

PUBLIC NOTICE

Chair
ERIC SCHERTZING

Vice-Chair
DEB NOLAN

Appointed Members
REBECCA BAHAR-COOK, Treasurer
BRIAN MCGRAIN, Secretary
DEBBIE DE LEON

Ingham County Land Bank Fast Track Authority

422 Adams Street, Lansing Michigan 48906 517.267.5221 Fax 517.267.5224

THE INGHAM COUNTY LAND BANK FAST TRACK AUTHORITY WILL MEET ON MONDAY, MARCH 7, 2011 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 7, 2011

Additions to the Agenda

Limited Public Comment – 3 minutes per person

1. Resolution to Rescind #07-002 Section B-Administration Rule-Commercial Property
2. Resolution to Amend #06-002 Section 6-Commerical Land Priorities, Policies and Procedures
3. Property maintenance, renovation & development
 - a. Commercial Property Update
 - b. Demolition/Deconstruction
 - c. NSP1 Update
 - d. NSP2 Update
 - e. General legal update- Counsel
4. June 6 Land Bank Board Meeting and Land Bank Conference
5. Vendor List
6. Contractor Donations to Local Neighborhood Associations
7. Accounts Payable & Monthly Statement
 - a. Accounts Payable Approval – February 2011
 - b. Monthly Statement – January 2011
8. Items from the Chairman or Executive Director
 - Bike Share Program
 - School for the Blind

Announcements

Public Comment – 3 minutes per person

Adjournment

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

**INGHAM COUNTY LAND BANK
FAST TRACK AUTHORITY**

ANNUAL MEETING

February 7, 2011
Minutes

Members Present: Eric Schertzing, Comm. Bahar-Cook, Comm. Nolan and Comm. McGrain

Members Excused: Comm. DeLeon

Others Present: Mary Ruttan, Tim Perrone, Joe Bonsall, Dawn Van Halst, Bruce Johnston, Shanda Wrozek, Tim Fischer, Dorothy Boone

The Annual Meeting was called to order by Chairperson Schertzing at 5:03 p.m. in Conference Room D & E of the Human Services Building, 5303 S. Cedar, Lansing.

Approval of the December 6, 2010 Minutes

MOVED BY COMM.NOLAN, SUPPORTED BY COMM. BAHAR-COOK TO APPROVE THE DECEMBER 6, 2010 MINUTES AS SUBMITTED. MOTION CARRIED UNANIMOUSLY. Absent: Comm. DeLeon

Additions to the Agenda:

Comm. Nolan requested a discussion of "standard language" for all commercial property purchase agreements be added to the agenda. Chairperson Schertzing stated item could be included under existing agenda items 4 or 6a.

Limited Public Comment: None

1. Election of Officers

Chairperson Schertzing stated the County Treasurer shall serve as the chairperson pursuant to Section 4 of the Intergovernmental Agreement. The election of a vice-chairperson is optional. The offices of secretary and treasurer are required by the Intergovernmental Agreement.

1b. Vice-Chairperson (Optional)

MOVED BY COMM. BAHAR-COOK, SUPPORTED BY COMM. MCGRAIN TO ELECT COMM. NOLAN TO THE OFFICE OF VICE-CHAIRPERSON. MOTION CARRIED UNANIMOUSLY. Absent: Comm. DeLeon.

1c. Secretary

MOVED BY COMM. BAHAR-COOK, SUPPORTED BY COMM. NOLAN TO ELECT COMM. MCGRAIN TO THE OFFICE OF SECRETARY. MOTION CARRIED UNANIMOUSLY. Absent: Comm. DeLeon.

1d. Treasurer

MOVED BY COMM. NOLAN, SUPPORTED BY COMM. MCGRAIN TO ELECT COMM. BAHAR-COOK TO THE OFFICE OF TREASURER. MOTION CARRIED UNANIMOUSLY. Absent: Comm. DeLeon.

2. Conflict of Interest

Executive Director Ruttan stated article three, subsection 3.6 of the Bylaws of the Ingham County Land Bank Fast Track Authority requires each director to annually acknowledge in writing that they have read and agreed to abide by the section. Acknowledgment forms were distributed to the directors for signature and placed on file.

Comm. Bahr-Cook asked if board member's financial statements are required to be placed on file with the Land Bank office. Chairperson Schertzing stated it is not required, but that he places his campaign finance report on file with the Land Bank in order to disclose any possible financial conflicts.

Comm. McGrain stated he will place his campaign finance report on file at the Land Bank office. He also stated he will have many possible conflicts because of his employment with the Community Economic Development Association of Michigan. He stated Alan Hooper, a known developer in the Community, is the spouse of his Executive Director.

3. Fair Housing Resolution

MOVED BY COMM. NOLAN, SUPPORTED BY COMM. BAHAR-COOK TO APPROVE THE FAIR HOUSING RESOLUTION.

Comm. Bahar-Cook requested the resolution be amended to use the same language as the County's Fair Housing policy as it relates to protected classes. Tim Perrone stated the County policy includes two additional classes not required under federal or state law: Sexual orientation and gender identity.

MOTION, AS AMENDED, CARRIED UNANIMOUSLY. Absent: Comm. DeLeon.

4. Resolution to Authorize the Chairperson to Negotiate and Execute Purchase Agreement on Mason Project

MOVED BY COMM. NOLAN, SUPPORTED BY COMM. BAHAR-COOK TO AUTHORIZE THE CHAIRPERSON TO NEGOTIATE AND EXECUTE A PURCHASE AGREEMENT ON THE MASON PROJECT.

Comm. Nolan asked for clarification of the term “development agreement.” Ms. Ruttan explained that a development agreement, which comes after a purchase offer, is a negotiated document establishing the responsibilities of all parties and sets a timeline for a project. Chairperson Schertzing stated the need for standard language preserving a property’s taxable status for any period necessary to satisfy anticipated tax capture obligations. Comm. Bahar-Cook expressed her apprehension regarding the Land Bank not having a set standard for when it does or does not require a development agreement on commercial sales and her belief that it has led to a lack of consistency in the decision-making process. Comm. Nolan expressed her belief that a requirement for any development to begin within twenty-four months of transfer or the property would revert back to the Land Bank should be standard in all commercial transactions. Comm. Bahar-Cook stated her belief that the board has an interest in controlling the ultimate use of a property, such as not allowing strip clubs or adult movie theaters. Ms. Ruttan stated those concerns are more appropriately handled through a buy/sell agreement. Additionally, those concerns would be addressed through local zoning and approval processes. Comm. McGrain expressed the desire to see some kind of “vision statement” from any prospective developer. He also inquired whether the Land Bank would have any legal recourse to enforce such restrictions. Mr. Perrone stated restrictions can be included in a deed or land contract which would cause the property to revert to the Land Bank if violated, including the forfeiture of any equity in the property. Mr. Schertzing stated his belief that any restrictions put in place by the Land Bank will pale in comparison to local zoning and ordinances. Chairperson Schertzing asked what guidelines staff has been attempting to operate under. Ms Ruttan stated staff has generally attempted to negotiate development agreements and asking the board to grant exceptions for certain situations such as 1621 E Michigan Ave. Comm. Bahar-Cook restated her belief the board is not following its existing policies and procedures. Chairperson Schertzing stated the Land Bank needs to be careful to not make its policies so cumbersome as to dissuade buyers from looking at its properties.

MOVED BY COMM. BAHAR-COOK, SUPPORTED BY COMM. NOLAN TO FORM A SUB-COMMITTEE OF INTERESTED BOARD MEMBERS AND STAFF TO RE-EVALUATE THE LAND BANK’S POLICIES AND PROCEDURES GOVERNING COMMERCIAL SALES.

Tim Fischer discussed his preliminary vision for the project. Bruce Johnston, Executive Director of the Ingham County Housing Commission, stated his organization had MSHDA funding available to assist with the renovation of the housing units on the upper floors. He also stated the availability of those funds would expire at the end of the year.

COMM. BAHAR-COOK WITHDREW HER MOTION TO FORM A SUB-COMMITTEE OF INTERESTED BOARD MEMBERS AND STAFF TO RE-EVALUATE THE LAND BANK'S POLICIES AND PROCEDURES GOVERNING COMMERCIAL SALES.

Comm. McGrain disclosed his working relationship with Jamie Shriner-Hooper and Alan Hooper who is listed as a possible environmental consultant for the project. He also disclosed his working relationship to MSHDA and Tim Fisher, who works for the Michigan Environmental Council. Chairperson Schertzing disclosed that Mr. Hooper has done environmental consulting work for the Land Bank through TriTerra and that Mr. Hooper and his wife have previously contributed to his campaign. Comm. Bahar-Cook stated she was uncomfortable voting on this motion until the Land Bank has re-evaluated its existing policies and procedures. Comm. McGrain and Comm. Nolan both stated they were comfortable enough to vote on the motion currently on the table.

MOTION CARRIED.

Yeas: Chairperson Schertzing, Comm. Nolan, Comm. McGrain

Nays: None

Abstaining: Comm. Bahar-Cook

Absent: Comm. DeLeon

MOVED BY COMM. BAHAR-COOK, SUPPORTED BY COMM. NOLAN TO FORM A SUB-COMMITTEE OF INTERESTED BOARD MEMBERS AND STAFF TO RE-EVALUATE THE LAND BANK'S POLICIES AND PROCEDURES GOVERNING COMMERCIAL SALES.

Comm. Bahar-Cook requested copies of the current relevant policies and procedures be provided at the meeting. It was decided the Sub-Committee would meet at 2:00 pm, February 11, 2011 at 422 Adams Street, Lansing, Michigan 48906.

MOTION CARRIED UNANIMOUSLY. Absent: Comm. DeLeon.

5. Annual Report

5a. Year to Date Activity

Chairperson Schertzing stated the Land Bank has had five closings already this year, with two more scheduled for the end of the week. We have pending offers on two additional houses. Ms. Ruttan stated the Land Bank has already sold nine units in the condo project.

5b. 2010 Activity

Ms. Ruttan stated the documentation included in the meeting packet details all projects started and/or completed in calendar year 2010.

6. Property Maintenance, Renovation & Development

6a. Commercial Property Update

Chairperson Schertzing stated the sales of 3411 E Michigan Avenue and 934 Clark Street have closed. Negotiations for 1146 S Washington continue to progress. The buyer for 1300 Keystone has obtained new financing and we should be able to progress with closing. He stated Scott Gillespie continues to perform his due diligence on 1621 E Michigan. Pat Gillespie has obtained a letter of commitment from a tenant for his development at 3411 E Michigan.

6b. Demolition/Deconstruction

Chairperson Schertzing stated the schedule for the upcoming round of NSP2 demolitions and deconstructions is included in the packet. Approximately sixty demolitions will take place in the first half of 2011 between NSP1 and NSP2. The economic and societal benefit of performing renovations in excess of the value of a structure was discussed.

6c. NSP1 Update

Chairperson Schertzing stated NSP1 is winding down. Many renovations will be completed in the near future, along with several rounds of demolitions still to be scheduled.

6d. NPS2 Update

Chairperson Schertzing stated NSP2 is really starting to pick up speed. The first NSP2 open house will occur March 3rd at 1525 Hull Court from 4-6 pm. Ms. Ruttan stated 1515 Hull Ct will also be open to show what properties look like before renovations are completed. Chairperson Schertzing stated NSP2 staff had moved into their new offices at the Empowerment Center located at 600 W Maple Street on the School for the Blind site.

6e. General Legal Update

Mr. Perrone stated two land contract forfeiture proceedings were scheduled for February. Chairperson Schertzing stated we are now requiring more significant down payments on all future land contracts.

