

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, JULY 11, 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 – June 13, 2011

Additions to the Agenda

Limited Public Comment – 3 minutes per person

1. City of Lansing Master Plan – Dorothy Boone – 30 Minute Presentation
2. Resolution to Establish a Position to sell or lease Vacant Parcels
3. Resolution to Authorize Federal Procurement Guideline for NSP2 Grant
4. Resolution to Authorize Lansing Urban Farm Project Expenditure
5. Resolution to Authorize Lansing Regional Bike Share Expenditure
6. Commissioner Bahar-Cook Discussion Topics
7. Property maintenance, renovation & development
 - a. Property Update
 - b. OCOF-Ruttan Resignation from Board
 - c. General legal update- Counsel
8. 2011 Tax Foreclosures List
9. Accounts Payable & Monthly Statement
 - a. Accounts Payable Approval – June 2011
 - b. Monthly Statement – May 2011

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**

June 13, 2011
Minutes

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

Members Excused: Eric Schertzing

Others Present: Mary Ruttan, Tim Perrone, Joe Bonsall, Dorothy Boone, Roxanne Case, Nicole Armbruster, Ryan Kincaid

The meeting was called to order by Vice-Chairperson Nolan at 5:07 p.m. in the Board Room of the Neighborhood Empowerment Center, 600 W Maple, Lansing.

Approval of the May 2, 2011 Minutes

MOVED BY COMM. MCGRAIN, SUPPORTED BY COMM. BAHAR-COOK TO APPROVE THE MAY 2, 2011 MINUTES AS SUBMITTED. MOTION CARRIED UNANIMOUSLY.

Additions to the Agenda:

The following items were added to the agenda:

- 6d. Review of Proposed Re-Development of 112 E Main St, Lansing
- 8b. Email Correspondence from Comm. Bahar-Cook

Limited Public Comment:

Nicole Armbruster from the Lansing Board of Education addressed the board concerning Northwest Elementary School. Ms. Armbruster stated the school has been vacant for seven years and has become a blight on the surrounding neighborhood. She stated a possible developer for the site has been identified and the School Board wonders if the Land Bank might be interested in acquiring the property. Comm. Nolan asked who the developer was. Ms. Armbruster stated talks were still preliminary and she couldn't say at this time. Comm. Bahar-Cook asked what the details of a Land Bank acquisition might look like. Ms. Armbruster stated terms would be negotiable. Tim Perrone asked if the acquisition would be of just the building or the surrounding green space as well. Ms. Armbruster stated acquisition would be on the entire parcel. Comm. Bahar-Cook asked what advantages would come from Land Bank involvement. Ms.

Armbruster stated it would be a win-win situation: the School Board would get the property off its books and the Land Bank would gain the 5/50 tax capture on any subsequent development. Executive Director Ruttan stated any purchase would have to go through the standard commercial property acquisition process.

Comm. DeLeon arrived at 5:13pm.

Comm. Nolan stated Ms. Armbruster was also an employee of the Michigan Land Bank and asked that she address how the State has handled selling its vacant parcels. Ms. Armbruster stated the Michigan Land Bank's situation was much different than in Ingham County. They had to spend a significant amount of time identify their inventory and then focused on marketing properties to adjacent owners and non-profits.

1. Resolution Requesting the Purchase of 2011 Tax Foreclosures

MOVED BY COMM. BAHAR-COOK, SUPPORTED BY COMM. MCGRAIN TO REQUEST INGHAM COUNTY TO PURCHASE CERTAIN 2011 TAX FORECLOSURES.

Comm. Bahar-Cook asked the list attached to the resolution be amended to include 1208 Wolf Ct, East Lansing (33-20-01-12-112-018), which was a late foreclosure on June 10, 2011.

Executive Director Ruttan stated the parcel list attached to the resolution contained all the 2011 tax-foreclosures. She stated parcels were still being evaluated for eligibility in various programs. A significant number of properties will be purchased under the NSP2 program, a select few will be purchased for Land Bank projects and the majority will go to public auction. She stated it was also expected that a number of parcels would be purchased by local governmental units under their right of first refusal. Comm. McGrain requested a final list showing the end use of the various parcels be presented at the July meeting. Comm. DeLeon asked about the time and location of the auction. Executive Director Ruttan stated the auction would be held at the Lansing Center on July 27 at 10:00am.

MOTION, AS AMENDED, CARRIED UNANIMOUSLY.

2. Resolution to Authorize the Property Rehab & Ownership Program

MOVED BY COMM. BAHAR-COOK, SUPPORTED BY COMM. MCGRAIN TO AUTHORIZE THE PROPERTY REHAB & OWNERSHIP PROGRAM.

Comm. Bahar-Cook asked if there were low income requirements for the program. Executive Director Ruttan stated there were not; participants will need some financial capacity to complete the program requirements. Comm. Bahar-Cook requested the seventh paragraph of the resolution be amended to read "WHEREAS, the program has established Administrative Program Guidelines that may need to be modified by staff

from time to time with such changes being disclosed to the Board.” Comm. Nolan asked if there was a term placed on a participant’s occupancy of the home. Ms. Ruttan stated the owner occupancy requirement runs with the land for twenty years. A participant may sell the home at any time, but the subsequent purchaser must also be an owner-occupant. Mr. Perrone stated that because the Owner-Occupancy Covenant is recorded with the Register of Deeds, a title company would insist on owner-occupancy being included on any title commitment issued at a subsequent sale. Comm. Bahar-Cook requested the word “may” be changed to “will” in the final bullet point of the Program Guidelines. Comm. McGrain asked if all members were comfortable with the price reductions and the idea the reduced price is worth it to see the home renovated, the neighborhood stabilized and the property back on the tax rolls. Executive Director Ruttan stated it is anticipated the Land Bank will still generate a surplus on the homes included in the program, even at the reduced sale price.

