

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 WEDNESDAY, MAY 17, 2017 AT 4:30 P.M., IN THE PERSONNEL CONFERENCE ROOM (D&E), HUMAN SERVICES BUILDING, 5303 S. CEDAR, LANSING

Agenda

Call to Order

Approval of Minutes – March 6, 2017

Additions to the Agenda

Limited Public Comment – 3 minutes per person

1. Community Projects Update
2. Resolution to Approve the Sale of 122 W Grand River, Williamston to M & M Holdings, LLC
3. Resolution to Approve the Sale of 301 S Hosmer St, 1023 S Pennsylvania Ave, & 1145 S Grand Ave, Lansing to DW Sheets Housing
4. Resolution to Purchase Tax Foreclosed Parcels
5. Resolution to Request of the Ingham County Board of Commissioners a renewed three year agreement for capacity building funding from the Treasurer's Delinquent Tax Revolving Fund
6. Review Item – Hardest Hit Blight Elimination Extension & Group 16 Properties
7. Discussion – Bridge Article Property Values
8. March & April 2017 Communications Report
9. 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
10. Accounts Payable & Monthly Statement
 - a. Accounts Payable Approval – March & April 2017
 - b. Monthly Statement – January, February & March 2017
11. 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**

March 6, 2017
Minutes

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

Members Absent: None

Others Present: Dawn Van Halst, Tim Perrone, Joseph Bonsall, Brent Forsberg, Jeff
Deehan

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 February 6, 2017 Minutes

MOVED BY COMM. ANTHONY, SUPPORTED BY COMM. HOPE, TO APPROVE THE FEBRUARY 6, 2017 MINUTES. MOTION CARRIED UNANIMOUSLY.

Additions to the Agenda: None

Limited Public Comment: None

1. Community Projects Update

Interim Executive Director Van Halst stated Land Bank staff recently participated in the application review process for the City of Lansing's Love Your Block grants. One of the proposed projects will be on a Land Bank garden lot on Isbell St. Chairperson Schertzing stated the Treasurer transferred two 2016 tax-foreclosed parcels on Aurelius Rd to the Parks Department. The parcels are adjacent to Hawk Island Park.

2. Resolution to Approve the Sale of 2221 E Kalamazoo, & Adjacent Lots to Forsberg General Bld LLC/Dymaxion or Assigned

Chairperson Schertzing introduced Brent Forsberg. Comm. McGrain disclosed that Mr. Forsberg has contributed to his campaign in the past. Mr. Forsberg distributed materials related to the proposed project and provided an overview. The proposed development would include a three-story, mixed-use building with on-site parking. The housing units will be targeted to the 80% – 100% AMI market. Comm. McGrain asked how the project fits within the City's Master Plan. Mr. Forsberg replied that the development as proposed would require a variance for parking. He stated he has had preliminary

discussion with the City on that issue. Comm. Nolan asked how the use of HHF funds relates to these parcels. Executive Director Van Halst stated \$1,000 - \$2,000 will have to be returned to MSHDA. That will be the case, regardless of the proposed development or developer. Chairperson Schertzing stated the 5/50 tax capture on this project would net the Land Bank approximately \$10,000 per year.

MOVED BY COMM. NOLAN, SUPPORTED BY COMM. HOPE, TO ADOPT THE RESOLUTION APPROVING THE SALE OF 2221 E KALAMAZOO & ADJACENT LOTS TO FORSBERG GENERAL BLD LLC/DYMAXION, OR ASSIGNED. MOTION CARRIED UNANIMOUSLY.

3. Resolution to Approve the Sale of 1215 E Oakland, Lansing to Ahptic Productions, LLC

MOVED BY COMM. NOLAN, SUPPORTED BY COMM. ANTHONY, TO ADOPT THE RESOLUTION APPROVING THE SALE OF 1215 E OAKLAND, LANSING TO AHPTIC PRODUCTIONS, LLC.

Executive Director Van Halst provided an overview of the resolution and information in the packet.

MOTION CARRIED UNANIMOUSLY.

4. Resolution to Approve Agreement for Payment of Debt Service on Redevelopment Bonds, Series 2010

MOVED BY COMM. NOLAN, SUPPORTED BY COMM. McGRAIN, TO ADOPT THE RESOLUTION APPROVING AGREEMENT FOR PAYMENT OF DEBT SERVICE ON REDEVELOPMENT BONDS, SERIES 2010.

Executive Director Van Halst provided an overview of the resolution and information in the packet.

MOTION CARRIED UNANIMOUSLY.

5. Support Letter for Proposed Urban Ag Ordinance – City of Lansing

Chairperson Schertzing provided an overview of the support letter and the proposed ordinance. He stated that he has personally signed the letter and would like the Land Bank to sign on as well. Comm. McGrain stated community members he has heard from are all supportive of the proposed ordinance.

MOVED BY COMM. ANTHONY, SUPPORTED BY COMM. McGRAIN, TO APPROVE THE ADDITION OF THE INGHAM COUNTY LAND BANK FAST TRACK AUTHORITY AS A SIGNATORY TO THE SUPPORT LETTER FOR THE PROPOSED URBAN

AGRICULTURE ORDINANCE IN THE CITY OF LANSING. MOTION CARRIED UNANIMOUSLY.

6. February 2017 Communications Report

Interim Executive Director Van Halst distributed the report and provided an overview of its contents. She stated staff is expecting an offer on the former Deluxe Inn site.

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 have closed on six homes already in 2017.

7c. Land Bank Residential Rental Properties List

Chairperson Schertzing stated the rental property status list was included in the meeting packet.

7d. General Legal Update – Counsel

Time Perrone stated two landlord tenant matters had been resolved before their scheduled hearing dates.

8. Accounts Payable & Monthly Statement

8a. Accounts Payable Approval – February 2017

MOVED BY COMM. McGRAIN, SUPPORTED BY COMM. NOLAN, TO APPROVE THE ACCOUNTS PAYABLE FOR FEBRUARY 2017. MOTION CARRIED UNANIMOUSLY.

8b. Monthly Statement – December 31, 2016 (unaudited)

The unaudited December 31, 2016 monthly financial statement was received and placed on file.

9. Chairman & Executive Director Comments:

Chairperson Schertzing distributed an email he had received from Denise Paquette about the positive impact the Land Bank is having in the community.

Announcements: None

Limited Public Comment: None

The meeting adjourned at 6:07 p.m.

Respectfully submitted,
Joseph G Bonsall

INGHAM COUNTY LAND BANK AUTHORITY

RESOLUTION TO APPROVE THE SALE OF 122 W GRAND RIVER, WILLIAMSTON (33-18-03-35-476-031) TO M & M HOLDINGS, LLC

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 122 W Grand River, Williamston in July 2011 through tax foreclosure; and

WHEREAS, M & M Holdings, LLC, has expressed interest in purchasing the property for commercial purposes; and

WHEREAS, the proposed sale price is \$62,600.00; 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 33-18-03-35-476-031 (122 W Grand River, Williamston) to M & M Holdings, LLC for \$62,600.00.

AYE:

NAY:

ABSENT:



May 17, 2017

To: Ingham County Land Bank Board Members

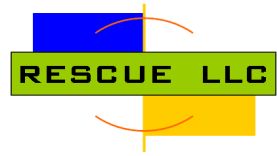
From: Dawn Van Halst, Interim Executive Director

Subject: Request to purchase 122 W Grand River, Williamston, MI by M & M Holdings, LLC

M & M Holdings, LLC intends to purchase the property located at 122 W Grand River, Williamston. Their plan is to improve the exterior façade as well as demolish the interior and expose the brick, replace the roof and deal with any other issues that need to be addressed to attract a quality tenant. Examples of M & M Holding's recent projects are attached. The Land Bank's Policies, Priorities, and Procedures state that commercial land transfers shall be approved by the Land Bank's Board of Directors.

The property at 122 W Grand River, Williamston was foreclosed on for property taxes in 2011 and has been in the Land Bank inventory since July 2011. The Land Bank currently has \$4,200 into the property in maintenance costs. The proposed sale price of \$62,600 will cover these costs.

Staff Recommendation: Staff recommends approval of the sale of 122 W Grand River, Williamston to M & M Holdings, LLC for not less than \$62,600.



April 25, 2017

3075 E Grand River, LL-2
Howell, MI 48843

Mr. John Bippus
Bippus USA
11811 Anchor Lane
Three Rivers, MI 49093

O 517-545.1200
F 517-545.1350

www.RescueLLC.com

**Re: 122 W. Grand River Ave.
Williamston, MI 48895**

Dear John,

It has been a pleasure speaking with you regarding the building you represent on Grand River in Williamston. As we have discussed, I represent a Livingston County Owner/Developer who has an interest in buying and improving the storefront in Williamston. Dave Nidzgorski is the principal of M&M Holdings, LLC who has a track record of buying properties, improving the properties, and raising values, primarily in Brighton, MI.

Dave and his wife recently had dinner in Williamston and were able to walk around the town. Since then, he has been back several times. I think he was very impressed with the feel of the town and what they are doing to make it a vibrant community. I believe he wants to be a part of improving the downtown fabric by; buying the storefront, demolishing the interior to expose the brick, improve the exterior facade and handle the foundation, roof and mechanical issues, in an effort to attract a quality tenant. We have recently submitted an offer to purchase the property. The owners estimate the required improvement costs will exceed the \$50,000 amount offered for acquisition.

I am attaching several of M&M Holdings recent projects. If you would like more information or have any questions, please feel free to give me a call.

Sincerely,
Rescue LLC

A handwritten signature in black ink, appearing to read "G. Greeneisen", is written over a light blue horizontal line.

Geoffrey Greeneisen



7892 Grand River, Brighton

Acquisition: \$600,000

Improvements: \$100,000

Date: April, 2016

Size: 4,650 sq. ft.

Project Description:

Acquired and improved, single-tenant office building in Brighton, MI. Result: raised real estate value through interior improvements and increased rental rates.



118 E Grand River, Brighton

Acquisition: \$150,000

Improvements: \$75,000

Date: April, 2012

Size: 2,350 sq. ft.

Project Description:

Acquired and fully renovated downtown Brighton storefront in an effort to expose interior architectural elements and improve exterior appeal. Result: Increased real estate value, increased taxable value and raised downtown rental rates.



117 E Grand River, Brighton

Acquisition: \$200,000

Improvements: \$75,000

Date: January 1, 2013

Size: 1,200 sq. ft.

Project Description:

Acquired and fully renovated downtown Brighton storefront in an effort to expose interior architectural elements.

Result: Increased real estate value, increased taxable value and raised downtown rental rates.



702 E Grand River, Brighton

Acquisition: \$400,000

Improvements: \$100,000

Date: December, 2007

Size: 1,717 sq. ft.

Project Description:

Acquired and renovated downtown Brighton building in an effort to improve interior finishes to obtain full lease-up. Result: Increased real estate value, obtained single, long-term tenant.



710 E Grand River, Brighton

Acquisition: \$200,000

Improvements: \$25,000

Date: December, 2016

Size: 1,535 sq. ft.

Project Description:

Acquired and in process of improving, multi-tenant office suites in downtown Brighton building. Result: raising real estate value through tenant retention and raising rental rates.

INGHAM COUNTY LAND BANK AUTHORITY

**RESOLUTION TO APPROVE THE SALE OF THREE RESIDENTIAL PROPERTIES
LOCATED IN THE CITY OF LANSING, MI TO DW SHEETS HOUSING**

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 purchased a residential property in 2010 located at 1145 S. Grand Avenue, Lansing, MI (Parcel ID #: 33-01-01-21-258-050); and

WHEREAS, the Ingham County Land Bank Fast Track Authority received title to a residential property in 2012 located at 1023 S. Pennsylvania Avenue, Lansing, MI (Parcel ID #: 33-01-01-22-130-051) through the local rejection; and

WHEREAS, the Ingham County Land Bank Fast Track Authority received title to a residential property in 2016 located at 301 S. Hosmer Street, Lansing MI (Parcel ID #: 33-01-01-15-310-001) through the local unit rejection process; and

WHEREAS, DW Sheets Housing would like to purchase 1145 S. Grand Avenue for \$14,000; 1023 S. Pennsylvania Avenue for \$15,000; and 301 S. Hosmer Street for \$5,500 with the intent to renovate the homes and rent to qualified tenants; and

WHEREAS, the Ingham County Land Bank Fast Track Authority has policies, procedures and administrative rules regarding the disposition of residential property to be used as a rental which require board approval;

THEREFORE BE IT RESOLVED, that the Authority authorizes the transfer of 1145 S. Grand Avenue, 1023 S. Pennsylvania Avenue, and 301 S. Hosmer Street to DW Sheets Housing for a total sale price for all three properties of not less than \$34,500.