7. Accounts Payable

7a. Accounts payable approval – December 2010

MOVED BY COMM. NOLAN, SUPPORTED BY COMM. BAHAR-COOK TO APPROVE THE ACCOUNTS PAYABLE FOR DECEMBER 2010. MOTION CARRIED UNANIMOUSLY. Absent: Comm. DeLeon

7b. Accounts payable approval – January 2011

MOVED BY COMM. NOLAN, SUPPORTED BY COMM. BAHAR-COOK TO APPROVE THE ACCOUNTS PAYABLE FOR JANUARY 2011. MOTION CARRIED UNANIMOUSLY. Absent: Comm. DeLeon

Comm. McGrain inquired about more detailed financial practices. Ms. Ruttan stated the Land Bank utilizes fund accounting and provides financial statements to the board.

Comm. Bahar-Cook requested a vendor list be provided at the next board meeting.

8. Items from the Chairman or Executive Director
- 8a. Land Bank/Treasury Employees Informational Memo

Chairperson Schertzing stated a memo was included in the packet explaining the functional reorganization within the Treasurer's Office, pursuant to recommendations from Human Resources, and its impact on Land Bank staff and expenses. Ms. Ruttan stated these additional costs were included in the 2011 Budget approved at the last board meeting. Comm. Nolan inquired what impact this change would have on the County General Fund. Chairperson Schertzing stated the positions are funded by the Land Bank, Brownfield Authority and Delinquent Tax Revolving Fund and would not impact the General Fund.

Announcements: Comm. McGrain stated Restoration Works will be having open houses in the near future at 1501 & 1512 E Kalamazoo. Chairperson Schertzing stated the Urban Land Institute Conference is scheduled for March 23rd. Ms. Ruttan reminded the board that the Land Bank Conference will be held June 5-7 in Detroit. Chairperson Schertzing stated the Land Bank had a new Americorps Member to assist with the Garden Program and community outreach.

Limited Public Comment: None

The meeting adjourned at 6:41 p.m.

Respectfully submitted,

Joseph Bonsall

INGHAM COUNTY LAND BANK AUTHORITY

**RESOLUTION TO RESCIND RESOLUTION #07-002 SECTION B RULES FOR
PRIORITIES, POLICIES AND PROCEDURES CONTENT ITEM NUMBER 6—
COMMERCIAL PROPERTY**

RESOLUTION #11-003

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, resolution #07-002 established the administrative rules for carrying out the Priorities, Policies and Procedures; and

WHEREAS, Administrative Rules, Section B, Rules for Priorities, Policies and Procedures Content item number 6 addressed the administrative rules for commercial property; and

WHEREAS, these administrative rules have become obstacles in the competitive private market process; and

WHEREAS, commercial sale experience has shown the ineffectiveness of the rules; and

WHEREAS, the original concept of the rules were promulgated on a site specific property.

THEREFORE BE IT RESOLVED, that Resolution #07-002 Section B, Rules for Priorities, Policies and Procedures content item Number 6, are hereby rescinded and section C now becomes Section B.

Aye:

Nay:

Absent:

Adopted April 20, 2007

INGHAM COUNTY LAND BANK AUTHORITY

RESOLUTION TO APPROVE THE ADMINISTRATIVE RULES OF THE INGHAM COUNTY LAND BANK FAST TRACK AUTHORITY

RESOLUTION #07-002

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, Section 4.08(d) of the Intergovernmental Agreement requires the Board to adopt policies to implement day-to-day operations of the County Authority; and

WHEREAS, the Ingham County Land Bank Fast Track Authority has approved the general Priorities, Policies and Procedures;

THEREFORE BE IT RESOLVED, that the Authority approve the proposed Administrative Rules "Exhibit 2", that facilitate the carrying out of the Priorities, Policies and Procedures, subject to approval by the Land Bank Attorney.

Aye: Copedge, Bahar-Cook, De Leon, Hertel, Jr. Schertzing Nay: None Absent: None

ADMINISTRATIVE RULES

These administrative rules were written to facilitate and aid in the implementation of the Ingham County Land Bank Fast Track Authority Priorities, Policies and Procedures approved by the Board of Directors on March 6, 2006, as amended.

These rules will be implemented by the employees of the Land Bank and the professional service staff. The acquisition, use, maintenance and disposition of properties will be in accordance with the laws of Michigan and according to the bylaws of the Authority.

A. Rules for Priorities, Policies and Procedures Content item number 5

The Ingham County Land Bank is dedicated to improving the quality of our neighborhoods, strengthening our communities and innovative concepts to homeownership. This is accomplished through the selling of our properties. The disposition of any given property will be based upon an assessment of the most efficient and effective way to maximize the aggregate policies and priorities.

1. Rehabilitation, new construction and vacant properties will be listed with a professional Realtor or sold by direct sale. At the discretion of the chairman/executive director professional realtors will be retained. Properties will be listed for sale on a revolving cycle, based on the number of listings and area of expertise. On new construction, listing agreements will be listed 60 days prior to completion and on rehabilitation projects, 10 days prior to completion.
2. Upon the request of a person making a residential or vacant lot direct sale offer, the grantee will be given a "Residential Land Transfer Application Form or the Non-profit Community Development Corporation Land Transfer Application Form and a copy of the Priorities, Policies and Procedures requirements.
3. Upon the return and review of the application, a written evaluation relative to the community/neighborhood plan will be obtained from the local jurisdiction.
4. An appraisal or market value estimate from the professional service staff will be obtained.
5. Any necessary local jurisdiction variances will be obtained by the Land Bank prior to approval.
6. All property will be covered by the owner occupancy requirement. Exceptions require approval of the chairman/executive director.
7. Professional staff will prepare a financial and policy analysis. They will prepare the Staff Review Form and present it to the chairman or executive director for approval. An offer to purchase form must be received and executed on each sale.

8. If the executive director is directly involved with the disposition, chairman or board approval required.
9. All transfers authorized by the Chairman/Director will be reported in writing to the Board of Directors at the next board meeting.

B. Rules for Priorities, Policies and Procedures Content Item number 6.

1. All commercial property will be sold through a Re-development Plan.
2. An appraisal will be conducted by professional service staff.
3. The property shall be posted with signage requesting Re-development Proposals.
4. Professional service staff will solicit "Requests for Re-development Proposals" from prior contacts, commercial brokers and Realtors, and through newspaper advertisement, web site and other sources as may be applicable. Proposals shall follow sections 6 A&B of the Priorities, Policies and Procedures that outline required documentation.
5. Upon receipt of the re-development plan, a written evaluation from the local jurisdiction relative to its master plan and community/neighborhood development plan is required.
6. Notification by first class mail or delivery to neighboring properties within 300 feet of the commercial property 14-28 days prior to the action item on board agenda is required.
7. Professional staff will prepare a financial and policy analysis that provides point rankings for all re-development proposals. Professional staff will present to the Board of Directors all commercial re-development plans. Professional staff will prepare a Resolution and Resolution Staff Review Form for the recommended re-development site proposal or proposals, as may be applicable.

C. Rules for Priorities, Policies and Procedures Content Item number 1A&B

The Land Bank through its many sources obtains title to real property. However, many times there are personal property items left on or in the property. These procedures define the disposition and abandonment procedures for the personal property items.

1. Inspection will be made of the personal property items. If illegal items are apparent, the Ingham County Sheriff Department will be contacted. If hazardous items are found, the appropriate agency will be contacted.

2. Certified mailings will be sent to everyone notified on the tax foreclosure mailing track record. They will be given 30 days to remove the property or it will be considered abandoned. If requested, one extension of 7 days may be granted.
3. Structures will be posted with same notice as above.
4. After 30 days, the personal property items shall be deemed abandoned and thereafter becomes the property of the Ingham County Land Bank to be disposed of or retained as necessary.
5. Disposition of abandoned personal property items is at the discretion of the Chairman/Executive Director. No items may be retained for personal gain.

INGHAM COUNTY LAND BANK AUTHORITY

RESOLUTION TO AMEND RESOLUTION #06-02 SECTION 6 COMMERCIAL LAND TRANSFERS OF THE PRIORITIES, POLICIES AND PROCEDURES ADOPTED MARCH 6, 2006

RESOLUTION #11-004

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, Section 4.08(d) of the Intergovernmental Agreement requires the Board to adopt policies to implement day-to-day operations of the County Authority; and

WHEREAS, the Ingham County Land Bank Fast Track Authority has approved the general Priorities, Policies and Procedures;

THEREFORE BE IT RESOLVED, that the Authority approves the additional policy, as stated on “Exhibit 1”, which will create a deed restriction prohibiting certain uses of commercial property.

THEREFORE BE IT FURTHER RESOLVED, the deed restriction policy will be added to section 6-Commercial Land Transfer of the Priorities, Policies and Procedures as item number 14.

Aye

Nay:

Absent:

RESOLUTION #11-004

“Exhibit 1”

14. The property shall be transferred subject to a deed restriction prohibiting use of the property for any sexually-oriented business as defined by law, medical marijuana business or dispensary, or casino, and a covenant by the purchaser agreeing to the restriction

SIGNS ADVERTISING SEXUALLY ORIENTED BUSINESSES (EXCERPT)
Act 342 of 2010

***** 125.2831.new THIS NEW SECTION IS EFFECTIVE MARCH 30, 2011 *****

125.2831.new Definitions.

Sec. 1. As used in this act:

(a) "Seminudity" means a state of dress in which the genitals, pubic area, buttocks, anus, anal cleft, or nipple and areola of the female breast are less than completely and opaquely covered.

(b) "Sexually oriented business" includes, but is not limited to, an adult bookstore, adult video store, adult cabaret, adult motion picture theater, sexual device shop, or sexual encounter center or an establishment that regularly features live performances characterized by the exposure of a specified anatomical area or by a specified sexual activity or in which persons appear in a state of nudity or seminudity in the performance of their duties. However, sexually oriented business does not include a business solely because it shows, sells, or rents materials that may depict sex.

(c) "Specified anatomical area" means less than completely and opaquely covered human genitals, pubic area, buttocks, anus, anal cleft, or female breasts below a point immediately above the top of the areola; or human male genitals in a discernibly turgid state, even if covered.

(d) "Specified sexual activity" means the fondling or other erotic touching of covered or uncovered human genitals, pubic area, buttocks, anus, anal cleft, or female breast.

History: 2010, Act 342, Eff. Mar. 30, 2011.

6. Commercial Land Transfers

A. Commercial Land Transfer Policies

These policies pertain to transfers of real property for which the intended future use is non-residential. At time of transfer the property may be vacant, improved or ready to occupy.

1. The transferee must not own any real property that has any unremediated citation of violation of the state and local codes and ordinances.
2. The transferee must not own any real property that is tax delinquent.
3. The transferee must not have been the prior owner of any real property in Ingham County that was transferred to the Treasurer or to a local government as a result of tax foreclosure proceedings unless the LBA approves the anticipated disposition prior to the effective date of completion of such tax foreclosure proceedings.
4. The use of transferred property must give consideration to the Community/Neighborhood Plan (if one is in place) and received a letter of comment from the appropriate planning groups.
5. Potential tenants must give consideration to the Community/Neighborhood Plan (if one is in place) and received a letter of comment from the appropriate planning groups.
6. Parcels of property shall be transferred for consideration in an amount not less than the lesser of the fair market value or the amount of the costs incurred in acquisition, demolition and maintenance of the lot/building.
7. All development projects should be started and completed within a time frame negotiated with the LBA.
8. Options are available for 10% of the parcel price for up to a 12-month period. This fee will be credited to the parcel price at closing. If closing does not occur, the fee is forfeited. All option agreements are subject to all policies and procedures of the LBA pertaining to property transfers.
9. A precise narrative description of future use of the property is required.
10. Transactions shall be structured in a manner that permits the LBA to enforce recorded covenants or conditions upon title pertaining to development and use of the property for a specified period of time. Such restrictions may be enforced, in certain cases, through reliance on subordinate financing held by the LBA.
11. The transferee must agree to pay future property taxes from time of transfer.
12. If code or ordinance violations exist with respect to the property at the time of the transfer, the transfer agreements shall specify a maximum period of time for elimination or correction of such violations, with the

period of time be established as appropriate to the nature of the violation of the anticipated redevelopment or reuse of the property.