MOTION CARRIED UNANIMOUSLY.

3. Resolution to Authorize Chairman to Negotiate and Execute Purchase Agreement on Mason Project

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

Executive Director Ruttan introduced Ryan Kincaid, President of RKH Investments, LLC. Comm. McGrain asked what happened to the previously interested party. Mr. Kincaid stated the Fisher’s did not have the financial capacity to pursue the project on their own, but it is hoped they will be a tenant in the new project. Mr. Kincaid passed out a narrative of his company’s proposed development consisting of approximately ten loft-style apartments and commercial space on the ground floor. He stated his company has already begun consulting with the City of Mason and the Ingham County Brownfield Authority about the project, with the City expressing interest in improving the alley. He stated several proposed tenants have been identified and financing is in place. Comm. McGrain asked how many retail spaces would be included. Mr. Kincaid responded there would be one or two spaces occupied by a restaurant, law firm, niche retailer or business incubator. Comm. McGrain asked if the Fisher’s were going to be a tenant. Mr. Kincaid stated it was a possibility depending on extensive analysis of their long-term success feasibility. Comm. Bahar-Cook asked if a liquor license would be needed for the project. Mr. Kincaid replied it was not a make or break issue for the project; they are not looking to compete with existing businesses. Comm. McGrain asked what happened with the Fisher deal. Executive Director Ruttan stated that negotiations over the amount of down payment and rate of interest stalled without any agreement being reached. Comm. McGrain asked if it would be appropriate to withdraw the previous resolution authorizing negotiations with the Fishers. Mr. Perrone stated that could be done, but the Fishers have no legal interest in the property either way.

MOVED BY COMM. NOLAN, SUPPORTED BY COMM. BAHAR-COOK TO AMEND THE RESOLUTION TO STATE: "THEREFORE BE IT ALSO RESOLVED, THAT INGHAM COUNTY LAND BANK FAST TRACK AUTHORITY RESOLUTION #11-002 IS HEREBY RESCINDED."

YEAS: Bahar-Cook, DeLeon, Nolan
NAYS: McGrain

MOTION CARRIED

MOTION TO AUTHORIZE THE CHAIRMAN TO NEGOTIATE AND EXECUTE A PURCHASE AGREEMENT ON THE MASON PROJECT CARRIED UNANIMOUSLY.

4. Resolution to Establish a Position to Sell or Lease Vacant Parcels (Discussion Only)

Comm. Nolan introduced her draft resolution concerning the disposition of vacant parcels. She stated the issue was for discussion only, with an action item to follow at the July meeting. Comm. Bahar-Cook suggested language allowing for an adopt-a-lot program be added to the "therefore" section of the resolution. Comm. Nolan stated we should be careful to not encumber the resolution with too much detail. Comm. Bahar-Cook stated the need for consistency between the resolution and any marketing materials. Dorothy Boone conducted a brief presentation on the City of Lansing's proposed new Master Plan. Comm. Nolan requested a more detailed presentation be offered at the July board meeting.

5. OCOF – One Church One Family

Executive Director Ruttan stated OCOF is in the process of re-organizing. Pat Baines-Lake from the Lansing Housing Commission has replaced Bob Johnson on their board. The Ingham County Housing Commission has resigned as management company. Arthur Potter has resigned his position as Executive Director. Mary Ruttan plans to resign from the board in July because of a conflict of interest with her duties as Executive Director of the Land Bank. She stated the Land Bank board will need to nominate someone to take her place. OCOF now owns five homes, with families placed in two. Six more houses should be available for purchase by OCOF in the near future. She also stated that closing sales with the Michigan State Housing Development Authority has been an issue. Comm. Bahar-Cook asked Ms. Boone to provide the City's perspective. Ms. Boone stated she believes OCOF has suffered from a lack of dedicated staff. She also stated OCOF is seeking out technical assistance. Comm. Bahar-Cook asked if Land Bank staff sees an expansion of the program. Executive Director Ruttan stated the potential for OCOF is nearly unlimited, especially with the availability of NSP funds. Comm. Bahar-Cook asked what other funding sources might be available for OCOF. Ms. Boone stated in other communities funding for programs of this type typically come through the local community mental health agency.

6. Property Maintenance, Renovation & Development

6c. General Legal Update

Mr. Perrone apologized for having to leave the meeting early and requested he be allowed to present his legal update out of order. He stated the two land contract forfeitures were completed with the Land Bank re-taking possession of 1706 Elizabeth and 1125 N Chestnut. He stated there were no other legal matters pending.

6a. NSP1 Update
Vacant Parcel Sales (For Discussion Only)

Executive Director Ruttan stated the initial funding for NSP1 is winding down, but program income will keep things going for some time. She also stated we have finally received guidance from HUD regarding the sale of vacant NSP properties. If project expenses total \$25,000 or less, the demolition is deemed to have satisfied all federal objectives and we can do whatever we wish with the property. Staff is developing an application process for the purchase/transfer of vacant NSP parcels.

6b. NSP2 Update

Executive Director Ruttan stated a letter from MSHDA was included in the board packet for reference. Comm. McGrain asked if we expect to meet the September 30th goal. Executive Director Ruttan stated HUD is requiring 50% of funds must be expended by February 2012; the September date is a MSHDA goal. She further stated we expect to meet the requirements.