AYE:

NAY:



May 17, 2017

To: Ingham County Land Bank Board Members

From: Dawn Van Halst, Interim Executive Director

Subject: Request to purchase 1145 S Grand Avenue, 1023 S Pennsylvania Avenue, and 301 S Hosmer Street by DW Sheets Housing

As part of a "trial" program (Regain & Revitalize) DW Sheets Housing and 12 other individuals/organizations were invited to bid on 6 residential structures owned by the Land Bank in the City of Lansing. DW Sheets Housing was the high bidder on 3 of the 6 properties listed for sale. DW Sheets Housing was the highest bidder on 1145 S Grand Avenue at \$14,000; 1023 S Pennsylvania Avenue at \$15,000; and 301 S Hosmer Street at \$5,500. DW Sheets Housing intends to fully rehabilitate the homes, register them with the City of Lansing as rentals and then rent them to qualified tenants. The Land Bank's Policies, Priorities, and Procedures state that residential land transfers shall not be used as rental properties. It further states that any deviations from policies must be approved by the Land Bank's Board of Directors. In your packet, you will find the preliminary guidelines to the Regain and Revitalize Program, as well as the properties offered for sale.

The Land Bank received title to 1023 S. Pennsylvania Avenue, Lansing, MI (Parcel ID #: 33-01-01-22-130-051) through local rejection in 2012 and current costs into the property total \$1,200 in maintenance.

The Land Bank purchased 1145 S. Grand Avenue, Lansing, MI (Parcel ID #: 33-01-01-21-258-050) in 2010 as part of the NSP2 Program on behalf of the City of Lansing and it was removed from the program due to high renovation costs and was unable to be demolished because the home is located in a potential historic district. Current costs into the home are \$30,500 in acquisition and maintenance.

The Land Bank received title to 301 S. Hosmer Street, Lansing MI (Parcel ID #: 33-01-01-15-310-001) through local unit rejection in 2016 and current costs into the property are \$640 in maintenance.

Staff Recommendation: Staff recommends approval of the sale of 1145 S Grand Avenue, 1023 S Pennsylvania Avenue, and 301 S Hosmer Street to DW Sheets Housing for not less than a total of \$34,500.00 with a reverter clause stating that an occupancy permit from the City of Lansing must be received within 12 months of the closing.



Regain & Revitalize

Investor Program “Preliminary” Guidelines

The Ingham County Land Bank will offer selected residential houses for sale at the current fair market value of the property “as is”.

The Purchaser must establish a plan and have resources available to successfully complete the rehabilitation within 12 months. Sale documents will include a reverter clause. After 12 months, if the property has not been “improved” to City of Lansing Building Code, the ICLB will reclaim ownership.

A Rehabilitation Plan, should include, but not limited to:

- List of repairs/changes with corresponding costs.
- Timeframe and/or schedule of rehab.
- Show track record of outcomes for previous projects.
- Show financial capability, such as copies of current bank statements.

If rehabilitated property is intended for homeowner occupancy, Purchaser will be required to sign a Homeowner Occupancy Covenant. Preference will be given to Purchaser, and may include a credit up to 25% of the list price.

If renovated for rental purposes, approval will need to be obtained from the ICLB Board of Directors.

Property needs to be revitalized to City of Lansing Building Code and final inspections approved. Project is considered complete when it passes all Final Inspections, and/or is registered as a rental.

4-star energy efficiency preferred.

City of Lansing Lead Safe Lansing Program may be available.

Properties may or may not have utilities on.

** ICLB may request to inspect property at the end of the project and review final permits. Please contact ICLB at completion.

The Ingham County Land Bank is dedicated to improving the quality of our neighborhoods, strengthening our communities and innovative concepts to homeownership.



Regain & Revitalize

Investor Program

Properties for Sale



1108 N High St, Lansing
Built in 1918
1,207 sq ft
3 bedrooms, 1 bath
Full basement
Lot size: 40 x 107
\$10,000



1558 E Grand River Ave, Lansing
Built in 1947
887 sq ft
3 bedrooms, 1 bath
Full basement
Lot size: 40 x 76
\$10,000



301 S Hosmer St, Lansing
Built in 1890
1,029 sq ft
3 bedrooms, 1 bath
Full basement
Lot size: 42 x 78
\$12,000



1501 E Kalamazoo St, Lansing
Built in 1922
1,944 sq ft
4 bedrooms, 1 bath
Full basement
Lot size: 33 x 99
\$15,000



1023 S Pennsylvania Ave, Lansing
Built in 1928
2,305 sq ft
4 bedrooms, 3 baths
Full basement
Lot size: 79 x 134
\$22,000



1145 S Grand Ave, Lansing
Built in 1888
2,707 sq ft
6 bedrooms, 3 baths
Full basement
Lot size: 66 x 88
\$18,000

** owner occupant required

3024 Turner St, Lansing, MI 48906

517-267-5221

www.inghamlandbank.org



INGHAM COUNTY LAND BANK AUTHORITY

**RESOLUTION REQUESTING THE PURCHASE OF CERTAIN TAX
FORECLOSED PARCELS BY INGHAM COUNTY FOR THE LAND BANK
FAST TRACK AUTHORITY**

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 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 Land Bank staff has evaluated the 2017 tax foreclosed parcels to determine their redevelopment potential compared to their purchase cost; and

WHEREAS, the attached list of parcels based on the review of professional staff to date, fit the Land Bank priorities and programs; and

WHEREAS, this list will be amended due to changes in property status, expiration of judicial payment extension, program funding capacity, local unit rejections and strategic development priorities,

THEREFORE BE IT RESOLVED, the Authority requests that the County Board purchase the amended list of properties encompassing the Land Bank priorities and transfer to the Land Bank.

AYE:
NAY:

Parcel Number	Address	Minimum Bid
33-01-01-03-156-004	HUNT ST	\$ 3,845.65
33-01-01-03-306-191	840 HARRIS ST	\$ 5,444.75
33-01-01-03-308-111	832 BANGHART ST	\$ 9,358.08
33-01-01-03-351-091	725 VANCE ST	\$ 5,340.25
33-01-01-04-102-281	419 W SHERIDAN RD	\$ 5,312.94
33-01-01-04-105-071	422 W FAIRFIELD AVE	\$ 6,602.69
33-01-01-04-109-172	619 W FAIRFIELD AVE	\$ 4,704.82
33-01-01-04-155-231	2915 TURNER ST	\$ 13,698.27
33-01-01-04-204-121	220 HI-MOUNT CIR	\$ 11,201.54
33-01-01-04-401-261	127 W JACKSON ST	\$ 7,444.01
33-01-01-04-457-031	309 DOUGLAS AVE	\$ 10,358.72
33-01-01-06-161-021	3018 AMHERST DR	\$ 7,334.66
33-01-01-06-326-102	WESTMONT AVE	\$ 2,395.99
33-01-01-06-327-161	2725 NORTHWEST AVE	\$ 10,488.93
33-01-01-08-202-271	1713 N M L KING JR BLVD	\$ 14,136.69
33-01-01-08-228-461	1511 ROOSEVELT AVE	\$ 17,241.58
33-01-01-08-256-141	1311 N M L KING JR BLVD	\$ 12,607.23
33-01-01-08-279-055	KNOLLWOOD AVE	\$ 808.19
33-01-01-08-304-071	1019 DURANT ST	\$ 7,566.77
33-01-01-08-378-101	1527 HULL CT	\$ 4,965.25
33-01-01-08-426-121	1147 PRINCETON AVE	\$ 10,516.22
33-01-01-08-456-121	710 N JENISON AVE	\$ 7,051.63
33-01-01-08-481-151	1000 W SAGINAW ST	\$ 11,123.49
33-01-01-08-482-171	721 CHICAGO AVE	\$ 16,601.23
33-01-01-08-483-151	727 WISCONSIN AVE	\$ 21,223.80
33-01-01-09-126-061	204 RUSSELL ST	\$ 7,252.04
33-01-01-09-177-003	1506 N GRAND RIVER AVE	\$ 34,063.17
33-01-01-09-207-071	223 E NORTH ST	\$ 27,782.77
33-01-01-09-305-171	1117 N WALNUT ST	\$ 8,090.01
33-01-01-09-306-121	1001 N PINE ST	\$ 27,202.35
33-01-01-09-327-171	1235 N CAPITOL AVE	\$ 12,941.66
33-01-01-09-352-001	635 BROOK ST	\$ 6,992.51
33-01-01-09-352-211	621 BROOK ST	\$ 14,492.85
33-01-01-09-354-041	N CHESTNUT ST	\$ 4,079.28
33-01-01-09-354-051	910 N CHESTNUT ST	\$ 9,182.25
33-01-01-09-357-141	707 N SYCAMORE ST 1	\$ 5,662.90
33-01-01-09-359-081	604 W MADISON ST 1	\$ 10,510.19
33-01-01-09-364-121	406 W SAGINAW ST	\$ 5,512.85
33-01-01-09-382-011	728 N WALNUT ST 1	\$ 3,745.11
33-01-01-10-153-011	1556 BALLARD ST	\$ 6,875.81
33-01-01-10-153-211	1501 N HIGH ST	\$ 5,082.06
33-01-01-10-157-191	1213 N HIGH ST	\$ 7,882.16
33-01-01-10-157-343	DRURY LANE	\$ 843.26
33-01-01-10-176-341	1223 NEW YORK AVE	\$ 7,745.22

33-01-01-10-255-081	1314 OHIO AVE	\$ 13,639.78
33-01-01-10-353-171	717 EAST PARK TERRACE	\$ 8,205.05
33-01-01-10-354-131	843 E SAGINAW ST	\$ 12,269.38
33-01-01-10-354-141	901 E SAGINAW ST	\$ 10,510.11
33-01-01-10-354-151	903 E SAGINAW ST	\$ 14,572.61
33-01-01-10-376-061	804 N PENNSYLVANIA AVE	\$ 19,020.28
33-01-01-10-376-231	1026 E OAKLAND AVE	\$ 12,610.80
33-01-01-10-481-001	736 CLARK ST	\$ 6,053.27
33-01-01-10-481-131	MAHLON ST	\$ 1,132.61
33-01-01-14-358-031	513 S FAIRVIEW AVE	\$ 2,631.54
33-01-01-14-362-071	S CLEMENS AVE	\$ 944.01
33-01-01-14-380-171	630 S FRANCIS AVE	\$ 3,799.54
33-01-01-15-154-091	917 JEROME ST	\$ 13,900.37
33-01-01-15-303-111	120 S EIGHTH ST	\$ 10,181.26
33-01-01-15-305-131	230 S EIGHTH ST	\$ 5,255.14
33-01-01-15-334-281	1210 PROSPECT ST	\$ 7,135.86
33-01-01-15-356-101	819 LARNED ST	\$ 11,237.79
33-01-01-15-378-301	1102 HICKORY ST	\$ 9,747.35
33-01-01-15-381-081	LARNED ST	\$ 5,662.95
33-01-01-15-427-131	215 ALLEN ST	\$ 8,056.40
33-01-01-15-432-271	308 LESLIE ST	\$ 10,230.51
33-01-01-15-483-121	622 ALLEN ST	\$ 20,972.22
33-01-01-15-485-111	622 LESLIE ST	\$ 6,503.39
33-01-01-16-106-051	512 N SYCAMORE ST	\$ 17,299.12
33-01-01-17-126-171	1801 W SAGINAW ST	\$ 10,046.01
33-01-01-17-227-041	824 W LAPEER ST	\$ 5,404.41
33-01-01-17-258-082	1222 W OTTAWA ST	\$ 11,364.79
33-01-01-17-258-091	1220 W OTTAWA ST	\$ 11,734.66
33-01-01-17-259-191	1305 W OTTAWA ST	\$ 10,920.23
33-01-01-17-403-311	1107 CHELSEA AVE	\$ 14,332.99
33-01-01-17-478-292	514 S BUTLER BLVD	\$ 8,089.00
33-01-01-20-135-131	914 MIDDLE ST	\$ 4,627.73
33-01-01-20-407-041	1517 PATTENGILL AVE	\$ 19,701.17
33-01-01-21-253-020	1017 S GRAND AVE	\$ 15,057.79
33-01-01-21-380-171	213 W BARNES AVE	\$ 18,430.24
33-01-01-21-427-062	511 BAKER ST	\$ 974.26
33-01-01-21-428-001	1417 LINVAL ST	\$ 3,216.87
33-01-01-21-428-035	621 BAKER ST 1	\$ 21,529.41
33-01-01-21-428-045	1418 BAILEY ST	\$ 13,215.55
33-01-01-21-429-065	414 BAKER ST	\$ 9,486.62
33-01-01-21-457-052	1801 TEEL AVE	\$ 8,263.93
33-01-01-21-459-051	313 ISBELL ST	\$ 5,094.98
33-01-01-21-460-076	1729 MAPLEWOOD AVE	\$ 17,302.71
33-01-01-21-484-035	1823 LINVAL ST	\$ 11,939.59
33-01-01-22-129-321	1126 E MALCOLM X ST	\$ 9,094.48
33-01-01-22-176-341	1238 PARK VIEW AVE	\$ 9,174.00
33-01-01-22-206-011	1005 BENSCH ST	\$ 7,189.48
33-01-01-22-206-161	1036 DAKIN ST	\$ 4,328.45