13. The proposed use must be consistent with current zoning requirements, or a waiver for non-conforming use is a condition precedent to the transfer.

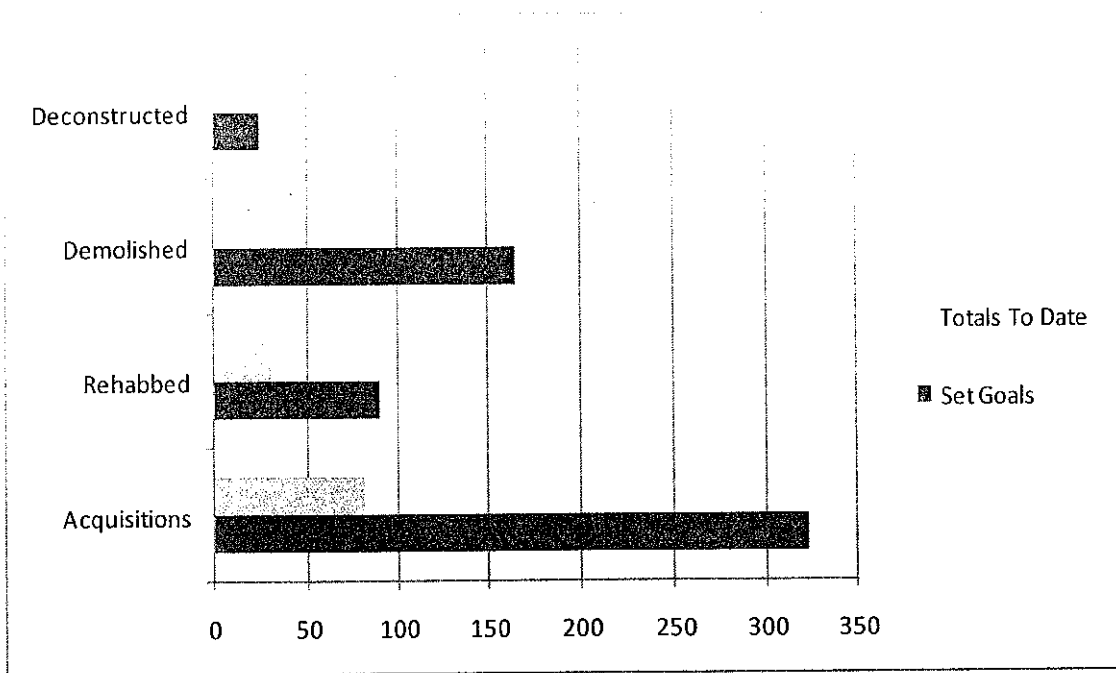
B. Commercial Land Transfer Procedures

1. Required Application Documentation. The prospective buyer must submit the following documents to the LBA Transaction Specialist.
 - (1) List of property address(es)
 - (2) Project Description
 - (3) Development Team Description, including complete information on the following parties:
 - (a) Developer:
 - (b) Co-developer/Partner:
 - (c) Owner:
 - (d) General Contractor:
 - (e) Consultants:
 - (f) Architect:
 - (g) Project Manager (during construction):
 - (h) Lead Construction Lender:
 - (i) Marketing Agent:
 - (j) Project Management (post-construction):
 - (4) Market Information / Plan
 - (5) Project Financing
 - (6) Development Budget
 - (7) Operating Budget
 - (8) Most Recent Audited Financial Statement
 - (9) List of Potential Tenants and pre-lease agreements
 - (10) Evidence of compliance with all applicable LBA policies
2. Following receipt of a completed application, the staff will complete a basic analysis and present it the LBA Director or such other persons as designated by the Director/Chairperson for approval.
3. Once the project has been approved the staff will compile the closing documents for property transfer, and complete the transaction with the buyer.

NSP1-HOME Project Tracking

Address	Funding	Date Assigned	"B&B" 1st Site Visit	"Ball Park" Figure	Spec Review Walk Thru	Date of Contractor Walk Thru	Date bid due	Date Contract Awarded	Contract Awarded To:	Target Completion Date	% Complete	Final Walk Thru
Specifications Being Written												
1217 Porter	NSP-OCOF	8/24/2010	done	\$ 118,500.00	10/14/2010							
825 May Street	??											
200 W Grand Rvr	NSP-Sale											
Out for Bid												
800 Clark	NSP-OCOF	7/6/2010	7/26/2010	\$ 115,000.00		3/8/2011	3/21/2011					
Under Construction												
816 N Walnut	NSP-OCOF					1/22/2010	2/3/2010	3/1/2010	Kehren Constr	3/24/2011	25%	
4321 Stillwell	NSP-OCOF	2/8/2010	done	\$ 105,000.00	3/16/2010	3/26/2010	4/12/2010	5/7/2010	Kehren Constr	3/4/2011	99%	3/2/2011
1205 E Main	NSP-OCOF					3/26/2010	4/12/2010	5/7/2010	T Krycinski	1/23/2011	99%	1/20/2011
1216 W Ottawa	NSP-OCOF	3/16/2010	4/6/2010	\$ 105,000.00	4/27/2010	6/2/2010	6/11/2010	8/23/2010	Friendly Svc Grp	2/15/2011	86%	
1216 W Ionia	NSP-OCOF			\$ 171,000.00				9/23/2010	LJ Trumble	4/30/2011	85%	
516 W Grand River	NSP-Sale	4/19/2010	4/25/2010	\$ 115,000.00	5/7/2010	8/10/2010	8/20/2010	9/8/2010	Charles Therrial	3/2/2011	90%	
3401 Churchill	NSP-OCOF	5/19/2010	6/1/2010	\$ 77,000.00	9/15/2010	10/29/2010	11/8/2010	11/9/2010	Assoc Gen	5/10/2011	99%	Weather items
3620 Wedgewood	NSP-OCOF	5/20/2010	6/4/2010	\$ 81,000.00	9/15/2010	11/10/2010	11/22/2010	12/13/2010	Greg George	3/16/2010	60%	
Completed Projects												
3118 Risdale	NSP-Sale					10/1/2009	done	10/21/2009	Townsend Bldr	1/30/2010	100%	3/8/2010
3201 Risdale	NSP-OCOF					10/1/2009	done	10/21/2009	Townsend Bldr	2/28/2010	100%	3/8/2010
2029 Hillcrest	HOME					2/19/2010	3/1/2010	3/8/2010	S Fredrickson	6/30/2010	100%	8/3/2010
3620 Berwick	HOME	2/8/2010	3/18/2010	\$ 75,000.00	3/29/2010	4/30/2010	5/10/2010	5/12/2010	LJ Trumble	9/13/2010	100%	9/27/2010
5217 Renee	NSP-Sale					2/17/2010	3/3/2010	3/9/2010	LJ Trumble	7/15/2010	100%	7/20/2010
5234 Lark Circle	NSP-Sale					2/17/2010	3/3/2010	3/9/2010	LJ Trumble	7/15/2010	100%	7/20/2010
1031 Queen	NSP-Sale	3/16/2010	3/23/2010	\$ 75,000.00	4/12/2010	5/21/2010	6/21/2010	7/21/2010	Norshore Bldg Assoc. Gen.	1/18/2010	100%	11/8/2010
3205 Ronald	NSP-Sale	3/16/2010	3/24/2010	\$ 95,000.00	4/23/2010	5/28/2010	6/7/2010	7/20/2010	Contractors	10/1/2010	100%	10/5/2010
4123 Balmoral	NSP-Sale	3/16/2010	3/24/2010	\$ 67,000.00	4/23/2010	5/21/2010	6/1/2010	6/10/2010	DC Building	1/18/2010	100%	11/10/2010
1201 Dakin	NSP-Sale	4/13/2010	4/22/2010	\$ 80,000.00	5/7/2010	6/3/2010	6/11/2010	7/14/2010	LJ Trumble	1/23/2010	100%	wk of 11/29
4000 Stillwell	NSP-Sale	2/8/2010	done	\$ 85,000.00	3/16/2010	3/26/2010	4/12/2010	5/7/2010	PK Housing	10/22/2010	100%	wk of 11/29
1101 Climax	NSP-OCOF	1/24/2010	2/3/2010	\$ 130,000.00	3/17/2010	3/26/2010	4/12/2010	5/7/2010	T Krycinski	1/28/2011	100%	1/17/2011
5219 Hughes Rd	NSP-Sale			\$ 175,000.00				4/22/2010	Vesta Building	10/30/2010	100%	12/16/2010

NSP 2 PROGRESS



NSP 2 PROGRAM GOALS

Total Units to Acquire 323

Total Units Acquired to Date: 87

Need to Acquire: 236

Total Units to Rehab: 90

Rehabs in Progress: 34

NSP2: 23

City: 11

Total Units to be Demolished: 165

Total Demolitions Completed to Date: 0

Total Units to be Deconstructed: 25

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Thank you for your interest in Community Progress's Land Bank Conference! Find out how to register for the conference here.

In many places across the country, land banking is becoming an integral part of community revitalization efforts, especially as America's cities and towns have struggled to keep ahead of the foreclosure crisis and the resulting economic impacts over the past few years. Today more communities than ever are developing and strengthening land banking efforts to increase affordable housing, create market-based development opportunities, and implement alternative land reuses.

Participation in the 2011 Land Bank Conference will help you identify how land banking and tax foreclosure strategies can catalyze development of effective solutions to unlocking the value of vacant, abandoned, and problem properties.

The conference attracts hundreds of professionals from across the country and from diverse backgrounds including: elected officials, land bank staff and board members, for-profit and non-profit developers and the real estate industry, community foundations, greening initiatives, neighborhood and civic leaders, and local and state government officials.

The 2011 Land Bank Conference offers you two days of opportunities to build the effective skills and relationships needed to revitalize your communities, including:

- Pre-conference training seminars
- Twenty interactive breakout sessions covering a full range of issues related to land banking and tax foreclosure reform, including financing land banking operations, market-based strategies, vacant lot reutilization, and creating long-term affordable housing.
- Two bus tours highlighting greening and redevelopment initiatives taking place in Detroit
- Networking opportunities allowing you to exchange ideas with stakeholders from across the country.

We look forward to seeing you in June!



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LANDBANK CONFERENCE

DETROIT, MICHIGAN • 2011

Conference Program

This year you'll be able to choose from 20 breakout sessions, featuring some of the most exciting initiatives across the country, and in-depth training workshops on key strategies. Network and share your expertise with others working to build strong and vibrant communities across the country.

Descriptions of conference sessions and tours can be found here.

Sign Up for Our Mailing List:

AGENDA OVERVIEW

SUNDAY JUNE 5	MONDAY JUNE 6	TUESDAY JUNE 7
2:30-6:00 Registration Open	7:30-5:00 Registration Open 7:30-8:30 Continental Breakfast	8:00-9:00 Registration Open 8:00-9:00 Continental Breakfast
2:30-6:00 Exhibit Hall Set-UP	7:30-5:00 Exhibit Hall Open	8:00-2:00 Exhibit Hall Open
3:30-5:30 Workshops	8:30-8:45 Welcome	8:30-10:30 Greening Tour
6:00-8:00 Welcome Reception	8:45-10:15 Opening Session	9:00-10:30 Concurrent Session 4
	10:15-10:30 Coffee Break	10:30-10:45 Coffee Break
	10:30-12:00 Concurrent Session 1	10:45-12:15 Concurrent Session 5
	12:00-1:45 Keynote Luncheon	12:15-2:30 Keynote Luncheon
	1:45-3:15 Concurrent Session 2	2:30-2:45 Closing Remarks
	3:15-3:30 Snack Break	
	3:30-5:00 Concurrent Session 3	
	3:30-6:00 Development Tour	
	5:30-7:30 Networking Reception	



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Conference Sessions

Workshops: Options A and B (Sunday, June 5 – 3:30pm-5:30pm)

A. Land Banking 101

Whether you hail from an urban or rural community, land banks can be adapted to fit your neighborhoods' needs. This workshop will provide a comprehensive overview of several land bank models from across the country, offering examples of how land banks can create the partnerships necessary to move neighborhood revitalization forward. Attendees will walk away with a wealth of knowledge regarding the ins and outs of everyday land bank operations such as programs, budgets, and staffing models.