6d. Review of Proposed Re-Development of 112 E Main St, Lansing

Mr. Kincaid stated he had been approached by an end-user wishing to re-locate to the site. He stated he could not state who due to the preliminary nature of discussions. The anticipated redevelopment would be a \$10-15 million mixed-use, mid-rise structure consisting of 100-110 residential units and 70-80,000 sq ft of commercial space. Comm. Bahar-Cook asked if the board was being presented the information for discussion only, or if action was being requested. Mr. Kincaid stated he would like action to be taken today as he would like to begin negotiations in next couple of weeks. Executive Director Ruttan stated we should have an appraisal before the July board meeting. Comm. DeLeon asked if the proposed end-user would be moving into the City limits. Mr. Kincaid replied in the affirmative. Comm. McGrain asked if they would be utilizing the entire commercial space. Mr. Kincaid replied in the affirmative. Comm. Bahar-Cook expressed reservations about taking action without more specific details. Mr. Kincaid stated time is of the essence, and that they are asking for a price range, subject to an appraisal and development agreement. Executive Director Ruttan stated the board could authorize the Chairman to negotiate a purchase agreement, but require the agreement be brought back to the board for execution. She asked how many jobs were

expected to be created through the project. Mr. Kincaid stated the project would bring 150-200 jobs to the City.

MOVED BY COMM. BAHAR-COOK, SUPPORTED BY COMM. DELEON TO AUTHORIZE THE CHAIRMAN TO NEGOTIATE, BUT NOT EXECUTE A PURCHASE AGREEMENT WITH RKH INVESTMENTS, LLC FOR 112 E MAIN, LANSING. MOTION CARRIED UNANIMOUSLY.

7. Accounts Payable & Monthly Statement
- 7a. Accounts payable approval – May 2011

MOVED BY COMM. BAHAR-COOK, SUPPORTED BY COMM. MCGRAIN TO APPROVE THE ACCOUNTS PAYABLE FOR MAY 2011. MOTION CARRIED UNANIMOUSLY.

- 7b. Monthly Statement – April 2011

The April 2011 monthly financial statement was received and placed on file.

8. Items from the Chairman or Executive Director
- 8a. Marketing Campaign – “Sell 25 Homes in 100 Days”

Executive Director Ruttan stated the program is a partnership with MSHDA with Pace & Partners handling the public relations elements. Comm. McGrain asked why we were using Pace & Partners instead of Rizzi Designs. Executive Director Ruttan stated the program is for NSP2 and Pace & Partners has a contract with MSHDA for NSP2 work. The cost of the program will be split between MSHDA and the Land Bank. Ms. Ruttan stated a press conference has been scheduled for 10:30am on July 7, 2011 at 5219 Hughes Rd, Lansing.

- 8b. Email Correspondence from Comm. Bahar-Cook

In the interest of time, Comm. Bahar-Cook requested her item be held until the July meeting.

Announcements:

Executive Director Ruttan reminded all present that a press conference introducing the PROP program was scheduled for 10:30am on July 22, 2011 at 532 Emily, Lansing.

The Land Bank Board will meet July 11, 2011 at 5:00pm in the Human Services Building.

Limited Public Comment: None

The meeting adjourned at 6:55 p.m.

Respectfully submitted,

Joseph Bonsall

INGHAM COUNTY LAND BANK AUTHORITY

**RESOLUTION TO ESTABLISH A POSITION TO SELL , LEASE, ADOPT OR
GARDEN VACANT PARCELS ACQUIRED BY THE INGHAM COUNTY LAND BANK
FAST TRACK AUTHORITY**

RESOLUTION #11-008

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 Ingham County Land Bank was established in October 2005 and began acquiring tax foreclosed vacant land and homes; and

WHEREAS, the Ingham County Land Bank acquired the following vacant parcels (or created vacant parcels through the demolition of structures) in 2005 (21), 2006 (58), 2007 (48), 2008 (95), 2009 (86), 2010 (80) for a current total of 388 Ingham County Land Bank vacant parcels; and

WHEREAS, the Ingham County Land Bank has sold 53 vacant parcels to date; and

WHEREAS, the Ingham County Land Bank has 56 vacant parcels being used as community gardens; and

WHEREAS, the Ingham County Land Bank spent in 2010 calendar year \$ 96,800 to mow lawns, remove snow, or in general maintenance on these vacant parcels; and

WHEREAS, the Ingham County Land Bank intends to repurpose some of these vacant parcels in a “Side Lot Program”, “Adopt a Lot Program” or “Garden Project Program; and

WHEREAS, in June 2011, federal regulations pertaining to the Neighborhood Stabilization Program have made it easier to sell vacant parcels; and

WHEREAS, all Ingham County Land Bank Policies & Procedures, Federal Regulations, local zoning requirements and local Master Plan strategies will be followed in the sale of properties; and

WHEREAS, the Ingham County Land Bank will establish an advisory board consisting of Ingham County Land Bank staff and appropriate neighborhood representation to advise the Ingham County Land Bank Board on the disposition of particular vacant parcels;

THEREFORE BE IT RESOLVED, the Ingham County Land Bank will create a position specifically to sell vacant parcels to put them back on the tax rolls, lease or adopt land to be maintained and beautified by community groups and to repurpose land into the Community Garden Project .

Aye:

Nays:

Absent:



Properties for Sale

The Ingham County Land Bank is pleased to announce that there is a vacant lot located next to, or near, your home which is for sale. If you are interested in more details about the lot, please contact the Ingham County Land Bank at (517) 267-5521 or visit our website at www.inghamlandbank.org.



Ingham County Land Bank
422 Adams Street
Lansing, MI 48906
www.inghamlandbank.org



Vacant Land Sales through the Neighborhood Stabilization Program



*Creating: Community
Creating: Opportunity
Creating: Place*

Ingham County Land Bank

Tel: (517) 267-5221

Purchasing a Vacant Lot

Homes throughout Lansing have been demolished to eliminate blight in local neighborhoods using special federal funds called the Neighborhood Stabilization Program. Many of these properties are available for sale to neighboring property owners.