33-01-01-22-226-331	943 MCCULLOUGH ST	\$ 17,421.56
33-01-01-22-231-191	1006 REGENT ST	\$ 3,973.26
33-01-01-22-255-061	1223 S HOLMES ST	\$ 6,393.73
33-01-01-22-255-071	1225 S HOLMES ST	\$ 17,878.62
33-01-01-22-279-191	1107 REGENT ST	\$ 3,305.99
33-01-01-22-280-070	1227 LATHROP ST	\$ 15,249.68
33-01-01-22-301-071	725 BEULAH ST	\$ 4,302.85
33-01-01-22-303-011	710 BEULAH ST	\$ 15,459.60
33-01-01-22-305-101	1441 BAILEY ST	\$ 21,532.17
33-01-01-22-351-061	1531 BAILEY ST	\$ 5,093.77
33-01-01-22-351-271	1530 LYONS AVE	\$ 2,409.55
33-01-01-22-351-281	1524 LYONS AVE	\$ 4,767.19
33-01-01-22-352-121	1613 LYONS AVE	\$ 23,939.47
33-01-01-22-354-041	1711 BAILEY ST	\$ 7,318.39
33-01-01-22-354-141	1720 LYONS AVE	\$ 4,693.37
33-01-01-27-107-001	MCKIM AVE	\$ 1,444.99
33-01-01-27-127-321	1920 DEVONSHIRE AVE	\$ 9,855.32
33-01-01-27-202-031	1923 SUNNYSIDE AVE	\$ 9,787.67
33-01-01-27-426-042	1813 E WILLARD AVE	\$ 25,385.32
33-01-01-28-108-131	713 POXSON AVE	\$ 10,815.18
33-01-01-28-184-071	2614 WAYBURN RD	\$ 8,991.32
33-01-01-28-335-161	300 W HODGE AVE	\$ 10,113.00
33-01-01-28-403-011	2609 MAPLEWOOD AVE	\$ 4,398.09
33-01-01-28-430-001	602 S PARK BLVD	\$ 11,659.92
33-01-01-28-432-051	629 DENVER AVE	\$ 6,674.98
33-01-01-29-278-011	2505 S M L KING JR BLVD	\$ 5,791.16
33-01-01-29-305-122	2130 W HOLMES RD	\$ 104,256.13
33-01-01-30-452-171	3120 INGHAM ST	\$ 12,230.57
33-01-01-30-453-141	3210 VIKING RD	\$ 5,786.99
33-01-01-30-476-311	3207 AVALON ST	\$ 8,007.56
33-01-01-31-205-171	3728 DEERFIELD AVE	\$ 7,890.70
33-01-01-31-253-161	4020 INGHAM ST	\$ 10,644.97
33-01-01-31-276-001	3907 INGHAM ST	\$ 10,558.86
33-01-01-31-276-111	2514 GREENBELT DR	\$ 7,648.33
33-01-01-31-276-121	2510 GREENBELT DR	\$ 11,495.90
33-01-01-31-378-051	3306 LUCIE ST	\$ 5,051.98
33-01-01-31-479-301	4722 PLEASANT GROVE RD	\$ 15,640.32
33-01-01-32-126-152	1733 W HOLMES RD	\$ 9,929.19
33-01-01-32-202-191	1203 WARWICK DR	\$ 6,737.64
33-01-01-32-351-122	4919 PLEASANT GROVE RD	\$ 9,836.12
33-01-01-32-353-283	5014 CHRISTIANSEN RD	\$ 21,561.45
33-01-01-32-401-121	1118 PIERCE RD	\$ 7,112.74
33-01-01-32-427-331	927 PIERCE RD	\$ 6,668.86
33-01-01-33-102-181	600 W ROUSE ST	\$ 6,944.67
33-01-01-33-281-041	521 FENTON AVE	\$ 25,196.73
33-01-01-33-402-102	E EVERETTDAL AVE	\$ 6,286.84
33-01-01-33-404-201	124 E EVERETTDAL AVE	\$ 4,925.10
33-01-01-33-427-221	612 E CAVANAUGH RD	\$ 5,060.15

33-01-01-34-157-141	810 FENTON AVE	\$ 4,791.89
33-01-01-35-351-111	2107 IRENE ST	\$ 6,171.76
33-01-05-04-151-081	5507 S WASHINGTON AVE	\$ 7,899.22
33-01-05-04-381-151	213 WARRINGTON ST	\$ 10,467.33
33-01-05-05-202-022	BALZER ST	\$ 8,680.34
33-01-05-05-252-001	W NORTHRUP ST	\$ 2,524.54
33-01-05-05-276-021	5317 S M L KING JR BLVD	\$ 11,166.36
33-01-05-05-376-141	5822 VALENCIA BLVD	\$ 5,501.64
33-01-05-05-376-201	5861 S M L KING JR BLVD	\$ 13,069.92
33-01-05-06-126-202	W JOLLY RD	\$ 6,908.84
33-01-05-06-126-206	W JOLLY RD	\$ 4,967.51
33-01-05-06-429-023	5712 PICARDY ST	\$ 9,198.27
33-01-05-06-430-121	2427 POLLARD RD	\$ 8,616.96
33-01-05-07-227-061	S M L KING JR BLVD	\$ 4,472.61
33-01-05-08-203-131	6232 BARKER ST	\$ 11,277.18
33-01-05-08-226-281	6218 MARYWOOD AVE	\$ 14,673.37
33-02-02-01-277-001	GREEN	\$ 3,728.11
33-04-04-14-100-003	4642 HASLETT RD	\$ 4,572.31
33-09-09-15-200-003	4693 W CURTICE RD	\$ 2,442.14
33-13-13-03-300-009	FERRIS RD	\$ 4,757.68
33-13-13-29-277-008	5621 BELLEVUE RD	\$ 4,809.59
33-15-15-02-400-023	1882 MURRAY RD	\$ 18,609.63
33-15-15-11-101-011	2990 LIENHART RD	\$ 3,389.27
33-18-07-02-401-001	FOXBOROUGH DR	\$ 1,129.34
33-19-10-08-352-003	603 CAROM	\$ 2,902.40
33-21-01-14-330-003	119 S MIFFLIN ST	\$ 13,650.56
33-21-01-14-330-004	119 S MIFFLIN ST	\$ 2,354.80
33-21-01-14-385-007	421 S CHARLES ST	\$ 14,918.64
33-21-01-18-204-008	608 N GRACE ST	\$ 2,003.45
33-21-01-18-207-007	406 N CATHERINE ST	\$ 2,777.75
33-21-01-18-253-011	204 N CATHERINE ST	\$ 3,715.71
33-21-01-18-254-003	2823 W IONIA ST	\$ 3,910.36
33-21-01-18-427-030	118 HAZE ST	\$ 5,373.86
33-25-05-14-328-040	2115 PARK LANE	\$ 12,206.91
33-25-05-16-226-017	EIFERT ROAD	\$ 3,772.73
33-25-05-22-232-018	1895 AURELIUS ROAD	\$ 14,247.44
33-25-05-22-279-012	4540 WILCOX ROAD	\$ 19,122.33
33-25-05-22-426-012	1737 AURELIUS ROAD	\$ 7,491.20
33-25-05-23-351-012	1563 GRAYFRIARS AVENUE	\$ 8,412.66
33-25-05-26-176-001	GARDEN GATE DRIVE	\$ 1,758.58
33-43-08-11-403-005	204 S MAIN ST	\$ 24,627.98
33-43-08-11-435-007	321 MONROE ST	\$ 17,315.46
33-01-01-09-276-043	403 BEAVER ST	\$ 7,000.07
33-01-01-21-361-131	1840 BRADLEY AVE	\$ 6,638.62

INGHAM COUNTY LAND BANK AUTHORITY

RESOLUTION TO REQUEST OF THE INGHAM COUNTY BOARD OF COMMISSIONERS A RENEWED THREE YEAR AGREEMENT FOR CAPACITY BUILDING FUNDING FOR THE INGHAM COUNTY LAND BANK FAST TRACK AUTHORITY

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 Land Bank has grown to be a significant economic development tool in Ingham County and is the major public responder to the plight of property thrown into tax foreclosure; and

WHEREAS, the need exists for capacity at the Land Bank to deal with the growing inventory of tax foreclosed properties; and

WHEREAS, the steady incidence of tax delinquency, forfeiture and foreclosure while increasing the responsibilities placed upon the Land Bank is also increasing the revenue to the County Treasurer’s Delinquent Tax Revolving Fund for tax years through 2020; and

WHEREAS, the Land Bank has significant physical assets with value to unlock and redeploy in the future, but faces property management and disposition challenges currently.

THEREFORE BE IT RESOLVED, that the Land Bank Board of Directors requests that the Ingham County Board of Commissioners authorizes an annual transfer of \$400,000 for the 2018-2020 fiscal years to the Ingham County Land Bank to be paid for out of the Delinquent Tax Revolving Fund proceeds for tax years 2015 through 2017 respectively.

Aye:
Nay:



TO: City of Lansing/Ingham County Land Bank

FROM: Mary Townley, Director of Homeownership/VP of Hardest Hit Program

DATE: May 3, 2017

RE: Extension of Hardest Hit Blight funds

Our office is in receipt of your request dated May 1, 2017 to extend your funding award to August 1, 2018. Currently you are set to have funds expire on August 1, 2017. Based on information provided and your need to wait until after the auction process we will approve the extension by one year to August 1, 2018.

Please keep us award of any new challenges that you may have that may cause further delays in meeting your goals.

Eligible Properties List COL/ICLBFTA

4/11/17

		<u>Parcel Number</u>	<u>Address</u>	<u>District</u>	<u>Demo Group</u>	<u>Yr Foreclosd</u>	<u>Redtag</u>	<u>Parcel Width</u>	<u>Parcel Length</u>	<u>Long Term Disposition</u>
309	1	33-01-01-08-406-161	1123 THEODORE ST	Northwest	16	2016		40	100	Transfer - Side Lot
310	2	33-01-01-09-304-021	1118 N PINE ST	Northwest	16	2016	X	33	165	Transfer - Side Lot
311	3	33-01-01-10-326-561	1108 E GRAND RIVER AVE	Northeast	16	2016	X	33	145	Bank - Corridor Improvement (ICLB Owns Adjacent Lots)
312	4	33-01-01-10-408-061	1108 CLEVELAND ST	Northeast	16	2016		37	132	Transfer - Side Lot
313	5	33-01-01-15-104-401	508 LESHER PLACE	Northeast	16	2016		24	157	Bank - Larger Development (ICLB Owns Adjacent Lots)
314	6	33-01-01-14-352-041	413 S CLEMENS AVE	Eastside	16	2016		33	127	Revisit Tax Foreclosure - Neighbors Delinquent
315	7	33-01-01-15-479-121	513 LESLIE ST	Eastside	16	2016		33	127	Transfer - Side Lot
316	8	33-01-01-21-453-037	126 E BARNES AVE	Near South	16	acquired	X	46	76.5	Transfer - Side Lot
317	9	33-01-01-20-130-131	1607 W MALCOLM X ST	Near South	16	2016	X	37	116	Revisit Tax Foreclosure - Neighbors Delinquent
318	10	33-01-01-29-278-021	2509 S MLK BLVD	South	16	2010	X	40	132	Revisit Tax Foreclosure - Neighbors Delinquent
319	11	33-01-01-28-285-071	569 LINCOLN AVE	South	16	2016		80	130	Residential Infill - Possible HOME New Construction

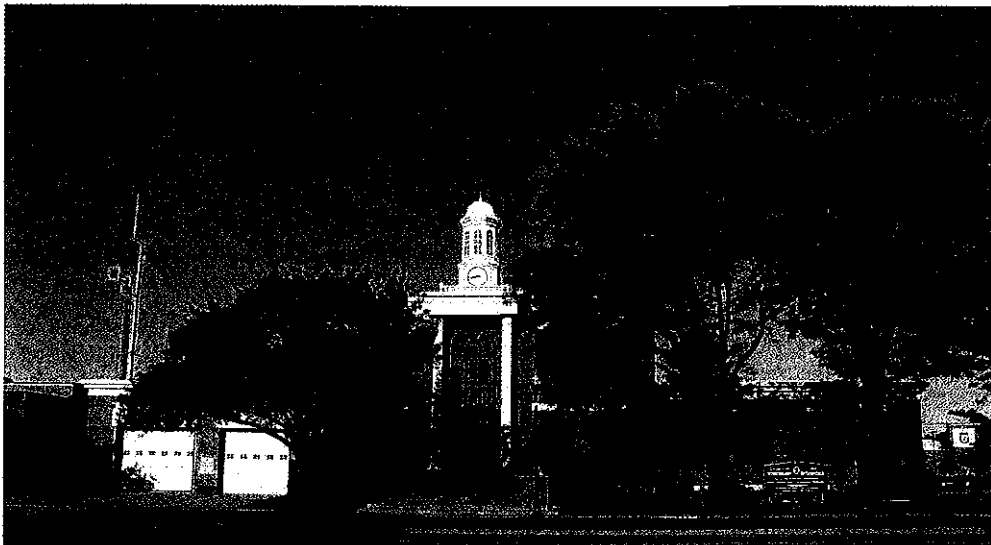


MENU

News and analysis from **The Center for Michigan**

Economy

Michigan property values remain dramatically below 2008 levels



Redford saw property values fall by more than half between 2008 and 2016, taking a huge bite from tax revenues. More than 1,200 Michigan cities and townships have seen values remain below 2008 levels.