Speakers: Amy Hovey, Center for Community Progress; Daniel T. Kildee, Center for Community Progress

B. Marketing Land Bank Properties

Description to come.

Speakers: TBD

Bus Tours: Options A and B (Monday, June 6 and Tuesday, June 7)

Mobile tours are an extra \$25 for registered conference participants

A. Detroit Development Tour (June 6 – 3:30pm-6:00pm)

Get a taste of Detroit's Midtown District, and see how Midtown's neighborhoods are benefitting from nearly \$1.8 billion in recent investment. Some of the Midtown's development leaders will take you to several developments that demonstrate how adaptive reuse and cutting-edge technologies can give new life to historic buildings and neighborhoods. Along the way, you'll see a number of Detroit's iconic buildings, historic neighborhoods, and commercial corridors.

B. Greening/Open Space Tour (June 7 – 8:30am -10:30am)

For the past 20 years, The Greening of Detroit has engaged the community to achieve its mission of guiding and inspiring a greener Detroit through urban gardening and agriculture projects, open space vacant land revitalization initiatives, tree planting and green space programs, and environmental education and outreach. Join this tour to see firsthand the transformation that has taken place in Detroit neighborhoods, including urban gardens and green space revitalization projects that catalyzed transformational change. Learn how the Greening of Detroit has sustained the support of thousands of volunteers to achieve major accomplishments such as providing farming resources and opportunities to more than 15,000 urban gardeners, planting more than 61,000 trees, beautifying 1,500 vacant lots, and employing more than 800 youth.

Concurrent Session 1: Options A-D (Monday, June 6 – 10:30am-12:00pm)**A. Point & Click: Property Information Management Made Simple**

Land banking programs, young and old, can benefit from having real, up-to-date information, and the means of collecting and accessing that data. During this session, attendees will hear about cutting-edge practices and ideas for using property information to help guide land banking initiatives, including replicable methods of data collection and information management. Mark Goodson of the East Baton Rouge Redevelopment Authority will discuss how the East Baton Rouge Redevelopment Authority assembled critical information data by conducting property condition surveys on every lot within the city limits. The application of this new, proprietary technology is virtually limitless and allows participation by all sectors of the community, from grassroots to government.

Speakers: Mark Goodson, East Baton Rouge Redevelopment Authority

B. Suburban Vacant Lot Reutilization

Combining beautification and greening efforts on vacant lots can help bolster a block's curb appeal and make homes more attractive to potential buyers. Learn from two different communities in Michigan and Ohio on how they have turned vacant lots into neighborhood assets. Walk away with strategies on how to create multi-faceted landscaping programs that will help build market confidence and neighborhood pride.

Speakers: Kelly Clarke, Kalamazoo Land Bank Authority; Kamia Lewis, City of Shaker Heights, OH

C. Why Place Matters

The terms "place" and "place making" have been used more and more frequently in recent years in the land-use debate. This session will provide participants with a clear understanding of what place making is and its importance. Learn how land banks can play an important role in place making and how land bank partnerships can enhance the tools used in place making.

Speakers: Joe Borgstrom, Michigan State Housing Development Authority; Dan Gilmartin, Michigan Municipal League; Eric Schertzing, Ingham County Land Bank

D. 21st Century Funding Options for Land Banks: Considerations for Decision Making

One of the vital ingredients often overlooked in leading a successful land bank program is its program funding sources. Often land bank organizers and supporters initially concentrate on funding for operations such as staff salaries and benefits, office space and equipment, and computer systems. And yet these expenses are incurred in the service of programming objectives, which fuel the land bank's success. This session will offer participants the opportunity to critically examine both the funding sources, and the critical elements that preceded decisions about funding sources of the Cuyahoga County Land Reutilization Corporation, one of the nation's newest and comprehensive efforts. Learn how primary land bank resources were identified and established, the part a strategic plan played in their establishment, and how to decide what issues governmental officials should consider in getting the biggest "bang for the buck."

Speakers: Robert Eidnier, Esq.-Squire, Sanders, & Dempsey, LLC; Paul Komlosi, P3 Development Advisors LLC; Robert P. Rink Esq., Cuyahoga County Land Reutilization Corp.

Concurrent Session 2: Options A-D (Monday, June 6 – 1:45pm-3:15pm)**A. Impacts of Vapor Intrusion on Brownfield Redevelopments and Land Bank Properties**

A significant potential impediment to Brownfield, land bank, and affordable housing redevelopments is the migration of volatile organic compounds from contaminated soil and groundwater into the redeveloped or newly constructed structures. Every community has a dry cleaner, gas station, or industrial facility whose vapor compounds can migrate

through basements and floors of buildings, creating inhalation exposure risks for the building occupants, employees, or residents. This session will provide an overview of the vapor intrusion pathway and ways to evaluate, measure, and mitigate them. It will also provide valuable case studies and a Michigan State Housing Development Association perspective on this important redevelopment issue.

Speakers: Dr. James M. Harless, Soil and Materials Engineers, Inc. (SME); Bruce Jeffries, Michigan State Housing Development Association

B. Solving the Vacant Lot Issue: Using Compost to Remediate Soil, Grow Food, and Remove Blight

Turn every food desert into a food oasis and every Brownfield into a Greenfield. Make impervious surfaces permeable, and turn blight to bright! Partnerships between land banks, urban farmers, and urban gardeners offer solutions for trumping the vacancy and abandonment that exists in many post-industrial cities today. Not only can urban agriculture extend budgetary relief to land banks, it also addresses the economic and social conditions that are the intention and impetus of land banking. This session will leave you with an entire toolkit of strategies to green vacant property, facilitate community partnerships and teach community members how to make gardening meet their nutritional needs. You will return to your communities with an increased knowledge and understanding of the purpose, goals, costs, benefits, obstacles, successes, and possibilities of urban gardening and farming.

Speakers: Brad Charles Melzer, Filtrexx International; Natalie Pruett, Genesee County Land Bank

C. Managing the Message

Land Banks have often taken center stage recently in the media, where they're offered up as potentially positive solutions to blight or occasionally as entities that have unintended consequences in the neighborhoods they're designed to serve. This session will arm you with the tools and strategies necessary to be proactive in getting your land banking message out loud and clear, as well as how to take negative publicity and turn it into something beneficial. Speakers will discuss how to define strategic communication goals and objectives to meet the needs of your land bank, and tactics to relate to specific audiences.

Speakers: Courtney Knox, Center for Community Progress; Jennifer Leonard, Center for Community Progress

D. Foreclosure Systems Used to Support Land Bank Operations

Treasurers across the state of Michigan have utilized property tax foreclosure systems to support the operations of their county land banks. Panelist from three different communities will discuss what foreclosure fund dollars can and cannot be used for, the proper flow of these monies in supporting land bank activities, and how the foreclosure process and land banking can work together.

Speakers: Mary Balkema, Kalamazoo County Land Bank; Anne Giroux, Marquette County Land Bank; Brian McGrain, Ingham County Land Bank

Concurrent Session 3: Options A-D (Monday, June 6 – 3:30pm-5:00pm)

A. Filling the Funding Gap

Explore the opportunities to fill the funding gap in order to create and preserve your next affordable housing project. Join panelists from the Federal Home Loan Bank of Indianapolis (FHLBI) along with the Michigan State Housing Development Authority (MSHDA) as they discuss different grant funding options that are available. Walk away with an in-depth understanding of what grants are available, the eligible uses, and application requirements for grant programs such as CBDG and HOME through MSHDA as well as the Affordable Housing Program (AHP) grants through FHLBI. Participate in this session and increase your contribution to affordable housing development projects.

Speakers: Marjorie Green, Federal Home Loan Bank of Indianapolis; William Parker, Michigan State Housing

Development Authority

B. Demolition 101

Preservation or Demolition? This is a question that land banks across the country are often faced with as they deal with dilapidated structures that contribute to neighborhood blight. This session will teach you the nuts and bolts of demolitions including addressing the steps a land bank should take once they receive dilapidated property, the necessary items to include in a contractor RFP process, how contractors are secured, and the steps to get the property back to productive use.

Speakers: TBD

C. Re-envisioning Resident Engagement and Neighborhood Revitalization

Traditional government models of community participation have proven to be ineffective at building trust and engaging residents in land reuse decisions. Learn how the Genesee County Land Bank formed partnerships with residents, community advocates and trainers, and nonprofit organizations to create new forms of community engagement and empower residents to lead neighborhood change. These partnerships are now working to connect equity and respect with realistic, credible, and effective planning to revitalize the neighborhoods of Flint, Michigan. This session will teach you how to effectively support active community involvement and understand the importance of recognizing the historical context of race and land use to engage residents in productive conversations about land banking.

Speakers: Christina Kelly, Genesee County Land Bank; Regina Laurie, University of Michigan-Flint; Franklin Pleasant, Community Advocate

D. Innovative Approaches to Sustain Affordable Housing

Although the cost of purchasing a home has decreased in many places, the need to produce quality, affordable housing continues to grow as state and federal resources continue to dry-up – particularly in rural communities. Community land trusts and affordable housing trust funds are two proven strategies that land banks can use to create long-term affordability, providing much needed flexibility and a stable funding source for their programs. Learn how Grand Traverse County, Michigan used capital from Grand Traverse Land Bank sales to establish the first Affordable Housing Trust Fund in the state. Community land trusts have also proven to be an important tool to maintain affordability for existing community members who may otherwise be driven out by quickly-rising prices by preserving long-term affordability in hot markets and providing stewardship services to keep people in their homes in cool markets. Presenters will show how community land trusts have accomplished such counter-cyclical success in their own neighborhoods, and also discuss a developing collaboration between a land bank authority and a community land trust in Atlanta, Ga. Walk away with knowledge about how community land trusts and municipal land banks might work more closely and cooperatively to increase the effectiveness of their work.

Speakers: Jean Derenzy, Grand Traverse County Planning and Development; Greg Rosenberg, National Community Land Trust Network; Harold Simon, National Housing Institute

Concurrent Session 4: Options A-D (Tuesday, June 7 – 9:00am-10:30am)

A. Revitalizing Contaminated Properties

During the recent economic crisis, a growing number of contaminated properties have become vacant or underutilized. Land banks may play a key role in the revitalization of these properties. This panel will address how the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA), commonly known as Superfund, protects local governments from cleanup liability for many types of property acquisitions, and how CERCLA landowner liability protections and tools may overcome potential barriers to redevelopment. This panel will not only educate attendees about the CERCLA liability and liability protections but also will provide a marketplace of

ideas for ways to redevelop contaminated properties. This interactive session will provide an assessment of what the EPA can do to address land bank concerns about incurring potential CERCLA liability on contaminated properties. Attendees will be encouraged to brainstorm what land banks will need as far as liability protection to sell, lease, or manage property.

Speakers: Joseph Dufficy, US EPA Region 5; Cecilia De Robertis, US EPA Office of Site Remediation Enforcement; Additional Speaker, TBD

B. Deconstruction

Instead of bringing in the bulldozers and burying demolition debris in landfills, communities are beginning to salvage more than just architecturally significant materials. Everything from door frames to kitchen cabinets often can be found in your local Restores. An organization that has been in the business of salvaging precious architectural materials as well as deconstructing whole houses by hand since 2003 is right here in Detroit. It's a way to provide affordable materials to owners and developers, create a greener development process, and provide employment for Detroit residents. Hear from the Architectural Salvage Warehouse of Detroit about the different levels of deconstruction and how it is impacting our neighborhoods.