Under the requirements of the Neighborhood Stabilization Program, the purchaser must meet certain requirements. They are:

- Owner and occupant of adjacent property
- Income eligible, in some cases
- Current on their property taxes
- Have not been a prior owner of a tax foreclosed property in Ingham County
- No significant Code Violations
- Accept conditions, or covenants, on the property

COVENANTS AND RESTRICTIONS

Each property will be reviewed and eligible end-uses will be determined using the City of Lansing "Master Plan" and the Zoning Ordinance. The eligible end-use will also include restrictions from the Neighborhood Stabilization Program. The Ingham County Land Bank has final approval on the end use of each parcel,

subject to the City of Lansing Zoning Ordinance. In very rare cases, exceptions may be given. A Deed Restriction or Covenant will be signed at time of sale and will continue the restriction on that lot.

INCOME ELIGIBILITY

Properties with more than \$25,000 of NSP investment must be purchased by an income eligible household.

(Subject to change without notification.)

Household Size	Maximum Gross Annual Household Income
1	\$55,440
2	\$63,360
3	\$71,280
4	\$79,080
5	\$85,440
6	\$91,800
7	\$98,160
8	\$104,400

Annual household income includes income of all household members 18 and older whether they are related or not.

HOW TO PURCHASE A LOT

The first step to purchasing a lot is to complete a "Statement of Interest To

Purchase" form and send it to the Ingham County Land Bank. Forms are available from the Land Bank or on-line.

Once we receive a "Statement of Interest To Purchase," the applicant's eligibility will be checked and the plans for the use of the lot will be reviewed.

If base eligibility requirements are met, the Buyer will be asked to complete an "Offer to Purchase" and submit it. In some cases, the following forms would also be needed:

- Household Composition Form
- Income and Assets Checklist (one for every household member 18 and older)
- Authorization to Release Information Form (signed by all household members 18 and older)
- Federal, State and Local Income Tax Returns, including copies of 1040 forms, W-2's, and all attached schedules (for each household member 18 and older). If self employed, we need two years of tax returns.

Vacant Land Sales Guidelines For Neighborhood Stabilization Program Assisted Properties

The following guidelines and procedures are based on several requirements which come from federal regulations, local planning documents and the Ingham County Land Bank policies. This addresses only properties which were acquired and were demolished using Neighborhood Stabilization Program I dollars funded under Title III of Division B of the Housing and Economic Recovery Act of 2008 (HERA) or using Neighborhood Stabilization Program II dollars funded under Title XII of Division A of the American Recovery and Reinvestment Act of 2009 (ARRA). All activities, including disposition, must meet federal regulations that are applicable to the funding source. In addition, local officials have developed, and continue to develop, Master Plan documents for the City of Lansing and these documents are to be incorporated in planning for the appropriate disposition of properties.

Federally, the base requirements for selling a now-vacant land which was acquired and existing structures were demolished using NSP funding include:

- ❖ Sale price cannot exceed either fair market value or NSP dollar investment, whichever is lower.
- ❖ Income Limits of the Purchaser and their household apply to properties with more than \$25,000 of NSP funds invested (including acquisition, demolition and activity delivery costs)
- ❖ Use of property after sale must be an NSP eligible use

Local priorities on the disposition of these properties include:

- ❖ No lots will be combined with adjacent properties, except in cases of multi-unit housing plans
- ❖ Lot splits would not be allowed in certain target areas outlined in the Master Plan as targeted concentrated population centers. In summary, these are the NSP-2 target area and the northern NSP-1 target areas. Exceptions may be allowed with City approval in cases where it would provide buffer zones between residential and commercial uses or the lot has unusual characteristics.
- ❖ Applicants interested in purchasing these properties must meet minimum criteria standards, including, but not necessarily limited to,
 - Have no significant history of code violations
 - Are not delinquent on any property taxes
 - Proposed use must conform to current Zoning Ordinance and Housing Code Ordinance (for instance, no parking lots would be allowed)

- Cannot have been the prior owner of any tax foreclosed property in Ingham County
- ❖ If properties are redeveloped for sale, emphasis on single family development may be required in some areas, while multi-family development may be available in other areas. Sale and/or rental after development may be subject to income limitations and affordability requirements.

Deed restrictions or covenants will be placed on each property to enforce these requirements.

To apply, applicants must complete a "Statement of Interest to Purchase" indicating their proposed use, their geographical relationship to the property, contact information, and, in some cases, household income information. These forms are available at the Ingham County Land Bank Fast Track Authority or on-line at www.inghamlandbank.org.

Once a "Statement of Interest to Purchase" is received, staff from the Land Bank and/or the City of Lansing will review relevant documents to identify that all criteria above is met, as it relates to the specific property. This review will include, but is not limited to:

- Verification that applicant has no delinquent taxes
- Verification that applicant has no significant history of code violations at their property(ies)
- Verification that applicant has not been the prior owner of any tax foreclosed property in Ingham County
- Confirm proposed use conforms to Zoning Ordinance and Housing Code
- Confirm that proposed use fits within the City of Lansing Master Plan parameters
- Site visit to determine condition of applicant's property
- Base determination income of applicant on properties with more than \$25,000 investment

If the preliminary reviews reveal that the applicant is eligible, an appraisal is conducted to determine fair market value. Then an "Offer to Purchase Real Estate" form, a "Restrictive Covenant" form, a "Household Composition" form, an "Income and Asset Checklist" form and/or an "Authorization to Release Information" form will be sent to applicant.

June 3, 2011



Statement of Interest to Purchase

I /We, _____, am/are interested in purchasing the vacant land listed below. I (We) understand that the attached requirements must be met and I/we am/are willing to provide documentation to prove that I/we am/are an eligible buyer for this parcel.