 **March 20, 2017**

 **Mike Wilkinson**

 **Economy**

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Property value increases remain elusive

In most communities in Michigan, the value of all property -- residential, commercial, agricultural and industrial -- remains below 2008. Only a few communities have seen residential values climb above 2008 while agricultural communities saw bigger increases. **Click on a municipality to see how values changed.**

Source: [Michigan Department of Treasury](#)

The numbers are staggering: Between 2008 and 2016, Flint lost more than three-quarters of its taxable value. Detroit, now the state's second largest city in terms of property value, saw its value plummet by \$7 billion, losing nearly 60 percent of its 2008 value.

More coverage: [A tale of two cities: Ann Arbor outpaces Detroit real estate values](#)

It's not just those two cities that remain dramatically below 2008 values. It's also Muskegon Heights and Saginaw. Pontiac and Albion. Taylor and Southfield. And more than two dozen other communities.

While property values have yet to recover across most of Michigan, more than 1.4 million people – one in seven residents – live in communities where property values are less than half of where they were at the beginning of the recession.

Those declines have gutted property tax collections and affected what cities can offer citizens in security and amenities, limiting the qualities that make these communities attractive to newcomers. It's also prompted some communities to raise property taxes even higher – further diminishing desirability.

And because Michigan restricts how quickly increases in property values can trigger increases in taxable value, a Michigan law that irritates municipal leaders and their advocates, the financial effects could linger for decades.

A Bridge/Crain's project

This week's articles on changes in local property values since 2008 are part of an occasional series of news

collaborations between Bridge Magazine and Crain's Detroit Business. Come back Thursday for a closer look at home values across Michigan.

Can these cities suffering the steepest declines ever recover?

"Under the current structure, no," said Tony Minghine, associate executive director and chief operating officer of the Michigan Municipal League, an association for townships, villages and cities. The municipal league has long advocated for changes in how the state funds municipalities.

For this report, Bridge Magazine and Crain's Detroit Business analyzed the annual property value assessments, compiled by the state treasury, for all municipalities in the state from 2008 to 2016. It adjusted the past values for inflation and focused on real property, comprised mainly of residential, commercial, industrial and agricultural property.

The data show that industrial property fell the furthest overall, losing 40 percent of its 2008 value. Meanwhile, residential property, by far the largest class of property comprising 75 percent of all value, fell 21 percent. Only agricultural land was worth more in 2016 than it was, adjusted for inflation, in 2008. Commercial property is still 24 percent below 2008.

Municipal meat and potatoes

Many communities across Michigan faced the same daunting problem: As property values plummeted after the housing bubble popped and the recession deepened, property revenues that fund city services likewise fell. Municipal employees took pay cuts and furloughs, and paid more for their health benefits.

Certainly, not every city or township is suffering; some have seen home prices rebound and overall property values begin to climb. And yet, only 183 municipalities in the state have seen overall property values exceed 2008 levels, when adjusted for inflation. Most are small towns with fewer than 2,000 residents. All told, just under 400,000 people live in these 183 communities.

For the remaining 9.5 million people living in Michigan, the value of all property – residential, commercial, industrial and agricultural – has fallen from 2008, in many cases markedly.

And for leaders in those communities, the fall in property and taxes has meant tough choices.

“The quality-of-life programs (were) unfortunately one of the first things that got cut,” said Tracey Schultz Kobylarz, supervisor of Redford Township, a community of 47,000 residents in western Wayne County. It lost more than 62 percent of its 2008 tax base, or more than \$1.1 billion. At one point the township had a deficit of \$10.2 million.

Those things that can create community and a sense of place were the first to go, or get changed: the holiday parade, the art in the park. Maybe a city mowed the parks or swept the streets less frequently; perhaps flowers didn’t get planted in the boulevard.

What remained: the basics of police and fire protection.

In Redford Township, the town’s parks department once had 15 employees; now it has three. Its ice rink is leased to a private company and public events in town – like holiday celebrations – require the generosity of local businesses that underwrite them.

Only a handful of communities saw the taxable value of real property – residential, commercial, industrial and agricultural – increase from 2008 when adjusted for inflation. More typical were double-digit drops in value.

Biggest gainers, municipalities over 10,000*

Rank
Municipality
Increase since 2008
1
Marquette

22.8%
2
Traverse City
15.9%
3
Allendale Township (Ottawa Co.)
11.5%
4
Lyon Township (Oakland Co.)
11.3%
5
East Grand Rapids
10.1%
6
Texas Township (Kalamazoo Co.)
5.9%
7
Escanaba
1.8%

**Only seven communities with 10,000 or more residents gained value*

Biggest losers, municipalities over 10,000

Rank	Municipality	Decrease since 2008
1	Flint	-76.5%
2	Pontiac	-73.1%
3	Hazel Park	-71.6%
4	Harper Woods	

-71.4%
5
Inkster
-68.1%
6
Eastpointe
-64.5%
7
Redford Township (Wayne Co.)
-62.5%
8
Detroit
-59.5%
9
Oak Park
-58.2%
10
Roseville
-56.0%

Source: Bridge and Crain's analysis of Michigan municipal assessment data compiled by the state treasury department.

Township employees pay more for less health coverage and haven't seen much in the way of raises in eight years.

"We immediately readjusted what we do here," Schultz Kobylarz said. "We knew that if we didn't change the way we were doing things, we wouldn't be able to turn the lights on in three years."

At the same time property values were falling, the state had been cutting back on municipalities' share of state sales taxes – known as revenue sharing. The Michigan Municipal League estimates that Redford Township received \$15.5 million less in state revenue sharing between 2008 and 2015 than what was anticipated, cuts that occurred under both Democratic and Republican governors.

While making its own cuts, Redford officials also asked voters for more money to help with public safety. They approved a special assessment property tax – but that raised the township's overall millage rate, including Wayne County's 9.1 mills, to nearly 35 mills (that's \$35 for every \$1,000 in assessed valuation).

That's one of the highest rates in the state; for a home with a market value of \$100,000, property taxes would amount to \$1,750. For comparison, in Brownstown Township southeast of Redford, it's 22.3 mills; in Livonia it's 23 mills; Canton 20 mills.

Schultz Kobylarz, who said the township needed the additional money, said she also knows those higher taxes come with a cost: "You can't tax your way out of a broken system."

And broken, she said, it is. "It's 100 percent broken."

Many agree, and point to a much larger and infamous example of government failure as Exhibit A. Financial woes in Flint, which lost 76 percent of property values between 2008 and 2016, lead a succession of state-appointed emergency managers to make the fateful decision to switch water systems without properly treating the new water to prevent lead poisoning.

Haves and have-nots

Robert Kleine is a former state treasurer who worked for former Democratic Gov. Jennifer Granholm. He's now the interim director of the MSU Extension Center for Local Government and Finance, which helps municipalities with financial planning.

"There are winners," Kleine said, referring to standout communities like Ann Arbor and Grand Rapids that have seen values substantially recover and are attracting new residents. "But there are too many losers."

Michigan's municipal finance structure is so wobbly that those cities that have seen the steepest decline in property taxes, absent a substantial recovery in revenue sharing, are in serious trouble.



Tracey Schultz Kobylarz, supervisor of Redford Township, has dealt with falling property taxes as the Detroit suburb was forced to trim staff, cut pay and benefits and eliminate township services.

"The only way the system we know can work is robust revenue sharing," Kleine said. "The system is completely broken without (an increase in) revenue sharing."

But that would mean finding more money – read: taxes – in Lansing with a legislature that just came close to cutting income taxes.

New taxes are often a hard sell. Fewer than two dozen cities have income taxes, and only Detroit has a utility tax (and casino revenues). Voters across the state have approved property tax increases for police, fire and other services, but there are limits as to how much communities can ask for – and in how much voters are willing to approve.

"You have a system where a community has zero ability to recover," Minghine said.

Without reform, MSU's Kleine wonders what will happen the next time Americans stop buying cars and homes and TVs, when they again tighten their belts and Michigan is facing rising unemployment and sliding property values.

"Right now we're in an economic recovery," Kleine said. "What's going to happen in the next recession? And it's going to happen."

Database: Has real estate in your town recovered since 2008?

The value of all real estate in most of Michigan's cities and townships is still below 2008 levels, when adjusted for inflation, the long-lingering result of the Great Recession. Some areas have seen values exceed 2008, including heavily agricultural areas. But despite a rise in property values across Michigan in recent years, far more communities are still down from 2008. **Type in a name of a community or county to find it (Statewide data are not available for villages). Note: These are state assessed values, which are one-half of market value. For more detailed information, use our [map above](#).**

Show entries

Search:

Show entries

Search:

Clinton
Bingham Township
\$149,299,000.00
2008
-2.4
Huron
Bingham Township

\$102,527,100.00
2016
42.4
Ingham
Meridian Township
\$1,764,122,100.00
2008
-15.6
Ingham
Delhi Township
\$743,325,150.00
2008
-21.6
Ingham
Lansing Township
\$291,817,200.00
2008

-28.4
Ingham
Williamstown Township
\$258,471,413.00
2008
-14.8
Ingham
Alaiedon Township
\$237,119,700.00
2008
-19.3
Ingham
Mason
\$219,323,770.00
2008
-19.4
Ingham

Aurelius Township
\$164,509,011.00
2008
-10.5
Ingham
Vevay Township
\$140,080,850.00
2008
-22.7

Showing 1 to 10 of 23 entries

Previous

1

2

3

Next

Showing 1 to 23 of 23 entries (filtered from 1,514 total entries)

Previous

1

Next

Source: Michigan Department of Treasury [taxable value reports](#)

READ 18 COMMENTS



About The Author



Mike Wilkinson

Mike Wilkinson is Bridge's computer-assisted reporting specialist. He can be reached here.



Communications Update March 2017

Strategy and Tactic Updates:

OBJECTIVE ONE: Increase understanding of the Ingham County Land Bank and its role in the community.

- STRATEGY: Explain the Ingham County Land Bank's role through community events and partnerships with neighborhood organizations.
 - TACTIC: Identify opportunities to develop local partnerships and expand outreach.
 - Developed project plan for rental properties that featured social media content, fliers and outreach to local organizations.
 - Distributed an email newsletter to elected officials, local developers and those interested in updates from the Land Bank focused on the rental properties.
 - Brainstormed additional opportunities for the Land Bank to connect with other Lansing organizations.

OBJECTIVE TWO: Increase visibility for vacant land, non-single family residential and commercial properties, investments, rentals and redevelopment projects.

- STRATEGY: Focus on keeping the website listings and photos up to date.
 - TACTIC: Share availability of rental properties online and through the Treasurer's networks.
 - Took photos of rental properties and plan to list on the Land Bank website.
 - TACTIC: Focus outreach to those neighboring vacant lots and promote the purchase of side lots and vacant land owned by the Land Bank.
 - Modify current letter addressed to neighboring residents and promote cost to purchase side lots in a more visual way.
- In the process of working with GravityWorks to update the rental page on the website. The goal is to format the rental page to showcase individual rental properties – a similar layout to the residential page.
- STRATEGY: Identify newsworthy story opportunities to pitch to local media and share with targeted publications and blogs.
 - TACTIC: Share success stories featuring homebuyers who have completed projects with former Land Bank properties
 - Highlight Brent Forsberg's latest project in REO Town featuring the tiny house trend.
 - Creative opportunities and ideas for land use, including side and vacant lots.

Measurement of Success:

Homes and Properties Sold YTD:

- 523 N Walnut
- 218 Mosely
- 1517 Redwood
- 1705 S Genesee
- 501 Shepard
- 519 N Hayford
- 1601 Park Ave

Homes with Accepted Offers YTD:

- 2811 Leyburn
- 535 Samantha
- 1142 Camp
- 818 Holten

Media Analysis: Analysis of the quality of media coverage and quantity of storytelling opportunities. The two articles below were published on the Spartan Newsroom website and featured housing in Old Town and Urbandale Farm.