Speakers: Tom Friesen, Architectural Salvage Warehouse; Additional Speakers, TBD

C. Using Title Insurance and Quiet Title Actions to Position Properties in Michigan

What is the difference between clear title and insurable title, and why is this important to a land bank? How can a land bank obtain title insurance, and is this enough? When is a quiet title action warranted? This session will provide answers to these and other questions as panelists discuss how to obtain title insurance and when further steps are necessary to clear title, as well as how to collaborate with providers in pursuing a quiet title action. Attendees will walk away with an understanding of what a land bank should look for from a title company, what it needs to receive in order to position its properties in insurable form, when a quiet title action is necessary and how to manage and monitor the process.

Speakers: Michael Donovan, Law Offices of Michael P. Donovan; LaMont Title Company; Catherine LaMont, LaMont Title Company

D. How Smaller Land Banks Are Making It Work

Small to mid-size counties often operate with limited funding, few staff, and a small inventory of assets, making implementing a land bank operation seem like a daunting task. But these characteristics don't have to be an impediment to land banking. Learn how hyper local and regional partnerships and planning can help smaller land bank operations pack a powerful punch. This session will discuss how some land bank tools that are being used to revitalize urban centers can enhance rural areas as well.

Speakers: Jean Derenzy, Grand Traverse County Land Bank; Anne Giroux, Marquette County; Christy Van Tiem, Gladwin County

Session 5: Options A-D (Tuesday, June 7 – 10:45am-12:15pm)

A. The Neighborhood Stabilization Initiative (NSI) and its influence on the Detroit Land Bank Authority

Discover how the Detroit Land Bank Authority and the National Community Stabilization Trust (NCST) are partnering for acquisition and disposition to support the Next Detroit Neighborhood Initiative (NDNI.) NDNI community stakeholders have taken the lead in identifying historically strong neighborhoods and developing a plan for targeted implementation. The identification of these neighborhoods relies upon both qualitative and quantitative data to point stakeholders in the direction of those areas destabilized by foreclosure and current economic conditions. The Neighborhood Stabilization Initiative is focused on how, in the short-term investment strategy, historically strong

neighborhoods can be stabilized and occupancy can be increased. Panelists will share success stories and challenges in the planning process and in implementing a short-term investment strategy in Detroit neighborhoods has greatly influenced the Detroit Land Bank's acquisition strategy.

Speakers: Steve Ogden, Next Detroit Neighborhood Initiative; Linda Smith, U-Snap-Back Community Development Corp.; Aundra Wallace, Detroit Land Bank Authority

B. Technology-Enhanced Strategic Acquisition and Disposition

Land banks can have the most effective impact in neighborhoods by intervening before it's too late, but many communities don't have ready information to help make these strategic decisions. This session will show two examples of how technology can be used to support effective property acquisition, management, and disposition. The Cuyahoga County Land Reutilization Corporation will discuss "the Eye" – their sophisticated in-house property profile system that's virtually connected to the nationally-recognized NEO CANDO database at Case Western Reserve University, and lets users "see" at a glance, a particular property's characteristics, proximity to other institutions, adjacency of ownership, foreclosure status, liens, code violations, and more. Learn how the CLR combined numerous data sources to enhance their operations and programs. Another approach that may be beneficial to land banking programs is to use CrimeStat – a research tool developed by Dr. Ned Levine – to identify opportunity clusters by analyzing HUD and tax foreclosure data. Speakers will discuss how communities have helped create a large impact in neighborhoods using this statistical approach.

Speakers: Gus Frangos, Cuyahoga Co. Land Reutilization Corporation; Timothy F. Kobie, PhD, Social Compact, Inc.; Michael Schramm, Cuyahoga Co. Land Reutilization Corporation

C. Continuous Improvement: A Legislative Agenda for Land Banks in Michigan

It all started in the Michigan Statehouse in 1999 with PA 123 – the tax foreclosure reforms. In 2004, the Land Bank and Brownfield amendments were enacted, making a more complete package of tools to revitalize the state's cities and towns. With over thirty land banks now in operation, and a decade of experience, it's time to reassess how the laws are working. Bring your ideas and opinions to this interactive session and help to craft a legislative agenda for Michigan land banks.

Speakers: Deborah Cherry, Genesee County Land Bank; Daniel T. Kildee, Center for Community Progress; Andy Melsner, Oakland County

D. Dancing with Developers

Responsible real estate development benefits communities in many ways—creating jobs, raising taxable values, and improving quality of life. But all too often there are differences between what private developers think is a realistic market-based development strategy and what community members will support. Attendees will leave with a better understanding of how and when developers pull the trigger on projects and why they are willing to risk everything to succeed. Seasoned experts will discuss what attracts them to communities and red flags that drive them away. This session will also help you analyze your market conditions and understand how to market your community to attract investment.

Speakers: Tom Wackerman, ASTI Environmental; Additional Speakers TBD

02/24/11
12:03:17

VENDOR SUMMARY LISTING

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VENDOR CODE-	VENDOR NAME	INACTIVE?	TEMPORARY?
MISC		N	N
AAA	AAA INSURANCE	N	N
ABOOD	ABOOD APPRAISAL COMPANY	N	N
ABRAHAM	ABRAHAM & GAFFNEY, P.C.	N	N
ACCELERATE	ACCELERATE LANSING	N	N
ACCENT CL	ACCENT CLEANERS	N	N
ACCENT	ACCENT SPECIALIZED CLEANING	N	N
ACCURATE	ACCURATE PEST CONTROL	N	N
ACE TREE	ACE TREE SERVICE	N	N
ADT	ADT SECURITY SERVICES, INC	N	N
ATG	AGAINST THE GRAIN	N	N
AIR	AIR QUALITY CONTROL AGENCY	N	N
BRIGGS	AJ BRIGGS CLEANING	N	N
AKT	AKT PEERLESS	N	N
ALL SEASON	ALL SEASON SUNROOMS	N	N
ANC	ALLEN NEIGHBORHOOD CENTER	N	N
ALLSTATE	ALLSTATE PAYMENT PROCESSING CENTE	N	N
ALPHA	ALPHA & OMEGA CHIMNEY & MASONRY S	N	N
ALTERNATIV	ALTERNATIVE DESIGN	N	N
AMAZING	AMAZING REGLAZIN	N	N
AMERIPRO	AMERI PRO RESTORATION	N	N
AMERICA	AMERICA THE BEAUTIFUL FUND	N	N
AMERICAN	AMERICAN RENTALS INC.	N	N
AMO	AMO INSPECTIONS & APPRAISALS	N	N
AMR	AMR ALLIANCES	N	N
GARZA	ANDREW GARZA	N	N
POTTER	ARTHUR D POTTER	N	N
ARTISTIC	ARTISTIC RESTORATIONS	N	N
ASBESTOS	ASBESTOS ABATEMENT INCORPORATED	N	N
ASSOCIATED	ASSOCIATED GENERAL CONTRACTORS LL	N	N
AT&T	AT & T	N	N
AT&T GLOBA	AT&T GLOBAL SERVICES, INC.	N	N
AUTO	AUTO BODY CREDIT UNION	N	N
AYERS	AYERS BASEMENT SYSTEMS, LLC	N	N
B-DRY	B-DRY SYSTEM	N	N
BACH	BACH ELECTRIC	N	N
BACH ORNAM	BACH ORNAMENTAL & STRUCTURAL STEE	N	N
BAKER DON	BAKER DONORA CENTER	N	N
BALL	BALL SEPTIC TANK SERVICE, INC.	N	N
BATES	BATES CLEANING	N	N
BEERY	BEERY CONSTRUCTION	N	N

02/24/11
12:03:17

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VENDOR CODE	VENDOR NAME	INACTIVE?	TEMPORARY?
BETTY	BETTY'S BUTTONS	N	N
BIERLEIN	BIERLEIN COMPANIES	N	N
BLOCK	BLOCK-SLOANE, LLC	N	N
BWL	BOARD OF WATER & LIGHT	N	N
HAGEDON	BRENDA HAGEDON	N	N
BROOKSIDE	BROOKSIDE INTERIORS LLC	N	N
BS&A	BS&A SOFTWARE	N	N
BUILDERS'	BUILDERS' HARDWARE CO.	N	N
BUNKERHILL	BUNKERHILL TOWNSHIP	N	N
C&S	C&S CONSTRUCTION	N	N
CAMPBELL	CAMPBELL CATERING	N	N
CAPITAL CI	CAPITAL CITY REPROGRAPHICS	N	N
CAPITAL	CAPITAL FUND TITLE SERVICES, LLC	N	N
CAPITOL	CAPITOL NATIONAL BANK	N	N
MORRISON	CAROL MORRISON	N	N
CEDAM	CEDAM	N	N
THERRIAN	CHARLES L THERRIAN BUILDER	N	N
MAXWELL	CHARLES MAXWELL	N	N
LANSING TW	CHARTER TOWNSHIP OF LANSING	N	N
WEST SIDE	CHARTER TOWNSHIP OF LANSING	N	N
LOUDS	CINDY LOUDS	N	N
CITIZENS B	CITIZENS BANK	N	N
CITIZENS	CITIZENS BANKING CORP	N	N
CITIZ INS	CITIZENS INSURANCE CO	N	N
EAST LANSI	CITY OF EAST LANSING	N	N
LANSING CI	CITY OF LANSING	N	N
WRS	CITY OF LANSING, C.A.R.T.	N	N
LESLIE	CITY OF LESLIE	N	N
MASON	CITY OF MASON	N	N
WILLIAMSTO	CITY OF WILLIAMSTON	N	N
CITY PULSE	CITY PULSE	N	N
CLARK	CLARK HILL	N	N
COHL	COHL, STOKER & TOSKEY, P.C.	N	N
COMCAST	COMCAST	N	N
COMFORT	COMFORT FIRST ENERGY CONSULTANTS	N	N
COMPLI	COMPLI/CHEK	N	N
CONCRETE	CONCRETE RESOURCE	N	N
CONSUMERS	CONSUMERS ENERGY	N	N
COOK	COOK BROTHERS EXCAVATING, INC	N	N
CR	CR SOLUTIONS	N	N
CRAIG	CRAIG ELECTRIC AND TEL COM INC.	N	N

VENDOR CODE	VENDOR NAME	INACTIVE?	TEMPORARY?
CRAWFORD	CRAWFORD DOOR COMPANY	N	N
CREATIVE	CREATIVE CITIES SUMMIT	N	N
CRISTO	CRISTO REY COMMUNITY CENTER	N	N
CURSOR	CURSOR CONTROL INC	N	N
CUSTOM	CUSTOM CLOSING SERVICES, INC	N	N
CDIS	CUSTOM DESIGN INTERIOR	N	N
D MARTIN	D MARTIN WELDING & FAB LLC	N	N
DONETH	DAN DONETH	N	N
DANFORD	DANFORD FLOORS & MORE, INC	N	N
LACKEY	DAREN LACKEY	N	N
DAVE	DAVID RAPELJE	N	N
DAVIS	DAVIS GLASS & SCREEN	N	N
DAWN	DAWN VAN HALST	N	N
DBI	DBI BUSINESS INTERIORS	N	N
DC BUILDIN	DC BUILDING AND DEVELOPMENT, LLC	N	N
DC	DC ENGINEERING	N	N
DEAN DODGE	DEAN DODGE	N	N
DELHI	DELHI TOWNSHIP	N	N
DELUXE	DELUXE FOR BUSINESS	N	N
GRAHAM	DENNIS GRAHAM	N	N
DESIGN	DESIGN PHASE	N	N
DESTIGTER	DESTIGTER ARCHITECTURE & PLANNING	N	N
CORTRIGHT	DICK CORTRIGHT	N	N
DICKINSON	DICKINSON WRIGHT	N	N
DISC CARPE	DISCOUNT CARPET WAREHOUSE	N	N
DRAIN	DISCOUNT DRAIN CLEANERS	N	N
DISCOUNT G	DISCOUNT GLASS AND SCREEN	N	N
DISCOUNT	DISCOUNT ONE HOUR SIGNS, INC	N	N
DIVERSIFIE	DIVERSIFIED FOUNDATION SOLUTIONS	N	N
PLANTZ	DON PLANTZ CONCRETE	N	N
DONOVAN	DONOVAN & SMITH	N	N
DOTY	DOTY MECHANICAL	N	N
DOUBLE	DOUBLE A CONSTRUCTION	N	N
DRAKES	DRAKE'S INSULATION, INC	N	N
DRAPERIES	DRAPERIES & DESIGNS	N	N
DTE	DTE ENERGY	N	N
EARTH	EARTH TONES LANDSCAPING INC	N	N
EDEN	EDEN GLEN CONDO ASSOCIATION	N	N
EIKENHOUT	EIKENHOUT, INC.	N	N
ELIEFF	ELIEFF BROTHERS ROOFING INC	N	N
ENGER	ENGER SURVEYING	N	N