Property Information

Please complete the following:

Address: _____ Zip: _____

Parcel #: _____



Background

This parcel was purchased using federal funding, as well as demolished using federal funds. Because of the funding source, the Ingham County Land Bank is restricted to whom they can sell certain properties to and for what purpose. All lots will be sold at fair market value (as determined through an appraisal). In addition, the end use must meet the intent and guidance provided by the City of Lansing "Master Plan." This end use will vary between properties according to the "Master Plan."

Buyer Restrictions for an adjacent property owner

The buyer of this parcel must be income eligible. This means that the buyer and all the members of their household cannot make more than the amounts shown in the table. You may make less.

Family Size	120% of AMI
1	\$55,440
2	\$63,360
3	\$71,280
4	\$79,080
5	\$85,440
6	\$91,800
7	\$98,160
8	\$104,400

The Buyer of this parcel must own and reside in an adjacent property. The Buyer cannot have a history of violations with the City of Lansing Zoning or Property Maintenance Codes. Buyer must have all property taxes and assessments paid up to date and not have been the prior owner of any tax foreclosed property in Ingham County.

Buyer Restrictions for a developer

A developer who wishes to purchase a vacant parcel with federal funds invested in it, must pass certain restrictions through to the renter/buyer of the parcel after development. These restrictions will include income eligibility and may include an owner occupancy covenant or homebuyer education classes. The Ingham County Land Bank, in keeping with the City of Lansing "Master Plan" and the City of Lansing Office of Community Development, will have final approval of the end use of this parcel in order to meet our "eligible disposition" requirements with the federal government.

Property Use Restrictions

The buyer of this parcel is restricted to use the property in accordance with all City of Lansing Zoning and Property Maintenance Ordinances. For instance, the parcel cannot be used for a parking lot or an accessory building such as a detached garage. Some properties may not be eligible to combine with adjacent lots or



eligible to be split between two adjacent property owners. The "Master Plan" determines this. Deed restrictions or covenants will be used to ensure uses are carried through to new owners. Details on each property's restrictions are available at the Ingham County Land Bank. On a case-by-case basis, exceptions may be granted.

Buyer Information

Please complete the following:

Your Address: _____

City: _____ State: _____ Zip: _____

Best Phone Number to reach you between 8 am to 5 pm: _____

Number in Household: _____ Annual Gross Income: \$ _____

Describe what you would like to do with this property: _____

Acknowledgement

By signing below, you are acknowledging that you understand there are certain restrictions and requirements attached to the parcel you are interested in. You also agree to provide required information to show your eligibility. This will include income information and income tax information for all household members. The Ingham County Land Bank reserves the right to decline any or all offers if the end use does not meet federal eligibility requirements or meet requirements of the City of Lansing Zoning Ordinance or Master Plan.

Signature: _____

Date: _____

Print Name: _____

Signature: _____

Date: _____

Print Name: _____

When completed and signed, please return to:

Attn: _____

Ingham County Land Bank Fast Track Authority

422 Adams Street

Lansing, MI 48906



Also provide a copy of your two (2) most recent check stubs or other proof of income with this Statement of Interest for all household members.

Once your basic eligibility is reviewed and the property use eligibility is reviewed and both appear qualified, you will be required to complete additional forms and an Offer to Purchase Real Estate. Your timely response will be necessary. Thank you for your interest in purchasing one of our properties.



INGHAM COUNTY LAND BANK AUTHORITY

RESOLUTION AMENDING THE INGHAM COUNTY LANDBANK PROCUREMENT POLICY AS RELATED TO THE NEIGHBORHOOD STABILIZATION PROGRAM 2 GRANT #NS2-2009-6073

RESOLUTION #11-009

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 Michigan NSP2 Consortium was awarded \$223.8 million dollars which included \$17,369,638 for the Ingham County Land Bank Fast Track Authority in collaboration with the City of Lansing; and

WHEREAS, the U.S. Department of Housing and Urban Development requires Grantees to follow federal procurement rules when purchasing services, supplies, materials or equipment as outlined in CFR Part 85, OMB Circular A-102 and OMB Circular A-87; and

WHEREAS, it is necessary to adopt these procurement rules to ensure compliance

THEREFORE BE IT RESOLVED, the Ingham County Land Bank Fast Track Authority, pursuant to the above requirements, hereby amends their procurement policy as it relates to NSP2 Grant #NS2-2009-6073

YEAS:

NAYS:

ABSENT:

INGHAM COUNTY LAND BANK AUTHORITY

RESOLUTION AUTHORIZING THE INGHAM COUNTY LAND BANK EXPENDITURE MATCH UP TO \$4,000.00 TO EXPAND THE LANSING URBAN FARM PROJECT AND THE COST OF A HOOP HOUSE

RESOLUTION #11-010

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 Urbandale Farm Project was a County Land Bank and City of Lansing supported initiative from its inception; and

WHEREAS, the Project has since expanded the vacant Land Bank lots it tills and added State and Federal financial support, and

WHEREAS, the Farm has helped fill in a food dessert area and engage the neighbors in health living and is hoping to grow to the next level, and

WHEREAS, the next level includes the farm manager house and a hoop house,

THEREFORE BE IT RESOLVED, that the Land Bank, to help the Lansing Urban Farm Project expand, will match up to \$4,000 toward the cost of a hoop house on one of the two farm plots on Hayford Street, and

BE IT FURTHER RESOLVED, that staff is authorized to work with the Farm Manager and Farm Board to seek and match other funding sources to secure a hoop house for the 2012 growing season

YEAS:

NAYS:

ABSENT:

INGHAM COUNTY LAND BANK AUTHORITY

**RESOLUTION AUTHORIZING THE INGHAM COUNTY LAND BANK EXPENDITURE
MATCH UP TO \$20,000.00 FOR THE LANSING REGIONAL BIKE SHARE
COOPERATIVE**

RESOLUTION #11-011

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 Lansing Regional Bike Share Cooperative has been a place making initiative of the Land Bank to link neighborhoods and business districts; and

WHEREAS, the bike enthusiast and biking organization in Greater Lansing have displayed great energy, enthusiasm and Leadership for the Bike Share Initiative; and

WHEREAS, the Biking organizations are working to organize themselves into a non-profit to better organize themselves and to manage a Bike Share Initiative; and

WHEREAS, the next step of the place making initiative is to kick off a capital campaign to fund the bike share stations in Lansing and East Lansing,

THEREFORE BE IT RESOLVED, that the ICLB pledge up to \$20,000 as a matching grant to kick off a Bike Share in Lansing.

BE IF FURTHER RESOLVED, that this funding will only be released when enough other capital is pledged to start the Bike Share Program and a program manager is in place.

YEAS:

NAYS:

ABSENT:

Commissioner Bahar-Cook Discussion Topics
(email dated 6/9/11)

Here are some of my thoughts post the conference this week. Some of these might be picked up in Deb's resolutions. I'd like to have a discussion about these so we can talk in a group about the pros and cons of delving further into any one of them.

- 1) Review of Land Bank priorities and policies - in current housing market what do we want to accomplish in the next year, three years and five years
- 2) What is our Land Use Plan? What are the goals for our properties 1 year, three years and five years down the road?
- 3) Should we be doing more progressive outreach to Developers on our properties -- Kildee's vision of the Durant as the example?
- 4) Review of side-lot allocation/transfer/renting/adopting program
- 5) Establishing Citizens Advisory Councils. One for Commercial/Industrial properties and one for Residential/vacant properties
- 6) Need to assign baseline values on properties based on long term goals vs. assesment/market values ???
- 7) Annual budget process similar to what the liaison committees
- 8) Review of current targeted neighborhoods
- 9) Updates on current programing
 - a. One Church One Family
 - b. Habitat Homes/Other non-profits
 - c. Brownfield Tax Credits
- 10) What are the metrics want to establish and use to account for successes and failures?
- 11) How much property can we continue to acquire and when do we get too big?
- 12) Review of alternative funding sources and update on current activity
 - a. Foundation
 - b. tax exempt bonding
 - c. Fees on sales as a percentage of sale (?) or appreciation (?)
 - d. State and Federal grants (NSP excluded -- I think those updates are ongoing and adequate)

What is a good way to plan a discussion -- weekend retreat? Do others agree that such a session would be valuable?

RBC

Property Sales
1/1/11 to 7/7/11

Property Address	Amount
Residential Property	
922 N. Pennsylvania	45,000.00
542 Denver	55,800.00
4820 Laurie Lane	65,500.00
615 W. Lake Lansing	32,000.00
5321 Granger	89,900.00
3326 Aurelius	86,000.00
1913 Moffitt	84,900.00
6141 Scotmar	45,000.00
1745 Maisonette	48,129.46
6101 Scotmar	45,093.20
6139 Scotmar	45,000.00
6147 Scotmar	40,000.00
1749 Maisonette	43,000.00
6153 Scotmar	48,000.00
6117 Scotmar	45,000.00
3201 Nonette	79,000.00
1135 Westmoreland	64,900.00
3205 Ronald	73,000.00
3620 Berwick	78,000.00
1101 Climax (OCOF)	0.00
	1,113,222.66
Commerical Property	
934 Clark/Vac Lot Clark	45,000.00
1146 S. Washington	160,000.00
	205,000.00
Vacant Lots	
313 W. Saginaw	1,800.00
No. Street Frontage	500.00
N. Grand River Ave	2,000.00
S. Foster	2,000.00
	6,300.00
Pending Offers-Waiting to Close	
2029 Hillcrest	65,000.00
4133 Wainwright	75,000.00
1245 Parkview	45,000.00
1722 Maisonette	50,000.00
1736 Maisonette	47,000.00
	282,000.00

Appointed Members
DEB NOLAN, Vice-Chair
REBECCA BAHAR-COOK, Treasurer
BRIAN McGRAIN, Secretary
DEBBIE DE LEON



Chair
ERIC SCHERTZING
Executive Director
MARY RUTTAN

Ingham County Land Bank Fast Track Authority

422 Adams Street • Lansing, Michigan 48906 • phone (517) 267-5221 • fax (517) 267-5224

July 1, 2011

To: Ingham County Land Bank Board
422 Adams Street
Lansing, MI 48906

Re: OCOF Board Membership Resignation

Effective 7/1/2011, I am resigning my position as a member of the Board of Directors for OCOF due to a conflict with my responsibilities as Executive Director of the Ingham County Land Bank.