Media Clips:

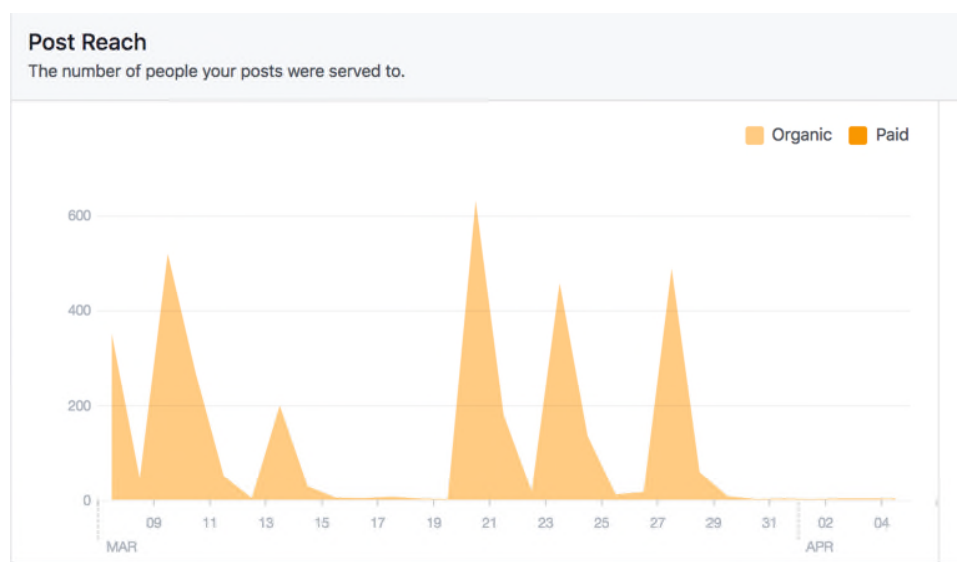
3/16/2016	Spartan Newsroom	Real estate in Old Town has “come a long way” as values grow	http://news.jrn.msu.edu/2017/03/real-estate-in-old-town-has-come-a-long-way-as-values-grow/
3/30/2017	Spartan Newsroom	Eastside neighborhood embraces agriculture while growing a sense of community	http://news.jrn.msu.edu/2017/03/east-side-neighborhood-embraces-agriculture-while-growing-a-sense-of-community/

Social Media Metrics:

- Current Facebook Fans: 2,534 likes (up from 2,520)
- Current Twitter Followers: 1,076 (up from 1,074)
- The word cloud on the next page represents the most frequent terms appearing on the Land Bank’s Facebook page. This gives us a good idea of what topics are resonating the most.



- The total reach graphic below represents the total number of people who saw a given post. This includes fans and non-fans, reaching people within their news feeds, on the Land Bank page and as shared by friends.



- The graphic below represents the number of people interacting with each post by means of reactions, comments and shares.



- According to post reach, reactions, comments and shares, the posts with the largest impressions this last month includes:
 - Greater Lansing Food Bank is hiring
 - Land Bank is hiring an executive director
 - Rental properties available through the Land Bank

There were no negative comments posted in March.

As a reminder, the current process for handling Facebook complaints is: Land Bank staff check SeeClickFix daily to address property questions or concerns and P&G and the Land Bank team work together to address each Facebook post.



Communications Update April 2017

Strategy and Tactic Updates:

OBJECTIVE ONE: Increase understanding of the Ingham County Land Bank and its role in the community.

- STRATEGY: Explain the shift in the Ingham County Land Bank's role in regard to housing, vacant land use and rentals.
 - TACTIC: Identify opportunities to develop local partnerships and expand outreach.
 - Brainstormed ideas to promote the investor program – with the goal of sharing future success stories that result out of this partnership.

OBJECTIVE TWO: Increase visibility for vacant land, non-single family residential and commercial properties, investments, rentals and redevelopment projects.

- STRATEGY: Focus on keeping the website listings and photos up to date.
 - TACTIC: Share availability of rental properties online through the Land Bank's website.
 - Completed the website project with Gravity Works to add the rental properties in the same format as the residential properties, including photos and details about location.
 - TACTIC: Focus outreach to those neighboring vacant lots and promote the purchase of side lots and vacant land owned by the Land Bank.
 - Modify current letter addressed to neighboring residents and promote cost to purchase side lots in a more visual way.
- STRATEGY: Identify newsworthy story opportunities to pitch to local media and share with targeted publications and blogs.
 - TACTIC: Share success stories featuring homebuyers who have completed projects with former Land Bank properties
 - Interviewed Brent Forsberg about his latest project in REO Town featuring the tiny houses. The plan is to draft a feature highlighting the impact of this project on Lansing neighborhoods.

Measurement of Success:

Homes and Properties Sold YTD:

- 523 N Walnut
- 218 Mosely

- 1517 Redwood
- 1705 S Genesee
- 501 Shepard
- 519 N Hayford
- 1601 Park Ave
- 2811 Leyburn

Homes with Accepted Offers YTD:

- 535 Samantha
- 1142 Camp
- 818 Holten
- 5844 Valencia

Media Analysis: Analysis of the quality of media coverage and quantity of storytelling opportunities. The two articles below were published on the Spartan Newsroom website and featured housing in Old Town and Urbandale Farm.

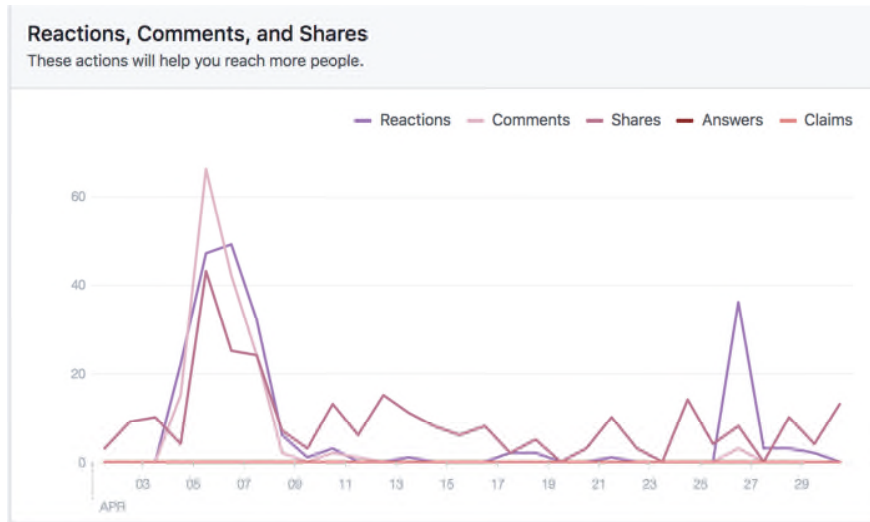
Media Clips:

5/5/2017	LiNCS Newsletter	Neighborhoods in Bloom Corridor Project along Pennsylvania	PDF attached to email
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Social Media Metrics:

- Current Facebook Fans: 2,725 likes (up from 2,534)
- Current Twitter Followers: 1,079 (up from 1,076)
- The word cloud on the next page represents the most frequent terms appearing on the Land Bank’s Facebook page. This gives us a good idea of what topics are resonating the most.

- The graphic below represents the number of people interacting with each post by means of reactions, comments and shares.



- According to post reach, reactions, comments and shares, the posts with the largest impressions this last month includes:
 - Real estate in Old Town
 - Volunteers planting trees on Earth Day
 - Four Corners Housing Summit

There were no negative comments posted in April.

As a reminder, the current process for handling Facebook complaints is: Land Bank staff check SeeClickFix daily to address property questions or concerns and P&G and the Land Bank team work together to address each Facebook post.

INGHAM COUNTY LAND BANK
ACTIVITY REPORT
April 30, 2017

Property Inventory	Inventory as of 12/31/2016	Acquired as of 4/30/2017	Rental or Garden as of 4/30/2017	Demolished as of 4/30/2017	Sold as of 4/30/2017	Current Inventory as of 4/30/2017
Structures	115	0	0	(45)	8	62
Rentals	25	0	0	0	0	25
Gardens	155	0	18	0	0	173
Vacant Land	836	0	(17)	45	17	847
Commercial Rental	2	0	0	0	0	2
Commercial Vacant	22	0	(1)	1	0	22
Commercial	7	0	0	(1)	0	6
TOTAL(S)	1,162	0	0	0	25	1,137

Land Contracts (L/C)	Current L/C as of 4/30/2017
L/C Residential	18
L/C Commercial	1
L/C Total	19

Approved Line of Credit as of 4/30/2017	
Total Line of Credit	\$ 5,000,000.00
Obligated	\$ 3,900,000.00
Available Balance	\$ 1,100,000.00

For Sale (by Program)	Pending Sales as of 4/30/2017	Sold as of 4/30/2017	Current For Sale as of 4/30/2017
NSP2	0	1	0
HOME	1	2	0
CDBG	0	0	1
LB As-Is	6	2	0
LB	2	3	1
Eden Glen	4	0	9
TOTAL(S)	13	8	11

Ingham County Land Bank - For Sale

Parcel #	Address	AMI	Grant	Agent	Listing Exp.	Price	Offer	Notes
33-01-05-05-376-111	5844 Valencia Blvd.	80%	HOME	ICLB		\$80,000	\$ 80,000	OFFER
33-01-01-08-482-061	734 Princeton Avenue	80%	CDBG	Nancy B		\$98,000		
33-01-01-31-405-381	535 Samantha	n/a	LB	Maggie G.		\$51,000	\$ 51,000	OFFER
33-01-01-08-454-091	818 Holten Street	n/a	LB	Maggie G.		\$52,500	\$ 55,865	OFFER
33-20-01-13-109-114	611 Glenmoor #2A	n/a	LB	Nancy B		\$69,900		
Eden Glen Condominiums								
33-01-05-10-227-002	6103 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	\$ 45,000	OFFER
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		
33-01-05-10-227-020	6139 Scotmar Drive	n/a	LB	ICLB		\$45,000		
33-01-05-10-227-022	6143 Scotmar Drive	80%	CDBG	ICLB		\$45,000		
33-01-05-10-227-061	1733 Maisonette Drive	80%	CDBG	Adriane L.	12/20/2016	\$45,000	\$ 45,000	OFFER
33-01-05-10-227-063	1737 Maisonette Drive	80%	CDBG	ICLB		\$45,000	\$ 45,000	OFFER
33-01-05-10-227-064	1739 Maisonette Drive	80%	CDBG	ICLB		\$45,000		
33-01-05-10-227-068	1723 Maisonette Drive	80%	CDBG	ICLB		\$45,000		
33-01-05-10-227-069	1725 Maisonette Drive	80%	CDBG	Adriane L.	12/20/2016	\$45,000		
33-01-05-10-227-076	1703 Maisonette Drive	80%	CDBG	ICLB		\$45,000		
33-01-05-10-227-078	1707 Maisonette Drive	80%	CDBG	ICLB		\$45,000		
As Is - Unrenovated								
33-01-01-15-426-121	Lathrop Street (207)	n/a	Lot	ICLB		\$ 500	\$ 500	CAHP
33-01-01-10-411-131	1558 E Grand River	n/a	LB	ICLB		\$ 10,000	\$ 15,100	OFFER
33-01-01-10-304-101	1108 N High	n/a	LB	ICLB		\$ 10,000	\$ 10,000	OFFER
33-01-01-15-431-081	1501 E Kalamazoo	n/a	LB	ICLB		\$ 15,000	\$ 15,000	OFFER
33-01-01-21-258-050	1145 S Grand	n/a	LB	ICLB		\$ 18,000	\$ 14,000	OFFER
33-01-01-15-310-001	301 S Hosmer	n/a	LB	ICLB		\$ 12,000	\$ 5,500	OFFER
33-01-01-22-130-051	1023 S Pennsylvania	n/a	LB	ICLB		\$ 22,000	\$ 15,000	OFFER
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		\$400,000		Deluxe Inn
	122 E Grand River, Williamst	n/a	Comm.	ICLB		\$75,000	\$ 62,600	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: 4/30/2017

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	650.00
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
- Applications In Process

