893	EDEN	EDEN GLEN CONDO ASSOCIATION	3,910.00

GEN TOTALS:

Total of 36 Checks:	357,604.10
Less 0 Void Checks:	0.00
Total of 36 Disbursements:	357,604.10

INGHAM COUNTY LAND BANK AUTHORITY
STATEMENT OF NET ASSETS
STATEMENT OF REVENUES, EXPENSES AND CHANGE IN NET ASSETS
December 31, 2016 (unaudited)

Assets	
Cash	\$ 45,397.65
Accounts Receivable	\$ -
Land Contract Receivable	\$ 845,955.50
Land Contract Interest Receivable	\$ 14,031.91
Land Contract Escrow	\$ 3,729.13
Notes Receivable	\$ -
Specific Tax Receivable	\$ 166,050.58
Specific Tax Receivable - Prior Year	\$ 22,925.94
Payroll	\$ (7,710.62)
Employer Tax Liability CDBG	\$ -
OCOF Receivable	\$ -
Ingham County Receivable	\$ 65,579.60
Lansing City Receivable - General	\$ -
CDBG County Receivable	\$ -
CDBG Receivable - Lansing Demo	\$ -
CDBG Lansing Rehab Receivable	\$ 256,242.29
CDBG City TA Receivable	\$ -
NSP 3 Lansing City Receivable	\$ -
NSP County Receivable	\$ -
NSP 2 Receivable	\$ 34,704.87
HOME Lansing City Receivable	\$ -
Michigan Blight Elimination Rec	\$ -
HHF MSHDA Receivable	\$ 1,163,256.15
MSDHA Ash Street Rec	\$ -
Brownfield Receivable - Ingham Cnty	\$ 369,006.28
Due from other funds	\$ 3,312,642.65
Inventory - NSP2	\$ 45,000.00
Inventory	\$ 2,588,139.06
Fixed Assets	\$ 236,763.70
Land Improvements	\$ (11,838.19)
Fixed Assets - Rental	\$ 881,780.04
Accumulated Depreciation - Rental	\$ (183,756.18)
Total Assets	\$ 9,847,900.36

INGHAM COUNTY LAND BANK AUTHORITY
STATEMENT OF NET ASSETS
STATEMENT OF REVENUES, EXPENSES AND CHANGE IN NET ASSETS
December 31, 2016 (unaudited)

Liabilities	
Accounts Payable	\$ 606,533.44
Notes Payable - PNC Bank	\$ 4,300,000.00
Due to MSHDA - NSP 2	\$ 44,999.78
Due to Ingham County	\$ 1,048,229.06
Due to MSHDA	\$ -
Due to City of Lansing	\$ 547,016.27
Due from other funds	\$ 3,312,642.65
Rental Deposit	\$ 9,000.00
Good Faith Deposits	\$ 6,562.00
Land Contract Escrow	\$ (12,154.87)
Deferred Revenue	\$ -
Employee Contribution - Health Care	\$ 155.19
Total Liabilities	\$ 9,862,983.52
Retained Earnings	\$ (120,077.60)
Total Net Assets	\$ 104,994.44

INGHAM COUNTY LAND BANK AUTHORITY
STATEMENT OF REVENUES, EXPENSES, AND CHANGE IN NET ASSETS
December 31, 2016
(Unaudited)

	2016 Amended Sep-16	2016 YTD 12/31/2016	%
Revenues			
Ingham County allocation	\$ 400,000.00	\$ 400,000.00	100.00%
Ingham County Revenue	\$ -	\$ 46,471.25	0.00%
Property Sales	\$ 979,110.00	\$ 970,233.23	99.09%
Interest Income	\$ 61,825.00	\$ 65,366.63	105.73%
Brownfield Revenue	\$ -	\$ 369,006.28	0.00%
HOME Developer Fee Income	\$ 125,500.00	\$ 78,075.56	62.21%
HOME Program Revenue	\$ 370,000.00	\$ 326,289.79	88.19%
Specific Tax	\$ 190,000.00	\$ 189,498.52	99.74%
CDBG Program Revenue	\$ 420,000.00	\$ 293,396.09	69.86%
NSP1 Program Revenue	\$ -	\$ -	0.00%
NSP2 Program Revenue	\$ 108,600.00	\$ 35,400.72	32.60%
Hardest Hit Blight Elimination Funding	\$ 2,000,000.00	\$ 1,216,769.04	60.84%
Rental Income	\$ 153,500.00	\$ 148,802.28	96.94%
Lansing Reinvestment Revenue	\$ -	\$ -	0.00%
Late Fee Revenue	\$ 1,000.00	\$ 1,728.47	172.85%
Donation Revenue	\$ 750.00	\$ 895.01	119.33%
Miscellaneous Revenue	\$ 100.00	\$ 771.00	771.00%
Non-Purchase Acquisition Real Property	\$ -	\$ 39,500.00	0.00%
Neighborhoods in Bloom	\$ 40,000.00	\$ 40,000.00	100.00%
Garden Program Revenue	\$ 6,500.00	\$ 10,882.48	167.42%
Total Revenue	\$ 4,856,885.00	\$ 4,233,086.35	87.16%