Sincerely,

Mary Ruttan



7/5/11	FORECLOSURE LIST FOR INGHAM COUNTY							
	FOR 2011 FORECLOSURES OF 2008 AND PRIOR							
		Current	Comments	NSP2	LB	Auction	Auction	
PARCEL	Property Addrss	Assessed		Purchase	Purchase	Parcels	Bundles	Bundles
33-01-01-04-328-131	236 W. Gier	32,600	Rehab for sale	10,975.31				
33-01-01-04-457-141	314 Mosely	56,600	Rehab for sale/OCOF	9,916.77				
33-01-01-04-457-151	Mosley Ave	5,500	vacant lot 40x131 with 314	921.63				
33-01-01-05-351-071	2110 MelvinCt	14,100	Rehab for sale	5,415.27				
33-01-01-08-204-001	1311 Greenwood	29,600	Rehab for sale	8,213.74				
33-01-01-08-352-051	906 Stanley	40,900	Rehab for Sale	12,474.43				
33-01-01-08-409-341	W. Maple	3,600		967.44				
33-01-01-08-409-351	1139 W. Maple	24,200		8,506.94				
33-01-01-10-129-101	1806 Vermont	29,100	Rehab	4,829.61				
33-01-01-10-157-092	1222 Ballard	335,000	Rehab for sale OCOF??	9,413.82				
33-01-01-10-181-081	1412 Massachusetts	42,400	Rehab OCOF	5,588.84				
33-01-01-10-183-111	107 Fernhill Ct	30,400	Rehab	6,532.34				
33-01-01-10-205-181	1617 Ohio	16,000	Rehab CMH	3,316.46				
33-01-01-10-327-021	1142 Camp	24,100	Recent Rehab CMH	19,960.64				
33-01-01-10-401-171	1231 Clark St	31,600	Rehab possible demo	6,647.59				
33-01-01-15-358-341	806 Larned	31,900	Rehab	5,452.37				
33-01-01-15-482-121	534 Shepard	23,700	Rehab	2,837.38				
33-01-01-15-483-071	623 Lathrop	35,500	Rehab	4,662.36				
33-01-01-16-105-111	708 W. Genesee	39,400	SHPO Rehab	6,491.79				
33-01-01-16-358-141	5 Savoy Ct	36,600	SHPO Rehab	6,851.91				
33-01-01-17-228-171	916 W. Genesee	34,100	SHPO Rehab	4,854.05				
33-01-01-17-401-121	1230 W. Allegan	34,600	SHPO Rehab	4,432.75				
33-01-01-21-377-111	1616 Coleman	33,100	RT Rehab has garage	11,048.27				
33-01-01-21-429-015	1517 Herbert	29,800	Rehab CMH	9,723.30				
33-01-01-21-457-019	217 E. Mt. Hope Ave	31,700	RT rehab next to 213 LB rehab	11,744.93				
33-01-01-21-483-130	548 Norman	26,400	Rehab	6,497.23				
33-01-01-22-253-131	1140 McCullough	40,500	Rehab	3,921.17				
33-01-01-22-277-071	1135 Shepard		Rehab	8,158.00				
33-01-01-22-281-061	1225 Allen	26,900	Rehab	5,119.48				
33-01-01-22-353-171	1725 Donora	29,900	Rehab	7,793.47				
				213,269.29				
33-01-01-16-428-081-Comm	600 E. Michigan	161,400	Commercial Gas Station		50,226.31			
33-01-01-28-254-001	110 Lincoln	63,400	Big House PROP		11,340.66			
33-01-01-28-280-171	530 Pacific	39,200	Big 4 Square Nice LB/Habitat Swap		6,370.58			
33-01-01-28-431-032	533 Denver	47,900	New Rehab, 4 rehabs in roll		15,211.11			
33-01-01-32-151-171	1930 Hillcrest	36,000	Rehab		9,895.51			
33-18-03-35-476-031	122 W Grand River Wmstn		Commerical Resturant		15,048.77			
					108,092.94			
33-01-01-28-377-211	109 W. Hodge	28,600	R/T PROP			11,799.23		
33-01-05-08-226-031	Southfield Ave	900	vacant lot			747.13		
33-01-05-09-326-285	Sawyer Rd	15,600	vacant lot			1,963.66		
33-01-01-04-102-151	404 Hylewood	29,600	RT Demo			9,454.69		