Check Date	Bank	Check	Vendor	Vendor Name	Amount
Bank GEN					
03/02/2017	GEN	13894	PITNEY	PURCHASE POWER	294.69
03/02/2017	GEN	13895	BWB CLEANI	BWB CLEANING	130.00
03/02/2017	GEN	13896	COMMERCIAL	COMMERCIAL CLEANING	249.04
03/02/2017	GEN	13897	MCKISSIC	MCKISSIC CONSTRUCTION	7,469.00
03/02/2017	GEN	13898	PRUITT	JONATHAN PRUITT	25.00
03/02/2017	GEN	13899	EDEN	EDEN GLEN CONDO ASSOCIATION	6,000.00
03/02/2017	GEN	13900	GLENMOOR	GLENMOOR CONDIMINIUM ASSOCIATION	146.36
03/02/2017	GEN	13901	BWL	BOARD OF WATER & LIGHT	665.28
03/02/2017	GEN	13902	BWL	BOARD OF WATER & LIGHT	437.47
03/02/2017	GEN	13903	BWL	BOARD OF WATER & LIGHT	88.57
03/02/2017	GEN	13904	CONSUMERS	CONSUMERS ENERGY	140.89
03/02/2017	GEN	13905	DELHI	DELHI TOWNSHIP	53.40
03/02/2017	GEN	13906	MALB	MICHIGAN ASSOCIATION OF LAND BANKS	1,000.00
03/02/2017	GEN	13907	COMCAST	COMCAST	258.47
03/02/2017	GEN	13908	HASS	HASSELBRING CLARK CO	176.96
03/02/2017	GEN	13909	DBI	DBI BUSINESS INTERIORS	6.99
03/02/2017	GEN	13910	VERIZON	VERIZON WIRELESS	139.90
03/02/2017	GEN	13911	PIPER	PIPER & GOLD PUBLIC RELATIONS	6,600.00
03/02/2017	GEN	13912	MARK'S	MARK'S LOCK SHOP INC	6.00
03/02/2017	GEN	13913	BUG	THE BUG MAN	135.00
03/02/2017	GEN	13914	MENARDS	CAPITAL ONE COMMERCIAL	276.69
03/02/2017	GEN	13915	HOME	HOME DEPOT CREDIT SERVICES	39.98
03/02/2017	GEN	13916	ROOTER	ROOTER EXPRESS	360.00
03/02/2017	GEN	13917	K&T	K&T ELECTRIC	6,750.00
03/02/2017	GEN	13918	STEFFEN	WES STEFFEN PLUMBING	4,680.00
03/02/2017	GEN	13919	HOLDERS	HOLDERS HEATING & AIR	3,818.00
03/02/2017	GEN	13920	CORTRIGHT	DICK CORTRIGHT	600.00
03/02/2017	GEN	13921	MAGNA	MAGNA-DRY	290.60
03/02/2017	GEN	13922	J & J HARD	J & J HARDWOODS, INC.	39,130.00
03/02/2017	GEN	13923	J & J HARD	J & J HARDWOODS, INC.	11,700.00
03/02/2017	GEN	13924	LANSING CI	CITY OF LANSING	98,085.30
03/02/2017	GEN	13925	BWL	BOARD OF WATER & LIGHT	2,860.00
03/02/2017	GEN	13926	BOLLE	BOLLE CONTRACTING, INC	26,100.00
03/03/2017	GEN	13927	EDEN	EDEN GLEN CONDO ASSOCIATION	780.00
03/09/2017	GEN	13928	CINNAIRE	CINNAIRE TITLE SERVICES, LLC	4,268.24
03/15/2017	GEN	13929	BWL	BOARD OF WATER & LIGHT	887.27
03/15/2017	GEN	13930	BWL	BOARD OF WATER & LIGHT	348.34
03/15/2017	GEN	13931	BWL	BOARD OF WATER & LIGHT	33.26
03/15/2017	GEN	13932	CONSUMERS	CONSUMERS ENERGY	847.35
03/15/2017	GEN	13933	CONSUMERS	CONSUMERS ENERGY	506.13
03/15/2017	GEN	13934	CONSUMERS	CONSUMERS ENERGY	227.45
03/15/2017	GEN	13935	WILLIAMSTO	CITY OF WILLIAMSTON	106.35
03/15/2017	GEN	13936	GRANGER	GRANGER CONTAINER SERVICE	294.44
03/15/2017	GEN	13937	COHL	COHL, STOKER & TOSKEY, P.C.	911.60
03/15/2017	GEN	13938	CITY PULSE	CITY PULSE	231.25
03/15/2017	GEN	13939	DBI	DBI BUSINESS INTERIORS	1,121.47
03/15/2017	GEN	13940	COMCAST	COMCAST	267.97
03/15/2017	GEN	13941	UMASS	UNIVERSITY OF MASSACHUSETTS	264.00
03/15/2017	GEN	13942	KWIK CAR	KWIK CAR WASH	35.96
03/15/2017	GEN	13943	MI FLEET	MICHIGAN FLEET FUELING SOLUTIONS LL	439.42
03/15/2017	GEN	13944	BWB CLEANI	BWB CLEANING	130.00
03/15/2017	GEN	13945	COMMERCIAL	COMMERCIAL CLEANING	144.00
03/15/2017	GEN	13946	KELLEY	KELLEY APPRAISAL COMPANY	350.00
03/15/2017	GEN	13947	KEBS	KEBS, INC.	400.00
03/15/2017	GEN	13948	J & J HARD	J & J HARDWOODS, INC.	24,500.00
03/15/2017	GEN	13949	BB CONTRAC	BB CONTRACTING	90.00
03/15/2017	GEN	13950	ROOTER	ROOTER EXPRESS	652.00
03/15/2017	GEN	13951	HOLDERS	HOLDERS HEATING & AIR	212.56
03/15/2017	GEN	13952	CORTRIGHT	DICK CORTRIGHT	235.00
03/15/2017	GEN	13953	TETRA TECH	TETRA TECH, INC	4,675.00
03/15/2017	GEN	13954	SC SERVICE	SC SERVICES ENVIRONMENTAL	39,720.00
03/15/2017	GEN	13955	INGHAM	INGHAM COUNTY TREASURER	18,523.85
03/22/2017	GEN	13956	CINNAIRE	CINNAIRE TITLE SERVICES, LLC	600.00
03/28/2017	GEN	13957	BWL	BOARD OF WATER & LIGHT	400.50
03/28/2017	GEN	13958	CONSUMERS	CONSUMERS ENERGY	159.40
03/28/2017	GEN	13959	DELHI	DELHI TOWNSHIP	48.70
03/28/2017	GEN	13960	VERIZON	VERIZON WIRELESS	139.90
03/28/2017	GEN	13961	ADT	ADT SECURITY SERVICES, INC	140.64
03/28/2017	GEN	13962	MENARDS	CAPITAL ONE COMMERCIAL	4,044.99
03/28/2017	GEN	13963	CITY PULSE	CITY PULSE	92.50
03/28/2017	GEN	13964	HASS	HASSELBRING CLARK CO	246.77
03/28/2017	GEN	13965	PITNEY	PURCHASE POWER	332.18
03/28/2017	GEN	13966	PIPER	PIPER & GOLD PUBLIC RELATIONS	6,440.15
03/28/2017	GEN	13967	CINNAIRE	CINNAIRE TITLE SERVICES, LLC	90.00
03/28/2017	GEN	13968	LAFONTAINE	LAFONTAINE FORD, INC	748.00
03/28/2017	GEN	13969	BWB CLEANI	BWB CLEANING	130.00
03/28/2017	GEN	13970	ETC	ETC	2,200.00
03/28/2017	GEN	13971	J & J HARD	J & J HARDWOODS, INC.	4,200.00

05/08/2017 03:49 PM
User: DAWN
DB: Iclb

CHECK REGISTER FOR INGHAM COUNTY LAND BANK
CHECK DATE FROM 03/01/2017 - 03/31/2017

Page: 2/2

Check Date	Bank	Check	Vendor	Vendor Name	Amount
03/28/2017	GEN	13972	HOLDERS	HOLDERS HEATING & AIR	1,274.32
03/28/2017	GEN	13973	FREDRICKSO	SCOTT FREDRICKSON CONSTRUCTION	2,225.00
03/28/2017	GEN	13974	MASTER	MASTERWORK, L.L.C.	46,022.00
03/28/2017	GEN	13975	INGHAM	INGHAM COUNTY TREASURER	4,942.89
03/28/2017	GEN	13976	PNC	PNC BANK, NA	13,549.31
03/28/2017	GEN	13977	PNC	PNC BANK, NA	7,333.13
03/28/2017	GEN	13978	AMR	AMR ALLIANCES	190.00

GEN TOTALS:

Total of 85 Checks:	415,466.88
Less 1 Void Checks:	4,268.24
Total of 84 Disbursements:	411,198.64

Check Date	Bank	Check	Vendor	Vendor Name	Amount
Bank GEN					
04/06/2017	GEN	13979	REGISTER	INGHAM COUNTY REGISTER OF DEEDS	35.00
04/06/2017	GEN	13980	EDEN	EDEN GLEN CONDO ASSOCIATION	6,000.00
04/06/2017	GEN	13981	GLENMOOR	GLENMOOR CONDIMINIUM ASSOCIATION	146.36
04/12/2017	GEN	13982	BWL	BOARD OF WATER & LIGHT	5,324.86
04/12/2017	GEN	13983	CONSUMERS	CONSUMERS ENERGY	926.25
04/12/2017	GEN	13984	CONSUMERS	CONSUMERS ENERGY	315.13
04/12/2017	GEN	13985	CONSUMERS	CONSUMERS ENERGY	336.84
04/12/2017	GEN	13986	LESLIE	CITY OF LESLIE	175.40
04/12/2017	GEN	13987	GRANGER	GRANGER CONTAINER SERVICE	222.44
04/12/2017	GEN	13988	DBI	DBI BUSINESS INTERIORS	135.26
04/12/2017	GEN	13989	DELUXE	DELUXE FOR BUSINESS	690.33
04/12/2017	GEN	13990	COHL	COHL, STOKER & TOSKEY, P.C.	829.26
04/12/2017	GEN	13991	REGISTER	INGHAM COUNTY REGISTER OF DEEDS	30.00
04/12/2017	GEN	13992	GRAVITY	GRAVITY WORKS DESIGN, LLC	180.00
04/12/2017	GEN	13993	PIPER	PIPER & GOLD PUBLIC RELATIONS	6,475.00
04/12/2017	GEN	13994	HEALTH	INGHAM COUNTY HEALTH DEPARTMENT	8,940.00
04/12/2017	GEN	13995	MFCC	MICHIGAN FAIR CONTRACTING CENTER	500.00
04/12/2017	GEN	13996	KELLEY	KELLEY APPRAISAL COMPANY	175.00
04/12/2017	GEN	13997	BWB CLEANI	BWB CLEANING	130.00
04/12/2017	GEN	13998	HAMMOND	HAMMOND FARMS LANDSCAPE SUPPLY INC	24.00
04/12/2017	GEN	13999	MPC	MPC CASH-WAY LUMBER	1,265.50
04/12/2017	GEN	14000	UMASS	UNIVERSITY OF MASSACHUSETTS	165.00
04/12/2017	GEN	14001	KWIK CAR	KWIK CAR WASH	44.95
04/12/2017	GEN	14002	MI FLEET	MICHIGAN FLEET FUELING SOLUTIONS LL	565.98
04/12/2017	GEN	14003	LAFONTAINE	LAFONTAINE FORD, INC	180.97
04/12/2017	GEN	14004	CAP EQUIP	CAPITAL EQUIPMENT & SUPPLY	281.17
04/12/2017	GEN	14005	MIDWEST	MIDWEST POWER EQUIPMENT	74.98
04/12/2017	GEN	14006	LANE'S	LANE'S REPAIR	180.00
04/12/2017	GEN	14007	KEBS	KEBS, INC.	2,400.00
04/12/2017	GEN	14008	J & J HARD	J & J HARDWOODS, INC.	17,400.00
04/12/2017	GEN	14009	MCKISSIC	MCKISSIC CONSTRUCTION	220.00
04/12/2017	GEN	14010	FREDRICKSO	SCOTT FREDRICKSON CONSTRUCTION	360.00
04/12/2017	GEN	14011	CASE	ROXANNE CASE	173.88
04/12/2017	GEN	14012	KROHN	JOHN KROHN	227.48
04/12/2017	GEN	14013	INGHAM	INGHAM COUNTY TREASURER	135,131.16
04/27/2017	GEN	14014	BWL	BOARD OF WATER & LIGHT	466.83
04/27/2017	GEN	14015	BWL	BOARD OF WATER & LIGHT	363.70
04/27/2017	GEN	14016	CONSUMERS	CONSUMERS ENERGY	87.83
04/27/2017	GEN	14017	DELHI	DELHI TOWNSHIP	48.70
04/27/2017	GEN	14018	VERIZON	VERIZON WIRELESS	139.96
04/27/2017	GEN	14019	ADT	ADT SECURITY SERVICES, INC	164.34
04/27/2017	GEN	14020	COMCAST	COMCAST	258.47
04/27/2017	GEN	14021	HOME	HOME DEPOT CREDIT SERVICES	435.94
04/27/2017	GEN	14022	MENARDS	CAPITAL ONE COMMERCIAL	377.93
04/27/2017	GEN	14023	HASS	HASSELBRING CLARK CO	207.00
04/27/2017	GEN	14024	LUFF	LANSING URBAN FARM PROJECT	6,000.00
04/27/2017	GEN	14025	NORTHSIDE	NORTHSIDE SERVICE	55.00
04/27/2017	GEN	14026	CAP EQUIP	CAPITAL EQUIPMENT & SUPPLY	237.70
04/27/2017	GEN	14027	AC & E	AC & E RENTALS, INC	198.00
04/27/2017	GEN	14028	GEE FARMS	GEE FARMS	1,100.00
04/27/2017	GEN	14029	MARK'S	MARK'S LOCK SHOP INC	1,503.00
04/27/2017	GEN	14030	SHERWIN	THE SHERWIN-WILLIAMS CO.	21.55
04/27/2017	GEN	14031	KELLEY	KELLEY APPRAISAL COMPANY	600.00
04/27/2017	GEN	14032	MANNIK	MANNIK SMITH GROUP	3,100.00
04/27/2017	GEN	14033	ETC	ETC	11,220.00
04/27/2017	GEN	14034	ETC	ETC	6,308.00
04/27/2017	GEN	14035	PRECISION	PRECISION PIPING LLC	2,375.00
04/27/2017	GEN	14036	J & J HARD	J & J HARDWOODS, INC.	7,900.00
04/27/2017	GEN	14037	ROOTER	ROOTER EXPRESS	396.00
04/27/2017	GEN	14038	GLENMOOR	GLENMOOR CONDIMINIUM ASSOCIATION	146.36
04/27/2017	GEN	14039	EDEN	EDEN GLEN CONDO ASSOCIATION	7,610.00
04/27/2017	GEN	14040	INGHAM	INGHAM COUNTY TREASURER	4,942.89
04/27/2017	GEN	14041	HOUSING	INGHAM COUNTY HOUSING COMMISSION	4,326.70