VENDOR CODE	VENDOR NAME	INACTIVE?	TEMPORARY?
ERIC	ERIC SCHERTZING	N	N
SHOVEIN	ERIC SHOVEIN	N	N
PEERY	ERICA PEERY	N	N
ETC	ETC	N	N
TOWNSEND	EUGENE TOWNSEND, BUILDER	N	N
FABIANO'S	FABIANO'S	N	N
FAIRFIELD	FAIRFIELD PLACE CONDOMINIUM ASSOC	N	N
FIBERTEC	FIBERTEC INDUSTRIAL HYGIENE SERVI	N	N
FIDELITY	FIDELITY LAND TITLE	N	N
FSC	FINANCIAL SERVICE CENTER INC	N	N
FIRST AMER	FIRST AMERICAN INSURANCETITLE	N	N
FIRST	FIRST CONTRACTING INC	N	N
FIRSTSEARC	FIRST SEARCH TECHNOLOGY CORPORATI	N	N
FITZ	FITZGERALD HENNE & ASSOCIATES	N	N
FJG	FJG PAINTING, DRYWALL, & FINISHIN	N	N
FLOORING	FLOORING AMERICA CARPET STUDIO	N	N
FOX	FOX BROTHERS COMPANY	N	N
FOXTAIL	FOXTAIL BUILDING COMPANY	N	N
FRANKLIN	FRANKLIN STREET COMMUNITY HOUSING	N	N
FRASER	FRASER TREBILCOCK DAVIS & DUNLAP	N	N
FRIENDLY	FRIENDLY SERVICES GROUP	N	N
FRITZY	FRITZY'S LAWN & SNOW	N	N
GABRIEL	GABRIEL CLEANERS	N	N
GANNETT	GANNETT MICHIGAN NEWSPAPERS	N	N
GEN	GENESEE INSTITUTE	N	N
BERRY	GEORGE K BERRY	N	N
GLASS	GLASS BLOCK AND MORE	N	N
GLOBAL	GLOBAL ENVIRONMENTAL ENGINEERING	N	N
GORDON	GORDON WOODWORKING LLC	N	N
GRANGE	GRANGE INSURANCE CO OF MICHIGAN	N	N
GRANGER	GRANGER CONTAINER SERVICE	N	N
GRANGER LA	GRANGER LANDSCAPE SUPPLY	N	N
GREAT	GREAT LAKES HOME PERFORMANCE	N	N
SUPERIOR	GREAT LAKES SUPERIOR WALLS	N	N
GREATER LA	GREATER LANSING ASSOCIATION OF RE	N	N
GLHBA	GREATER LANSING HOME BUILDERS ASS	N	N
GREATER	GREATER LANSING HOMELESS RESOLUTI	N	N
GLHC	GREATER LANSING HOUSING COALITION	N	N
GREENWAY	GREENWAY BUILDING SERVICES INC	N	N
GEORGE	GREG GEORGE, BUILDER	N	N
LADD	GREGG LADD	N	N

VENDOR CODE	VENDOR NAME	INACTIVE?	TEMPORARY?
GROSS	GROSS ELECTRIC INC	N	N
GYPSUM	GYPSUM SUPPLY CENTRAL	N	N
HC	H.C. BERGER COMPANY	N	N
HABITAT	HABITAT FOR HUMANITY	N	N
HAMMOND	HAMMOND FARMS LANDSCAPE SUPPLY IN	N	N
HART	HART WELL & SEPTIC	N	N
HASS	HASSELBRING CLARK CO	N	N
HAWORTH	HAWORTH, INC	N	N
HOWARTH	HAWORTH, INC	N	N
HAZEN	HAZEN LUMBER, INC.	N	N
HOLT	HOLT ELECTRIC & SON	N	N
HOME	HOME DEPOT CREDIT SERVICES	N	N
WRECKERS	HOME WRECKERS CONSTRUCTION	N	N
HOMETOWN	HOMETOWN HOUSING PARTNERSHIP	N	N
MENARDS	HSBC BUSINESS SOLUTIONS	N	N
HUBBARD	HUBBARD, FOX, THOMAS, WHITE & BEN	N	N
HEALTH	INGHAM COUNTY HEALTH DEPARTMENT	N	N
HOUSING	INGHAM COUNTY HOUSING COMMISSION	N	N
LAND BANK	INGHAM COUNTY LAND BANK	N	N
REGISTER	INGHAM COUNTY REGISTER OF DEEDS	N	N
INGHAM	INGHAM COUNTY TREASURER	N	N
TREASURER	INGHAM COUNTY TREASURER	N	N
EQUALIZATI	INGHAM CTY EQUALIZATION/TAX MAPPI	N	N
EDC	INGHAM ECONOMIC DEVELOPMENT	N	N
INGHAM TWP	INGHAM TOWNSHIP	N	N
INTEGRITY	INTEGRITY LAWN MAINTENANCE	N	N
J&J	J & J PLUMBING & HEATING LLC	N	N
J & M HAUL	J & M HAULING	N	N
SHEWCHUCK	J. F. SHEWCHUCK CONSTRUCTION	N	N
KENNEDY J	JAMES KENNEDY	N	N
RIGTERINK	JENNIFER M RIGTERINK	N	N
ROBIADEK	JOSEPH E ROBIADEK	N	N
BONSALL	JOSEPH G BONSALE	N	N
K&H	K&H CONCRETE CUTTING OF LANSING	N	N
FOFANA	KARL FOFANA	N	N
KEBS	KEBS, INC.	N	N
KEHREN	KEHREN CONSTRUCTION, LLC	N	N
KELLOGGS	KELLOGG'S PORCELAIN RESURFACING	N	N
GOETZ	KENDALL GOETZ	N	N
KENT	KENT CHIMNEY INC.	N	N
WHITFIELD	KIMBERLY WHITFIELD	N	N

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VENDOR SUMMARY LISTING

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VENDOR CODE	VENDOR NAME	INACTIVE?	TEMPORARY?
BADGLEY	KYLE BADGLEY	N	N
LABREN'S	LABREN'S LAWN & SNOW	N	N
LAKE	LAKE STATE LAWN-LANDSCAPING & SNO	N	N
LAND	LAND INFORMATION ACCESS ASSOCIATI	N	N
LANDLORDS	LANDLORDS OF MID-MICHIGAN	N	N
LANDSCAPE	LANDSCAPE DEVELOPMENT	N	N
LANE'S	LANE'S REPAIR	N	N
SAFETY	LANSING AREA SAFETY COUNCIL	N	N
LANSING TR	LANSING CITY TREASURER	N	N
LUGNUTS	LANSING LUGNUTS BASEBALL	N	N
LNC	LANSING NEIGHBORHOOD COUNCIL	N	N
TEEN	LANSING TEEN CHALLENGE	N	N
SECORD L	LEE SECORD	N	N
LIBERTY	LIBERTY MUTUAL GROUP	N	N
SCHONBERG	LINDA SCHONBERG	N	N
LEO	LJ TRUMBLE BUILDERS	N	N
LJR	LJR REMOVAL	N	N
LOCKE	LOCKE TOWNSHIP	N	N
LOOMIS	LOOMIS EWERT PARSLEY DAVIS&GOTTIN	N	N
LORMAN	LORMAN EDUCATION SERVICES	N	N
LUKE	LUKE LANDSCAPE COMPANY	N	N
LUMBERTOWN	LUMBERTOWN HOLT	N	N
MAHONEY	MAHONEY & ASSOCIATES	N	N
MAIN STREE	MAIN STREET SEED AND SUPPLY	N	N
MAJESTIC	MAJESTIC TREE	N	N
MANPOWER	MANPOWER OF LANSING MI INC	N	N
MAPLE	MAPLEGROVE PROPERTY MANAGEMENT	N	N
MARES	MARES FLOOR REFINISHING	N	N
MAYHOE	MARK MAYHOE	N	N
MEESE	MARK MEESE	N	N
O'NEALL	MARK O'NEALL	N	N
WOODMAN	MARK WOODMAN PLUMBING & HEATING	N	N
MARK'S	MARK'S LOCK SHOP INC	N	N
MARTEN	MARTEN BROS. CONCRETE	N	N
MARTIN	MARTIN'S CARPET CLEANING	N	N
LEJEUNE	MARTY LEJEUNE	N	N
LAMBERT	MARY LAMBERT	N	N
RUTTAN	MARY RUTTAN	N	N
TAYLOR	MATT TAYLOR	N	N
M WILSON	MAUREEN E WILSON	N	N
MCKISSIC	MCKISSIC CONSTRUCTION	N	N

VENDOR CODE	VENDOR NAME	INACTIVE?	TEMPORARY?
BARRETT	MEGAN BARRETT	N	N
LOTT	MELISSA LOTT	N	N
MER APPR	MERIDIAN APPRAISAL SERVICES	N	N
MERIDIAN	MERIDIAN CHARTER TOWNSHIP	N	N
MER PAINT	MERIDIAN PAINTING	N	N
MERIDIAN P	MERIDIAN PLUMBING	N	N
METRO DEV	METRO DEVELOPMENT CORP.	N	N
METRO PAIN	METRO PAINTING	N	N
MGA CAC	MGA CAC	N	N
THOMPSON	MICHAEL L THOMPSON	N	N
MALB	MICHIGAN ASSOCIATION OF LAND BANK	N	N
MICH BUILD	MICHIGAN BUILDING AND RESTORATION	N	N
MCDA	MICHIGAN COMMUNITY DEVELOPMENT AS	N	N
FARM BUREA	MICHIGAN FARM BUREAU	N	N
MHPN	MICHIGAN HISTORIC PRESERVATION NE	N	N
MICHIGAN	MICHIGAN LAND BANK FAST TRACK AUT	N	N
MICH MILL	MICHIGAN MILLERS MUTUAL INSURANCE	N	N
MIPL	MICHIGAN PLUMBING	N	N
MILLERS	MILLER'S WOOD FLOORS	N	N
MINT	MINT CITY DEMOLITION, LLC	N	N
MINT CITY	MINT CITY EXCAVATING, INC	N	N
MMB	MMB CONSTRUCTION	N	N
MOLEMEN	MOLEMEN, INC	N	N
MOLENAAR	MOLENAAR & ASSOCIATES, INC	N	N
MOW	MOW MASTER	N	N
MPC	MPC CASH-WAY LUMBER	N	N
MR	MR NATURAL	N	N
MULLINS	MULLINS TOWING, INC.	N	N
NATL BROWN	NATIONAL BROWNFIELD ASSOICATION	N	N
NATIONAL	NATIONAL CITY BANK	N	N
NEBS	NEBS	N	N
NORCAL	NORCAL MARKET PERSPECTIVES	N	N
NORSHORE	NORSHORE BUILDING INC	N	N
NORTHERN	NORTHERN HOME IMPROVEMENT	N	N
CALKINS	O'LEARY PAINT	N	N
OAKLAND	OAKLAND CENTER LLC	N	N
OCE	OCE IMAGISTICS, INC	N	N
OCOF	OCOF NONPROFIT HOUSING CORPORATIO	N	N
	OETZEL-HARTMAN GROUP	N	N
OETZEL	OETZEL-HARTMAN GROUP	N	N
OHD	OHD COMPANY OF INGHAM COUNTY	N	N