Non-Administrative Expense			
Property Acquisitions	\$ 200,000.00	\$ 199,859.80	99.93%
Loss on Inventory	\$ -	\$ 388,029.67	0.00%
Depreciation/Depletion	\$ -	\$ 11,838.19	0.00%
Land Bank Cost of Projects (renovations, assoc. fees, etc.)	\$ 292,651.00	\$ 573,210.59	195.87%
Land Bank Current Year Taxes	\$ -	\$ -	0.00%
Lawn/Snow/Maintenance	\$ 338,000.00	\$ 143,765.00	42.53%
Brownfield Debt	\$ 60,000.00	\$ -	0.00%
HOME Grant Expenses	\$ 370,000.00	\$ 364,526.19	98.52%
CDBG Renovation Expenses	\$ 420,000.00	\$ 407,835.80	97.10%
CDBG Demolition	\$ -	\$ (200.00)	0.00%
NSP1 Lansing City	\$ 17,500.00	\$ 14,743.70	84.25%
NSP2 Expenses	\$ 114,000.00	\$ 30,514.33	26.77%
NSP2 -PI-1 Expenses	\$ 300.00	\$ 281.69	93.90%
NSP2 -PI-2 Expenses	\$ 1,750.00	\$ 1,716.81	98.10%
Hardest Hit Blight Elimination Funding	\$ 2,000,000.00	\$ 1,129,724.34	56.49%
MI Blight Elimination Grant Expenses	\$ -	\$ (12,404.00)	0.00%
Neighborhoods in Bloom	\$ 40,000.00	\$ 15,545.22	38.86%
Demolitions	\$ 15,000.00	\$ 1,363.98	9.09%
Total Non-Administrative Expense	\$ 3,869,201.00	\$ 3,270,351.31	84.52%

Administrative Expense			
Office Supplies	\$ 8,000.00	\$ 4,987.44	62.34%
Audit Fee	\$ 21,700.00	\$ 21,700.00	100.00%
Communication	\$ 5,000.00	\$ 4,205.77	84.12%
Security	\$ 2,000.00	\$ 1,373.06	68.65%
Membership Fees	\$ 1,000.00	\$ 895.00	89.50%
Rental Expense	\$ 600.00	\$ 600.00	100.00%
Vehicle Expense	\$ 7,000.00	\$ 4,568.82	65.27%
Postage	\$ 1,500.00	\$ 1,451.66	96.78%
Office Expense (Utilities, Lawn/Snow, etc)	\$ 6,000.00	\$ 6,751.17	112.52%
Media/Public Relations	\$ 16,000.00	\$ 9,622.15	60.14%
Administrative Expense Cont.			
Consultants/Legal/Contractual Services	\$ 88,225.00	\$ 80,749.70	91.53%
Computer Software Upgrade/Annual fee	\$ 24,450.00	\$ 22,989.88	94.03%
Travel/Mileage	\$ 1,000.00	\$ 287.76	28.78%
Prof. Training/Conferences	\$ 1,000.00	\$ 555.00	55.50%
Payroll Expense (incl. intern)	\$ 414,050.00	\$ 348,527.34	84.18%

INGHAM COUNTY LAND BANK AUTHORITY
STATEMENT OF REVENUES, EXPENSES, AND CHANGE IN NET ASSETS
December 31, 2016
(Unaudited)

	2016 Amended Sep-16	2016 YTD 12/31/2016	%
Health Insurance and Benefit Expenses	\$ 70,335.00	\$ 81,199.93	115.45%
Building Maintenance	\$ 10,000.00	\$ 7,764.25	77.64%
Interest Expense	\$ 70,000.00	\$ 71,331.05	101.90%
AmeriCorps	\$ 11,000.00	\$ 10,750.00	97.73%
Equipment Small Purchase	\$ 4,500.00	\$ -	0.00%
Bank Fee	\$ 1,000.00	\$ 808.58	80.86%
Prior Year Expense	\$ -	\$ 9,372.00	0.00%
Insurance	\$ 22,100.00	\$ 4,928.15	22.30%
Garden Program Expense	\$ 10,000.00	\$ 10,618.85	106.19%
Land Contract Default	\$ 50,000.00	\$ -	0.00%
Community Development Projects	\$ 10,000.00	\$ 12,448.00	124.48%
Lansing Brownfield Expense	\$ -	\$ -	0.00%
Rental Depreciation	\$ 42,694.00	\$ 42,694.00	0.00%
Rental Program Expense	\$ 83,450.00	\$ 96,561.04	115.71%
Total Administrative Expense	\$ 982,604.00	\$ 857,740.60	87.29%
Total Operating Expense	\$ 4,851,805.00	\$ 4,128,091.91	85.08%
Total Net Revenue & Expense, end of period	\$ 5,080.00	\$ 104,994.44	