GEN TOTALS:

Total of 63 Checks:	250,853.10
Less 0 Void Checks:	0.00
Total of 63 Disbursements:	250,853.10

INGHAM COUNTY LAND BANK AUTHORITY
STATEMENT OF NET ASSETS
STATEMENT OF REVENUES, EXPENSES AND CHANGE IN NET ASSETS
January 31, 2017

Assets	
Cash	\$ 20,228.88
Accounts Receivable	\$ -
Land Contract Receivable	\$ 846,989.19
Land Contract Interest Receivable	\$ 66,861.27
Land Contract Escrow	\$ 3,729.13
Notes Receivable	\$ -
Specific Tax Receivable	\$ 166,050.58
Specific Tax Receivable - Prior Year	\$ 22,925.94
Payroll	\$ -
Employer Tax Liability CDBG	\$ -
OCOF Receivable	\$ -
Ingham County Receivable	\$ 449,475.83
Lansing City Receivable - General	\$ -
CDBG County Receivable	\$ -
CDBG Receivable - Lansing Demo	\$ -
CDBG Lansing Rehab Receivable	\$ 219,557.29
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	\$ 1,105,179.65
MSDHA Ash Street Rec	\$ -
Brownfield Receivable - Ingham Cnty	\$ 369,006.28
Due from other funds	\$ -
Inventory - NSP2	\$ 45,000.00
Inventory	\$ 2,543,568.01
Fixed Assets	\$ 236,763.70
Land Improvements	\$ (11,838.19)
Fixed Assets - Rental	\$ 853,879.52
Accumulated Depreciation - Rental	\$ (198,549.66)
Total Assets	\$ 6,773,532.29

INGHAM COUNTY LAND BANK AUTHORITY
STATEMENT OF NET ASSETS
STATEMENT OF REVENUES, EXPENSES AND CHANGE IN NET ASSETS
January 31, 2017

Liabilities	
Accounts Payable	\$ 460,045.10
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	
Rental Deposit	\$ 9,500.00
Good Faith Deposits	\$ 7,029.00
Land Contract Escrow	\$ (10,463.59)
Deferred Revenue	\$ -
Employee Contribution - Health Care	\$ 155.19
Total Liabilities	\$ 6,406,510.81
Retained Earnings	\$ (12,401.53)
Total Net Assets	\$ 379,423.01

INGHAM COUNTY LAND BANK AUTHORITY
STATEMENT OF REVENUES, EXPENSES, AND CHANGE IN NET ASSETS
January 31, 2017

	2017 Budget	2017 YTD 1/31/2017	%
Revenues			
Ingham County allocation	\$ 400,000.00	\$ 400,000.00	100.00%
Property Sales	\$ 664,000.00	\$ 48,011.00	7.23%
Interest Income	\$ 53,000.00	\$ 57,024.52	107.59%
Brownfield Revenue	\$ -	\$ -	0.00%
HOME Developer Fee Income	\$ 20,000.00	\$ 20,317.92	101.59%
HOME Program Revenue	\$ 35,000.00	\$ 38,682.08	110.52%
Specific Tax	\$ 175,000.00	\$ -	0.00%
CDBG Program Revenue	\$ 225,000.00	\$ -	0.00%
NSP1 Program Revenue	\$ 8,600.00	\$ -	0.00%
NSP2 Program Revenue	\$ 12,900.00	\$ -	0.00%
Hardest Hit Blight Elimination Funding	\$ 1,500,000.00	\$ -	0.00%
Rental Income	\$ 181,440.00	\$ 13,265.00	7.31%
Lansing Reinvestment Revenue	\$ -	\$ -	0.00%
Late Fee Revenue	\$ -	\$ 125.00	0.00%
Donation Revenue	\$ -	\$ -	0.00%
Miscellaneous Revenue	\$ -	\$ -	0.00%
Non-Purchase Acquisition Real Property	\$ -	\$ -	0.00%
Neighborhoods in Bloom	\$ -	\$ -	0.00%
Garden Program Revenue	\$ 5,000.00	\$ 1,211.00	24.22%
Total Revenue	\$ 3,279,940.00	\$ 578,636.52	17.64%

Non-Administrative Expense			
Property Acquisitions	\$ -	\$ -	0.00%
Loss on Inventory	\$ -	\$ -	0.00%
Depreciation/Depletion	\$ -	\$ -	0.00%
Land Bank Cost of Projects (renovations, assoc. fees, etc.)	\$ 157,400.00	\$ 22,277.74	14.15%
Land Bank Current Year Taxes	\$ -	\$ -	0.00%
Lawn/Snow/Maintenance	\$ 335,000.00	\$ 7,460.00	2.23%
Brownfield Debt	\$ 50,000.00	\$ -	0.00%
HOME Grant Expenses	\$ 35,000.00	\$ 38,776.20	110.79%
CDBG Renovation Expenses	\$ 150,000.00	\$ 25,632.09	17.09%
NSP1 Lansing City	\$ 15,000.00	\$ 640.00	4.27%
NSP2 Expenses	\$ 25,000.00	\$ 658.33	2.63%
NSP3 Expenses	\$ -	\$ 6,812.44	0.00%
Hardest Hit Blight Elimination Funding	\$ 1,500,000.00	\$ 899.10	0.06%
MI Blight Elimination Grant Expenses	\$ -	\$ -	0.00%
Neighborhoods in Bloom	\$ -	\$ -	0.00%
Demolitions	\$ -	\$ 8,550.00	0.00%
Total Non-Administrative Expense	\$ 2,267,400.00	\$ 111,705.90	4.93%

Administrative Expense			
Office Supplies	\$ 8,000.00	\$ 233.84	2.92%
Audit Fee	\$ 22,000.00	\$ -	0.00%
Communication	\$ 5,000.00	\$ 357.77	7.16%
Security	\$ 2,000.00	\$ 296.40	14.82%
Membership Fees	\$ 1,000.00	\$ -	0.00%
Rental Expense	\$ 600.00	\$ 100.00	16.67%
Vehicle Expense	\$ 7,000.00	\$ -	0.00%
Postage	\$ 1,500.00	\$ -	0.00%
Office Expense (Utilities, Lawn/Snow, etc)	\$ 6,000.00	\$ 180.00	3.00%
Media/Public Relations	\$ 15,000.00	\$ 333.06	2.22%
Administrative Expense Cont.			
Consultants/Legal/Contractual Services	\$ 60,000.00	\$ -	0.00%
Computer Software Upgrade/Annual fee	\$ 27,360.00	\$ 21,587.52	78.90%
Travel/Mileage	\$ 1,000.00	\$ -	0.00%
Prof. Training/Conferences	\$ 1,000.00	\$ -	0.00%
Payroll Expense (incl. intern)	\$ 384,039.10	\$ 7,393.00	1.93%
Health Insurance and Benefit Expenses	\$ 90,095.16	\$ 10,095.78	11.21%
Building Maintenance	\$ 70,000.00	\$ 352.44	0.50%
Interest Expense	\$ 70,000.00	\$ -	0.00%

INGHAM COUNTY LAND BANK AUTHORITY
 STATEMENT OF REVENUES, EXPENSES, AND CHANGE IN NET ASSETS
 January 31, 2017

	2017 Budget	2017 YTD 1/31/2017	%
AmeriCorps	\$ 9,000.00	\$ -	0.00%
Equipment Small Purchase	\$ 4,500.00	\$ -	0.00%
Bank Fee	\$ 1,200.00	\$ 102.73	8.56%
Prior Year Expense	\$ -	\$ -	0.00%
Insurance	\$ 23,000.00	\$ -	0.00%
Garden Program Expense	\$ 2,500.00	\$ 99.96	4.00%
Land Contract Default	\$ 50,000.00	\$ -	0.00%
Community Development Projects	\$ 1,000.00	\$ -	0.00%
Lansing Brownfield Expense	\$ -	\$ -	0.00%
Rental Depreciation	\$ 42,700.00	\$ 42,694.00	0.00%
Rental Program Expense	\$ 74,244.00	\$ 3,681.11	4.96%
Total Administrative Expense	\$ 979,738.26	\$ 87,507.61	8.93%
Total Operating Expense	\$ 3,247,138.26	\$ 199,213.51	6.14%
Total Net Revenue & Expense, end of period	\$ 32,801.74	\$ 379,423.01	

INGHAM COUNTY LAND BANK AUTHORITY
STATEMENT OF NET ASSETS
STATEMENT OF REVENUES, EXPENSES AND CHANGE IN NET ASSETS
February 28, 2017

Assets	
Cash	\$ 83,064.88
Accounts Receivable	\$ -
Land Contract Receivable	\$ 863,539.16
Land Contract Interest Receivable	\$ 62,944.94
Land Contract Escrow	\$ 3,729.13
Notes Receivable	\$ -
Specific Tax Receivable	\$ 166,050.58
Specific Tax Receivable - Prior Year	\$ 22,925.94
Payroll	\$ -
Employer Tax Liability CDBG	\$ -
OCOF Receivable	\$ -
Ingham County Receivable	\$ 459,388.66
Lansing City Receivable - General	\$ -
CDBG County Receivable	\$ -
CDBG Receivable - Lansing Demo	\$ -
CDBG Lansing Rehab Receivable	\$ 219,557.29
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	\$ 889,431.65
MSDHA Ash Street Rec	\$ -
Brownfield Receivable - Ingham Cnty	\$ 369,006.28
Due from other funds	\$ -
Inventory - NSP2	\$ 45,000.00
Inventory	\$ 2,400,259.59
Fixed Assets	\$ 236,763.70
Land Improvements	\$ (23,676.38)
Fixed Assets - Rental	\$ 853,879.52
Accumulated Depreciation - Rental	\$ (198,549.66)
Total Assets	\$ 6,488,020.15

INGHAM COUNTY LAND BANK AUTHORITY
STATEMENT OF NET ASSETS
STATEMENT OF REVENUES, EXPENSES AND CHANGE IN NET ASSETS
February 28, 2017

Liabilities	
Accounts Payable	\$ 180,069.14
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	\$ 537,945.68
Due from other funds	
Rental Deposit	\$ 9,000.00
Good Faith Deposits	\$ 7,546.00
Land Contract Escrow	\$ 5,946.05
Deferred Revenue	\$ -
Employee Contribution - Health Care	\$ 155.19
Total Liabilities	\$ 6,133,890.90
Retained Earnings	\$ (12,401.53)
Total Net Assets	\$ 366,530.78

INGHAM COUNTY LAND BANK AUTHORITY
STATEMENT OF REVENUES, EXPENSES, AND CHANGE IN NET ASSETS
February 28, 2017

	2017 Budget	2017 YTD 2/28/2017	%
Revenues			
Ingham County allocation	\$ 400,000.00	\$ 400,000.00	100.00%
Property Sales	\$ 664,000.00	\$ 148,551.00	22.37%
Interest Income	\$ 53,000.00	\$ 57,024.52	107.59%
Brownfield Revenue	\$ -	\$ -	0.00%
HOME Developer Fee Income	\$ 20,000.00	\$ 47,575.02	237.88%
HOME Program Revenue	\$ 35,000.00	\$ 126,424.98	361.21%
Specific Tax	\$ 175,000.00	\$ -	0.00%
CDBG Program Revenue	\$ 225,000.00	\$ -	0.00%
NSP1 Program Revenue	\$ 8,600.00	\$ -	0.00%
NSP2 Program Revenue	\$ 12,900.00	\$ -	0.00%
Hardest Hit Blight Elimination Funding	\$ 1,500,000.00	\$ -	0.00%
Rental Income	\$ 181,440.00	\$ 28,082.50	15.48%
Lansing Reinvestment Revenue	\$ -	\$ -	0.00%
Late Fee Revenue	\$ -	\$ 137.10	0.00%
Donation Revenue	\$ -	\$ -	0.00%
Miscellaneous Revenue	\$ -	\$ -	0.00%
Non-Purchase Acquisition Real Property	\$ -	\$ -	0.00%
Neighborhoods in Bloom	\$ -	\$ -	0.00%
Garden Program Revenue	\$ 5,000.00	\$ 1,599.00	31.98%
Total Revenue	\$ 3,279,940.00	\$ 809,394.12	24.68%