VENDOR CODE	VENDOR NAME	INACTIVE?	TEMPORARY?
ONE SOURCE	ONE SOURCE REALTY	N	N
ONONDAGA	ONONDAGA TOWNSHIP	N	N
OUTDOOR	OUTDOOR LIVING	N	N
PAGEANT	PAGEANT HOMES, INC	N	N
PAINT	PAINT A PLACE	N	N
BLAIR	PAM BLAIR	N	N
PARALLEL	PARALLEL CONTRACTING	N	N
PAUL	PAUL DAVIS RESTORATION	N	N
HICKNER	PAUL HICKNER	N	N
MINK	PAUL MINK	N	N
GOODSTEIN	PETER GOODSTEIN	N	N
PK HOUSING	PK CONSTRUCTION COMPANY LLC	N	N
PM	PM ENVIRONMENTAL	N	N
PNC	PNC BANK, NA	N	N
PORTABLE	PORTABLE FEAST AND FRIENDS	N	N
USPS	POSTMASTER	N	N
POTTERVILL	POTTERVILLE HOUSING COMMISSION	N	N
HOLMES	PRISCILLA HOLMES	N	N
PRO TILL	PRO TILL	N	N
PROGRESSIV	PROGRESSIVE REMODELING	N	N
PITNEY	PURCHASE POWER	N	N
R&D LANDSC	R&D LANDSCAPE LLC	N	N
RBK	RBK BUILDING MATERIALS	N	N
RC DRYWALL	RC DRYWALL	N	N
RED CEDAR	RED CEDAR CONSULTING, LLC	N	N
REHMANN	REHMANN ROBSON	N	N
RESIDENTIA	RESIDENTIAL SERVICES GROUP	N	N
SECORD	RICHARD SECORD	N	N
RIZZI	RIZZI DESIGNS	N	N
RKH	RKH INVESTMENTS, INC	N	N
ESCHBACH	ROBERT E ESCHBACH	N	N
ROOFING	ROOFING INNOVATIONS, LLC	N	N
ROOTER	ROOTER EXPRESS	N	N
ROYAL	ROYAL LAWN SERVICES, INC	N	N
RURAL GAS	RURAL GAS	N	N
RYCUS	RYCUS FLOORING	N	N
S&S	S&S CONTRACTING	N	N
SAMS	SAM'S CLUB	N	N
SANI-DRY	SANI-DRY BASEMENT	N	N
SARITA	SARITA WILLIAMS	N	N
SAWDON	SAWDON FENCE	N	N

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VENDOR SUMMARY LISTING

VENDOR CODE	VENDOR NAME	INACTIVE?	TEMPORARY?
SC SERVICE	SC SERVICES ENVIRONMENTAL	N	N
SCARLETT	SCARLETT CONSTRUCTION	N	N
SCHAFFER'S	SCHAFFER'S INC	N	N
SCHAFFERS	SCHAFFER'S INC	N	N
FOUR	SCHUMACHER'S FOUR SEASONS	N	N
FREDRICKSO	SCOTT FREDRICKSON CONSTRUCTION	N	N
SEARS COMM	SEARS COMMERCIAL ONE	N	N
SHELTER	SHELTERFORCE	N	N
SHIVELY	SHIVELY CONSTRUCTION LLC	N	N
SIGNATURE	SIGHATURE APPRAISALS OF MID-MICHI	N	N
SIGN	SIGNSMITH	N	N
SLCDA	SLCDA	N	N
SLOAN	SLOAN SEPTIC TANK SERVICE	N	N
SMART	SMART GROWTH AMERICA	N	N
SME	SOIL AND MATERIALS ENGINEERS, INC	N	N
S LANSING	SOUTH LANSING CDA	N	N
SPARTAN	SPARTAN GLASS AND MIRROR	N	N
SPARTAN ME	SPARTAN METAL AND DESIGN, LLC	N	N
SPARTAN RO	SPARTAN ROOFING COMPANY, INC	N	N
SPINK	SPINK INSULATION	N	N
SPRING	SPRING GREEN CONDOMINIUMS	N	N
SPRINT	SPRINT	N	N
STAMP	STAMP-RITE, INC	N	N
STANDARD	STANDARD ELECTRIC COMPANY	N	N
SEC	STANDARD ELECTRIC COMPANY	N	N
STANLEY	STANLEY BUILDERS & CUSTOM HOMES	N	N
STAPLES	STAPLES	N	N
STATE FARM	STATE FARM INSURANCE	N	N
STATE	STATE OF MICHIGAN	N	N
VAN DYKE	STEPHANIE VAN DYKE	N	N
STREAMLINE	STREAMLINE ENTERPRISES, INC	N	N
STUDIO 513	STUDIO 513, LLC	N	N
INTRIGUE	STUDIO INTRIGUE ARCHITECTS	N	N
SUPREME	SUPREME RENTAL INC	N	N
SURFACE	SURFACE SPECIALISTS OF MICHIGAN	N	N
MOORE	SUZANNE MOORE	N	N
EIFERT	T.H. EIFERT	N	N
JACOBS	TABITHA JACOBS	N	N
TAX TITLE	TAX TITLE SERVICES	N	N
TECH	TECH SPEC	N	N
TERMINIX	TERMINIX	N	N

VENDOR CODE	VENDOR NAME	INACTIVE?	TEMPORARY?
TERRY'S	TERRY'S PRECAST PRODUCTS, INC	N	N
BUG	THE BUG MAN	N	N
JOB SHOP	THE JOB SHOP INK, INC.	N	N
LENAWEE	THE LENAWEЕ COMPANY	N	N
PARMENTER	THE PARMENTER GROUP	N	N
PLANNING	THE PLANNING STAGE INC	N	N
SHERWIN	THE SHERWIN-WILLIAMS CO.	N	N
THEE	THEE ELECTRIC COMPANY	N	N
THERMAL	THERMAL INSPECTION SERVICE LLC	N	N
KRYCINSKI	THOMAS J KRYCINSKI BUILDERS	N	N
TILE	TILE MART	N	N
SCHNEIDER	TODD SCHNEIDER	N	N
TOWER	TOM TOWER	N	N
MARTINEZ	TONY MARTINEZ	N	N
TONYS	TONY'S PAINTING	N	N
TOSHIBA	TOSHIBA FINANCIAL SERVICES	N	N
TRANZON	TRANZON BIPPUS	N	N
TRI	TRI COUNTY TITLE	N	N
TRITERRA	TRITERRA	N	N
TRUST	TRUST THERMAL ABATEMENT & FLOORIN	N	N
JENKINS	TS JENKINS & ASSOCIATES	N	N
TWIN OAKS	TWIN OAKS CONDOMINIUM	N	N
UNITED	UNITED SHEETROCK	N	N
US TR	UNITED STATES TREASURY	N	N
UMASS	UNIVERSITY OF MASSACHUSETTS	N	N
UPS	UPS	N	N
ULI	URBAN LAND INSTITUTE	N	N
URBAN	URBAN OPTIONS	N	N
HUFNAGEL	VALORIE HUFNAGEL	N	N
VESTA	VESTA BUILDING INDUSTRIES	N	N
VETS	VET'S ACE HARDWARE	N	N
VILLEGAS	VILLEGAS GROUP	N	N
QUEEN	WANDA QUEEN	N	N
WEATHERWIS	WEATHERWISE FOAM INSULATION	N	N
STEFFEN	WES STEFFEN PLUMBING	N	N
WESTAFF	WESTAFF	N	N
WHITE OAK	WHITE OAK TOWNSHIP	N	N
WIEGMAN	WIEGMAN COMPANY, INC	N	N
WILLIAMS	WILLIAMS KITCHEN & BATH	N	N
WIRELESS	WIRELESS & MORE LLC	N	N
WISEMAN	WISEMAN TREE EXPERTS	N	N

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VENDOR CODE	VENDOR NAME	INACTIVE?	TEMPORARY?
WOODWORKS	WOODWORKS & DESIGN CO.	N	N
YOUNG	YOUNG BROTHERS & DALEY	N	N

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Check Date	Bank/Check #	Name	Amount
Bank GEN			
2/3/2011	GEN 5567	CONSUMERS ENERGY	269.83
2/3/2011	GEN 5568	CAPITAL FUND TITLE SERVICES, LLC	8,801.08
2/3/2011	GEN 5569	CAPITAL FUND TITLE SERVICES, LLC	23,898.76
2/3/2011	GEN 5570	GREGG LADD	1,500.00
2/4/2011	GEN 5571	CAPITAL FUND TITLE SERVICES, LLC	456.96
2/4/2011	GEN 5572	STATE OF MICHIGAN	537.00
2/7/2011	GEN 5573	CONSUMERS ENERGY	1,385.34
2/7/2011	GEN 5574	CONSUMERS ENERGY	470.08
2/7/2011	GEN 5575	BOARD OF WATER & LIGHT	1,024.66
2/7/2011	GEN 5576	BOARD OF WATER & LIGHT	730.42
2/7/2011	GEN 5577	BOARD OF WATER & LIGHT	520.31
2/7/2011	GEN 5578	BOARD OF WATER & LIGHT	307.37
2/7/2011	GEN 5579	AT & T	224.95
2/7/2011	GEN 5580	COMCAST	547.63
2/7/2011	GEN 5581	SPRINT	248.65
2/7/2011	GEN 5582	TERMINIX	258.00
2/7/2011	GEN 5583	EDEN GLEN CONDO ASSOCIATION	8,120.00
2/7/2011	GEN 5584	INGHAM CTY EQUALIZATION/TAX MAPPII	156.00
2/7/2011	GEN 5585	GREATER LANSING HOUSING COALITION	1,854.00
2/7/2011	GEN 5586	DBI BUSINESS INTERIORS	1,024.32
2/7/2011	GEN 5587	THE JOB SHOP INK, INC.	60.00
2/7/2011	GEN 5588	HASSELBRING CLARK CO	88.60
2/7/2011	GEN 5589	CITY PULSE	245.40
2/7/2011	GEN 5590	COHL, STOKER & TOSKEY, P.C.	957.11
2/7/2011	GEN 5591	RIZZI DESIGNS	2,009.95
2/7/2011	GEN 5592	FINANCIAL SERVICE CENTER INC	5,179.00
2/7/2011	GEN 5593	SARITA WILLIAMS	133.00
2/7/2011	GEN 5594	MOLENAAR & ASSOCIATES, INC	600.00
2/7/2011	GEN 5595	THE PARMENTER GROUP	1,725.00
2/7/2011	GEN 5596	MERIDIAN APPRAISAL SERVICES	2,000.00
2/7/2011	GEN 5597	OETZEL-HARTMAN GROUP	1,600.00
2/7/2011	GEN 5598	KEBS, INC.	3,400.00
2/7/2011	GEN 5599	THERMAL INSPECTION SERVICE LLC	700.00
2/7/2011	GEN 5600	ETC	3,085.00
2/7/2011	GEN 5601	TRITERRA	900.00
2/7/2011	GEN 5602	PM ENVIRONMENTAL	1,900.00
2/7/2011	GEN 5603	AMERICAN RENTALS INC.	176.00
2/7/2011	GEN 5604	EIKENHOUT, INC.	2,725.36
2/7/2011	GEN 5605	THE SHERWIN-WILLIAMS CO.	99.84
2/7/2011	GEN 5606	STANDARD ELECTRIC COMPANY	196.72
2/7/2011	GEN 5607	DAVIS GLASS & SCREEN	126.72
2/7/2011	GEN 5608	CRAWFORD DOOR COMPANY	1,585.00