Non-Administrative Expense			
Property Acquisitions	\$ -	\$ -	0.00%
Loss on Inventory	\$ -	\$ -	0.00%
Depreciation/Depletion	\$ -	\$ -	0.00%
Land Bank Cost of Projects (renovations, assoc. fees, etc.)	\$ 157,400.00	\$ 117,805.01	74.84%
Land Bank Current Year Taxes	\$ -	\$ -	0.00%
Lawn/Snow/Maintenance	\$ 335,000.00	\$ 24,580.00	7.34%
Brownfield Debt	\$ 50,000.00	\$ -	0.00%
HOME Grant Expenses	\$ 35,000.00	\$ 120,167.00	343.33%
CDBG Renovation Expenses	\$ 150,000.00	\$ 29,907.38	19.94%
NSP1 Lansing City	\$ 15,000.00	\$ 1,611.39	10.74%
NSP2 Expenses	\$ 25,000.00	\$ 2,566.87	10.27%
NSP3 Expenses	\$ -	\$ 6,812.44	0.00%
Hardest Hit Blight Elimination Funding	\$ 1,500,000.00	\$ 2,901.87	0.19%
MI Blight Elimination Grant Expenses	\$ -	\$ -	0.00%
Neighborhoods in Bloom	\$ -	\$ 1,976.95	0.00%
Demolitions	\$ -	\$ 8,550.00	0.00%
Total Non-Administrative Expense	\$ 2,267,400.00	\$ 316,878.91	13.98%

Administrative Expense			
Office Supplies	\$ 8,000.00	\$ 255.41	3.19%
Audit Fee	\$ 22,000.00	\$ -	0.00%
Communication	\$ 5,000.00	\$ 357.77	7.16%
Security	\$ 2,000.00	\$ 296.40	14.82%
Membership Fees	\$ 1,000.00	\$ -	0.00%
Rental Expense	\$ 600.00	\$ 150.00	25.00%
Vehicle Expense	\$ 7,000.00	\$ 485.65	6.94%
Postage	\$ 1,500.00	\$ -	0.00%
Office Expense (Utilities, Lawn/Snow, etc)	\$ 6,000.00	\$ 824.91	13.75%
Media/Public Relations	\$ 15,000.00	\$ 1,212.36	8.08%
Administrative Expense Cont.			
Consultants/Legal/Contractual Services	\$ 60,000.00	\$ -	0.00%
Computer Software Upgrade/Annual fee	\$ 27,360.00	\$ 22,125.52	80.87%
Travel/Mileage	\$ 1,000.00	\$ -	0.00%
Prof. Training/Conferences	\$ 1,000.00	\$ -	0.00%
Payroll Expense (incl. intern)	\$ 384,039.10	\$ 20,582.54	5.36%
Health Insurance and Benefit Expenses	\$ 90,095.16	\$ 15,248.67	16.93%
Building Maintenance	\$ 70,000.00	\$ 769.88	1.10%
Interest Expense	\$ 70,000.00	\$ -	0.00%

INGHAM COUNTY LAND BANK AUTHORITY
 STATEMENT OF REVENUES, EXPENSES, AND CHANGE IN NET ASSETS
 February 28, 2017

	2017 Budget	2017 YTD 2/28/2017	%
AmeriCorps	\$ 9,000.00	\$ -	0.00%
Equipment Small Purchase	\$ 4,500.00	\$ -	0.00%
Bank Fee	\$ 1,200.00	\$ 199.06	16.59%
Prior Year Expense	\$ -	\$ -	0.00%
Insurance	\$ 23,000.00	\$ -	0.00%
Garden Program Expense	\$ 2,500.00	\$ 99.96	4.00%
Land Contract Default	\$ 50,000.00	\$ -	0.00%
Community Development Projects	\$ 1,000.00	\$ -	0.00%
Lansing Brownfield Expense	\$ -	\$ -	0.00%
Depreciation and Depletion	\$ -	\$ 11,838.19	0.00%
Rental Depreciation	\$ 42,700.00	\$ 42,694.00	0.00%
Rental Program Expense	\$ 74,244.00	\$ 8,664.11	11.67%
Total Administrative Expense	\$ 979,738.26	\$ 125,804.43	12.84%
Total Operating Expense	\$ 3,247,138.26	\$ 442,683.34	13.63%
Total Net Revenue & Expense, end of period	\$ 32,801.74	\$ 366,710.78	

INGHAM COUNTY LAND BANK AUTHORITY
STATEMENT OF NET ASSETS
STATEMENT OF REVENUES, EXPENSES AND CHANGE IN NET ASSETS
March 31, 2017

Assets	
Cash	\$ 108,132.82
Accounts Receivable	\$ -
Land Contract Receivable	\$ 861,128.85
Land Contract Interest Receivable	\$ 59,642.02
Land Contract Escrow	\$ 3,729.13
Notes Receivable	\$ -
Specific Tax Receivable	\$ 159,881.03
Specific Tax Receivable - Prior Year	\$ 22,925.94
Payroll	\$ -
Employer Tax Liability CDBG	\$ -
OCOF Receivable	\$ -
Ingham County Receivable	\$ 9,361.07
Lansing City Receivable - General	\$ -
CDBG County Receivable	\$ -
CDBG Receivable - Lansing Demo	\$ -
CDBG Lansing Rehab Receivable	\$ 219,557.29
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	\$ 631,580.04
MSDHA Ash Street Rec	\$ -
Brownfield Receivable - Ingham Cnty	\$ 369,006.28
Due from other funds	\$ -
Inventory - NSP2	\$ 45,000.00
Inventory	\$ 2,389,067.52
Fixed Assets	\$ 236,763.70
Land Improvements	\$ (23,676.38)
Fixed Assets - Rental	\$ 853,879.52
Accumulated Depreciation - Rental	\$ (198,549.66)
Total Assets	\$ 5,782,134.04

INGHAM COUNTY LAND BANK AUTHORITY
STATEMENT OF NET ASSETS
STATEMENT OF REVENUES, EXPENSES AND CHANGE IN NET ASSETS
March 31, 2017

Liabilities	
Accounts Payable	\$ 10,017.48
Notes Payable - PNC Bank	\$ 3,900,000.00
Due to MSHDA - NSP 2	\$ 44,999.78
Due to Ingham County	\$ 1,048,229.06
Due to MSHDA	\$ -
Due to City of Lansing	\$ 617,306.34
Due from other funds	
Rental Deposit	\$ 9,000.00
Good Faith Deposits	\$ 5,524.00
Land Contract Escrow	\$ 8,597.69
Deferred Revenue	\$ -
Employee Contribution - Health Care	\$ 155.19
Total Liabilities	\$ 5,643,829.54
Retained Earnings	\$ (12,401.53)
Total Net Assets	\$ 150,706.03

INGHAM COUNTY LAND BANK AUTHORITY
STATEMENT OF REVENUES, EXPENSES, AND CHANGE IN NET ASSETS
March 31, 2017

	2017 Budget	2017 YTD 3/31/2017	%
Revenues			
Ingham County allocation	\$ 400,000.00	\$ 400,000.00	100.00%
Property Sales	\$ 664,000.00	\$ 193,800.34	29.19%
Interest Income	\$ 53,000.00	\$ 57,024.52	107.59%
Brownfield Revenue	\$ -	\$ -	0.00%
HOME Developer Fee Income	\$ 20,000.00	\$ 47,575.02	237.88%
HOME Program Revenue	\$ 35,000.00	\$ 126,424.98	361.21%
Specific Tax	\$ 175,000.00	\$ -	0.00%
CDBG Program Revenue	\$ 225,000.00	\$ -	0.00%
NSP1 Program Revenue	\$ 8,600.00	\$ -	0.00%
NSP2 Program Revenue	\$ 12,900.00	\$ -	0.00%
Hardest Hit Blight Elimination Funding	\$ 1,500,000.00	\$ -	0.00%
Rental Income	\$ 181,440.00	\$ 43,729.50	24.10%
Lansing Reinvestment Revenue	\$ -	\$ -	0.00%
Late Fee Revenue	\$ -	\$ 246.47	0.00%
Donation Revenue	\$ -	\$ -	0.00%
Miscellaneous Revenue	\$ -	\$ -	0.00%
Non-Purchase Acquisition Real Property	\$ -	\$ -	0.00%
Neighborhoods in Bloom	\$ -	\$ -	0.00%
Garden Program Revenue	\$ 5,000.00	\$ 2,170.00	43.40%
Total Revenue	\$ 3,279,940.00	\$ 870,970.83	26.55%

Non-Administrative Expense			
Property Acquisitions	\$ -	\$ -	0.00%
Loss on Inventory	\$ -	\$ -	0.00%
Depreciation/Depletion	\$ -	\$ -	0.00%
Land Bank Cost of Projects (renovations, assoc. fees, etc.)	\$ 157,400.00	\$ 179,636.69	114.13%
Land Bank Current Year Taxes	\$ -	\$ -	0.00%
Lawn/Snow/Maintenance	\$ 335,000.00	\$ 26,070.00	7.78%
Brownfield Debt	\$ 50,000.00	\$ -	0.00%
HOME Grant Expenses	\$ 35,000.00	\$ 123,237.74	352.11%
CDBG Renovation Expenses	\$ 150,000.00	\$ 77,683.17	51.79%
NSP1 Lansing City	\$ 15,000.00	\$ 1,884.18	12.56%
NSP2 Expenses	\$ 25,000.00	\$ 3,025.99	12.10%
NSP3 Expenses	\$ -	\$ 6,812.44	0.00%
Hardest Hit Blight Elimination Funding	\$ 1,500,000.00	\$ 90,279.33	6.02%
MI Blight Elimination Grant Expenses	\$ -	\$ -	0.00%
Neighborhoods in Bloom	\$ -	\$ 1,976.95	0.00%
Demolitions	\$ -	\$ -	0.00%
Total Non-Administrative Expense	\$ 2,267,400.00	\$ 510,606.49	22.52%

Administrative Expense			
Office Supplies	\$ 8,000.00	\$ 802.20	10.03%
Audit Fee	\$ 22,000.00	\$ -	0.00%
Communication	\$ 5,000.00	\$ 1,087.09	21.74%
Security	\$ 2,000.00	\$ 437.04	21.85%
Membership Fees	\$ 1,000.00	\$ 1,000.00	100.00%
Rental Expense	\$ 600.00	\$ 150.00	25.00%
Vehicle Expense	\$ 7,000.00	\$ 1,685.44	24.08%
Postage	\$ 1,500.00	\$ 626.87	41.79%
Office Expense (Utilities, Lawn/Snow, etc)	\$ 6,000.00	\$ 1,294.51	21.58%
Media/Public Relations	\$ 15,000.00	\$ 1,536.11	10.24%
Administrative Expense Cont.			
Consultants/Legal/Contractual Services	\$ 60,000.00	\$ 6,861.57	11.44%
Computer Software Upgrade/Annual fee	\$ 27,360.00	\$ 22,125.52	80.87%
Travel/Mileage	\$ 1,000.00	\$ -	0.00%
Prof. Training/Conferences	\$ 1,000.00	\$ 190.00	19.00%
Payroll Expense (incl. intern)	\$ 384,039.10	\$ 56,435.94	14.70%
Health Insurance and Benefit Expenses	\$ 90,095.16	\$ 20,401.56	22.64%
Building Maintenance	\$ 70,000.00	\$ 1,432.02	2.05%
Interest Expense	\$ 70,000.00	\$ 20,882.44	29.83%

INGHAM COUNTY LAND BANK AUTHORITY
 STATEMENT OF REVENUES, EXPENSES, AND CHANGE IN NET ASSETS
 March 31, 2017

	2017 Budget	2017 YTD 3/31/2017	%
AmeriCorps	\$ 9,000.00	\$ -	0.00%
Equipment Small Purchase	\$ 4,500.00	\$ 1,005.40	22.34%
Bank Fee	\$ 1,200.00	\$ 269.75	22.48%
Prior Year Expense	\$ -	\$ -	0.00%
Insurance	\$ 23,000.00	\$ -	0.00%
Garden Program Expense	\$ 2,500.00	\$ 2,032.20	81.29%
Land Contract Default	\$ 50,000.00	\$ -	0.00%
Community Development Projects	\$ 1,000.00	\$ -	0.00%
Lansing Brownfield Expense	\$ -	\$ -	0.00%
Depreciation and Depletion	\$ -	\$ 11,838.19	0.00%
Rental Depreciation	\$ 42,700.00	\$ 42,694.00	0.00%
Rental Program Expense	\$ 74,244.00	\$ 14,870.46	20.03%
Total Administrative Expense	\$ 979,738.26	\$ 209,658.31	21.40%
Total Operating Expense	\$ 3,247,138.26	\$ 720,264.80	22.18%
Total Net Revenue & Expense, end of period	\$ 32,801.74	\$ 150,706.03	