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2/7/2011	GEN 5609	LANE'S REPAIR	30.00
2/7/2011	GEN 5610	GREGG LADD	3,077.40
2/7/2011	GEN 5611	GLASS BLOCK AND MORE	420.00
2/7/2011	GEN 5612	AYERS BASEMENT SYSTEMS, LLC	4,025.00
2/7/2011	GEN 5613	MICHIGAN PLUMBING	225.00
2/7/2011	GEN 5614	ACCENT SPECIALIZED CLEANING	780.00
2/7/2011	GEN 5615	NORSHORE BUILDING INC	17,159.00
2/7/2011	GEN 5616	SC SERVICES ENVIRONMENTAL	25,394.00
2/7/2011	GEN 5617	DICK CORTRIGHT	924.95
2/7/2011	GEN 5618	KEHREN CONSTRUCTION, LLC	6,765.00
2/7/2011	GEN 5619	LJ TRUMBLE BUILDERS	111,735.00
2/7/2011	GEN 5620	CHARLES L THERRIAN BUILDER	12,333.00
2/7/2011	GEN 5621	NORTHERN HOME IMPROVEMENT	39,105.00
2/7/2011	GEN 5622	PROGRESSIVE REMODELING	23,730.00
2/7/2011	GEN 5623	HOLT ELECTRIC & SON	2,145.00
2/7/2011	GEN 5624	WES STEFFEN PLUMBING	40.00
2/7/2011	GEN 5625	MICHIGAN BUILDING AND RESTORATION	3,495.00
2/7/2011	GEN 5626	FRIENDLY SERVICES GROUP	7,175.00
2/7/2011	GEN 5627	GREG GEORGE, BUILDER	6,230.00
2/7/2011	GEN 5628	INGHAM COUNTY TREASURER	18,217.92
2/7/2011	GEN 5629	MELISSA LOTT	375.00
2/7/2011	GEN 5630	AMERICA THE BEAUTIFUL FUND	14.95
2/7/2011	GEN 5631	JOSEPH E ROBIADEK	175.63
2/7/2011	GEN 5632	INGHAM COUNTY REGISTER OF DEEDS	286.00
2/7/2011	GEN 5633	DENNIS GRAHAM	349.35
2/7/2011	GEN 5634	INTEGRITY LAWN MAINTENANCE	1,050.00
2/7/2011	GEN 5635	MOW MASTER	4,342.00
2/7/2011	GEN 5636	LABREN'S LAWN & SNOW	792.00
2/7/2011	GEN 5637	LAKE STATE LAWN-LANDSCAPING & SNOW	780.00
2/7/2011	GEN 5638	EARTH TONES LANDSCAPING INC	880.00
2/7/2011	GEN 5639	MCKISSIC CONSTRUCTION	456.00
2/7/2011	GEN 5640	AMO INSPECTIONS & APPRAISALS	2,331.00
2/7/2011	GEN 5641	KARL FOFANA	688.75
2/10/2011	GEN 5642	CAPITAL FUND TITLE SERVICES, LLC	19,089.40
2/10/2011	GEN 5643	CAPITAL FUND TITLE SERVICES, LLC	21,371.35
2/10/2011	GEN 5644	CAPITAL FUND TITLE SERVICES, LLC	22,335.60
2/10/2011	GEN 5645	GREATER LANSING HOME BUILDERS AS	375.00
2/10/2011	GEN 5646	CAPITAL FUND TITLE SERVICES, LLC	3,834.06
2/14/2011	GEN 5647	LANSING CITY TREASURER	25,262.81
2/14/2011	GEN 5648	LANSING CITY TREASURER	27,832.77
2/14/2011	GEN 5649	LANSING CITY TREASURER	31,679.73
2/14/2011	GEN 5650	LANSING CITY TREASURER	32,383.56
2/14/2011	GEN 5651	LANSING CITY TREASURER	27,615.05
2/14/2011	GEN 5652	LANSING CITY TREASURER	11,987.13
2/22/2011	GEN 5653	CONSUMERS ENERGY	1,148.74
2/22/2011	GEN 5654	CONSUMERS ENERGY	1,350.80
2/22/2011	GEN 5655	CONSUMERS ENERGY	1,686.43

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2/22/2011	GEN 5656	CONSUMERS ENERGY	892.99
2/22/2011	GEN 5657	BOARD OF WATER & LIGHT	1,346.59
2/22/2011	GEN 5658	BOARD OF WATER & LIGHT	725.59
2/22/2011	GEN 5659	BOARD OF WATER & LIGHT	330.86
2/22/2011	GEN 5660	BOARD OF WATER & LIGHT	307.71
2/22/2011	GEN 5661	BOARD OF WATER & LIGHT	373.72
2/22/2011	GEN 5662	BOARD OF WATER & LIGHT	497.24
2/22/2011	GEN 5663	PURCHASE POWER	63.57
2/22/2011	GEN 5664	COMCAST	59.95
2/22/2011	GEN 5665	SEARS COMMERCIAL ONE	11,815.00
2/22/2011	GEN 5666	AT & T	221.70
2/22/2011	GEN 5667	TOSHIBA FINANCIAL SERVICES	197.86
2/22/2011	GEN 5668	HOME DEPOT CREDIT SERVICES	381.31
2/22/2011	GEN 5669	HSBC BUSINESS SOLUTIONS	327.18
2/22/2011	GEN 5670	AT&T GLOBAL SERVICES, INC.	596.00
2/22/2011	GEN 5671	RIZZI DESIGNS	2,009.95
2/22/2011	GEN 5672	MICHAEL L THOMPSON	650.00
2/22/2011	GEN 5673	GRANGE INSURANCE CO OF MICHIGAN	691.00
2/22/2011	GEN 5674	GREATER LANSING HOUSING COALITION	2,256.50
2/22/2011	GEN 5675	H.C. BERGER COMPANY	151.51
2/22/2011	GEN 5676	MARTINEZ CONSULTING GROUP	600.00
2/22/2011	GEN 5677	MELISSA LOTT	375.00
2/22/2011	GEN 5678	PAM BLAIR	120.00
2/22/2011	GEN 5679	STACY LYNCH	450.00
2/22/2011	GEN 5680	AMERICAN RENTALS INC.	88.00
2/22/2011	GEN 5681	EIKENHOUT, INC.	36.45
2/22/2011	GEN 5682	WES STEFFEN PLUMBING	9,420.00
2/22/2011	GEN 5683	KEHREN CONSTRUCTION, LLC	4,100.00
2/22/2011	GEN 5684	DON PLANTZ CONCRETE	2,825.00
2/22/2011	GEN 5685	Void	0.00
2/22/2011	GEN 5686	NORSHORE BUILDING INC	4,737.00
2/22/2011	GEN 5687	HOLT ELECTRIC & SON	5,673.00
2/22/2011	GEN 5688	DICK CORTRIGHT	3,725.00
2/22/2011	GEN 5689	GLASS BLOCK AND MORE	150.00
2/22/2011	GEN 5690	DRAKE'S INSULATION, INC	145.00
2/22/2011	GEN 5691	SC SERVICES ENVIRONMENTAL	449.00
2/22/2011	GEN 5692	FRIENDLY SERVICES GROUP	7,425.00
2/22/2011	GEN 5693	CHARLES L THERRIAN BUILDER	21,046.66
2/22/2011	GEN 5694	GREG GEORGE, BUILDER	7,341.00
2/22/2011	GEN 5695	MICHIGAN BUILDING AND RESTORATION	5,223.00
2/22/2011	GEN 5696	LAKE STATE LAWN-LANDSCAPING & SN	780.00
2/22/2011	GEN 5697	FRITZY'S LAWN & SNOW	4,598.00
2/22/2011	GEN 5698	MCKISSIC CONSTRUCTION	1,406.00
2/22/2011	GEN 5699	SCHUMACHER'S FOUR SEASONS	6,550.00
2/22/2011	GEN 5700	EARTH TONES LANDSCAPING INC	880.00
2/22/2011	GEN 5701	LABREN'S LAWN & SNOW	2,376.00
2/22/2011	GEN 5702	INTEGRITY LAWN MAINTENANCE	2,050.00

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CHECK REGISTER FOR INGHAM COUNTY LAND BANK
CHECK DATE FROM 02/01/2011 - 02/28/2011

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2/22/2011	GEN 5703	AMO INSPECTIONS & APPRAISALS	1,440.00
2/22/2011	GEN 5704	DENNIS GRAHAM	430.69
2/22/2011	GEN 5705	SUZANNE MOORE	81.98
2/22/2011	GEN 5706	LINDA SCHONBERG	56.61
2/22/2011	GEN 5707	NORTHERN HOME IMPROVEMENT	14,765.00
2/22/2011	GEN 5708	RED CEDAR CONSULTING, LLC	1,916.00
2/28/2011	GEN 5709	CAPITAL FUND TITLE SERVICES, LLC	<u>14,975.92</u>

TOTAL OF 142 Checks:

755,438.98

INGHAM COUNTY LAND BANK AUTHORITY
STATEMENT OF NET ASSETS
STATEMENT OF REVENUES, EXPENSES & CHANGE IN NET ASSETS
JANUARY 31, 2011

Assets	
Cash	\$ (146,879.99)
Accounts Receivable	11,771.85
Land Contract Receivable	963,919.13
Land Contract Interest Receivable	7,968.38
Brownfield Receivable	315,169.94
Land Contract Escrow	12,886.56
Acquisition Account Earnest Deposit	5,000.00
Notes Receivable	371,475.87
Specific Tax Receivable	5,603.58
OCOF Nonprofit Receivable	6,228.82
Ingham County Receivable	9,263.63
NSP1 Lansing City Receivable	22,753.70
NSP County Receivable	31,173.79
MSHDA Receivable	901,771.01
Home Program Receivable	25.92
Youth Build Receivable	28,027.34
Inventory	<u>4,837,238.45</u>
Total Assets	\$7,383,397.98
Liabilities	
Accounts Payable	149,086.79
Notes Payable	
PNC Bank	4,790,000.00
Due to Ingham County	725,422.34
Rental Deposit	9,250.00
Land Contract Escrow	<u>5,053.92</u>
Total Liabilities	\$5,678,813.05
Retained Earnings	\$1,665,639.86
Total Net Assets	<u>\$ 38,945.07</u>

STATE OF REVENUES, EXPENSES & CHANGE IN NET ASSETS
JANUARY 31, 2011

Revenues

Property Sales	90,000.00
NSP1 Lansing City Revenue	38,903.00
NSP2 MSHDA Adm. Fee Revenue	6,202.00
NSP2 MSHDA Revenue	214,614.00
Interest Income	4,293.34
Rental Income	1,750.00
Miscellaneous Income	1.00
Late Fee Revenue	<u>52.40</u>
 Total Revenue	 \$ 355,815.74

Operating Expenses

Cost of Land Sold	86,753.88
Communication	59.95
Equipment-Small Purchase	197.86
Postage	220.00
Interior Staging	100.54
Consultants	2,009.95
Bank Fees	45.97
Contractual Service	5,548.80
Payroll Reimbursement	375.00
Employer Tax Liability	468.87
Payroll Service	48.14
Workers Compensation	306.25
Building Maintenance	148.77
Interest Expense	9,188.23
Land Contract Default	44,597.27
HOME Lansing City	18.07
NSP1 Lansing City	35,074.14
NSP Ingham County	194.88
NSP II	<u>131,514.10</u>
 Total Expense	 \$ 316,870.67
 Total Net Assets, end of period	 <u>\$ 38,945.07</u>