		Current	Comments	NSP2	LB	Auction	Auction	
PARCEL	Property Addrss	Assessed		Purchase	Purchase	Parcels	Bundles	Bundles
33-01-01-04-109-121	3209 Felt	34,600	Corner Lot			6,857.53		
33-01-01-04-154-121	423 W. Paulson	41,300	On slab next to new house			10,749.68		
33-01-01-05-252-081	1402 Marquette	27,600	RT Demo			15,999.04		
33-01-01-05-276-091-Com-Vac	Terminal Rd	15,600	vacant lot 100x199 .46 commercial			2,427.24		
33-01-01-06-477-141	2209 Westbury	46,800	Rehab Nice			6,329.43		
33-01-01-20-477-021	1012 W. Barnes	56,000				9,949.44		
33-01-01-21-478-080	1604 Bailey	32,800				24,887.61		
33-01-01-22-107-022	921 Raider	36,700	nice house			5,161.01		
33-01-01-27-137-141	2112 Clifton	36,600	Structure			8,640.97		
33-01-01-27-155-158	842 Edison	38,900	RT			11,057.25		
33-01-01-27-155-211	816 Edison	29,300	nice house			4,484.00		
33-01-01-28-101-131	713 W. Mt. Hope	47,300				8,893.62		
33-01-01-28-109-031	2211 Beal	29,100				9,871.82		
33-01-01-30-401-101	3000 Fauna Ave	48,100	Hugh Hse			12,637.24		
33-01-01-32-477-091	1012 Belair	30,000	Structure			8,750.24		
33-01-01-33-103-201	3504 Harold	33,300				12,700.19		
33-01-01-33-202-021	207 Rita	34,100	Structure			7,034.37		
33-01-01-33-404-051	111 E. Potter	40,200	Structure			8,816.23		
33-01-01-34-227-241	3516 Aurelius	45,000	Structure next to commercial			8,594.64		
33-02-02-06-177-010	6286 Towar		Vacant Hse			4,073.83		
33-02-02-21-104-001	Small Acres		Twp Purchase			4,883.76		
33-02-02-25-229-006	Grand River		vacant lot			13,106.89		
33-02-02-33-251-033	Okemos Road		vacant lot			3,450.95		
33-03-03-01-200-002	2264 Milton Rd Perry		Structure			6,114.25		
33-04-04-13-300-012	5123 Bell Oak Webberville		Structure close to roead			4,529.81		
33-06-06-31-101-003	960 N. College Mason		Structure			3,799.90		
33-08-08-06-176-003	2480 E. Grand River Wmstn		Commercial (bundle????) or demo order			4,068.50		
33-09-09-26-351-005	1963 S. Aurelius Mason		Structure-Twp wants to purchase			6,100.12		
33-09-09-32-200-014	W. Barnes Eaton Rapids		vacant lot			967.33		
33-11-11-12-300-002	Osborne Rd Dansville		vacant lot			2,948.04		
33-13-13-17-378-002	5770 Wall St. Eaton Rapids		Strucutre			3,820.56		
33-14-14-20-300-012	2864 Bellevue		20 Ac Farm with cattle			13,444.42		
33-15-15-10-400-032	Haynes Rd Leslie		vacant lot			1,981.85		
33-16-16-12-200-011	Kane Rd Stockbridge		vacant lot			2,731.51		
33-16-16-36-100-009	Shepper Rd Stockbridge		vacant lot			889.14		
33-17-14-21-452-008	208 E Race Leslie					6,835.20		
33-17-14-28-102-008	110 S. Sherman leslie					11,230.56		
33-17-14-28-132-004	207 Elm Leslie					8,897.66		
33-18-03-35-376-026	708 Williams Williamston		Structure need to demo			11,007.14		
33-1910-05-458-001	N. Lansing Mason		Comm 2 bldg ask city demo order??			1,248.35		
33-1910-08-352-210	Carom Garage Mason		Garage			906.47		
33-19-10-08-428-004	848 S. Jefferson Mason		Structure			12,572.13		
33-19-10-09-400-006	E. Ash Mason					188,668.88		
33-19-10-09-400-009	E. Ash Mason					292,845.28		
33-20-01-01-404-009	603 W.Lake Lansing E.L					8,512.64		
33-20-01-12-310-010	W. Saginaw E. L		vacant lot			1,091.23		
33-20-02-18-218-022	Stoddard Ave E.L		vacant lot			741.15		

		Current	Comments	NSP2	LB	Auction	Auction	
PARCEL	Property Addrss	Assessed		Purchase	Purchase	Parcels	Bundles	Bundles
33-21-01-18-127-034	503 N. Deerfield Lansing		Structure			3,947.93		
33-21-01-18-202-026	511 N. Catherine Lansing		vacant lot ??? Pull map			1,001.32		
33-21-01-18-203-022	609 N. Grace Lansing		Structure			6,445.13		
33-21-01-18-203-025	529 N. Grace Lansing		Structure			6,725.07		
33-21-01-18-206-008	320 Brynford Lansing		Structure			5,353.95		
33-21-01-18-427-024	2516 W. Washtenaw Lansing					5,880.60		
33-21-01-18-429-011	215 Hungerford Lansing		vacant lot			1,386.04		
33-21-01-18-429-013	215 Hungerford Lansing		vacant lot			1,386.04		
33-25-05-11-358-018	Beryl St Holt		vacant lot			1,036.07		
33-25-05-11-376-010	Willoughby Rd Holt		vacant lot			664.46		
33-25-05-15-377-002	2034 Wyndham Hill Holt		vacant lot			3,967.29		
33-25-05-15-377-003	2036 Wyndham Hill Holt		vacant lot			3,967.29		
33-25-05-23-101-029	Elm St Holt		vacant lot			771.76		
						871,806.76		
33-01-01-03-302-141	927 Bates	28,400	RT Demo				7,231.68	1
33-01-01-03-353-181	716 Vance	26,400	RT Demo				11,455.70	1
33-01-01-03-377-041	Rheamount	2,700	Vacant lot 40x120-kit/cor back of LB owned				1,084.52	1
33-01-01-04-126-450	W. Sheridan	1,200	vacant lot 8.5 x 233.50				795.99	1
33-01-01-04-152-011	3126 Felt	26,200	vacant lot 46x135 next to LB owned hse				14,053.96	1
33-01-01-04-327-491	415 Filley	53,700	vacant lot 41x227				12,428.62	1
33-01-01-04-328-351	333 W. Randolph	44,200	Rehab for sale				8,766.23	1
33-01-01-04-328-361	W. Randolph	6,200	vacant 42x151 cyclone fence with 333				944.27	1
33-01-01-04-406-011	Gary Ave	6,700	Vacant IRS Lien				4,339.97	1
33-01-01-08-176-391	1417 N. Jenison	49,300	IRS lien Rehab (need to acquire 1421)				8,682.47	1
33-01-01-08-203-061	Redwood	6,000	vacant lot 38x140				2,079.59	1
33-01-01-08-228-101	1530 Lansing	24,300	RT Demo				18,017.06	1
33-01-01-08-228-211	1420 Lansing	26,700	Demo				6,099.37	1
33-01-01-08-228-451	1505 Roosevelt	36,700	Possible Rehab May have foundation issues				5,187.59	1
33-01-01-08-228-591	1561 Roosevelt	7,400	vacant lot 33x140				11,632.51	1
33-01-01-08-229-261	1523 Knollwood	21,900					6,641.16	1
33-01-01-08-229-281	1533 Knollwood	22,000	R/T				14,385.44	1
33-01-01-08-230-061	1526 Knollwood	23,900					5,042.60	1
33-01-01-08-230-112	1508 Knollwood	23,400					10,095.11	1
33-01-01-08-232-091	1016 Queen	28,200	RT Demo				13,622.48	1
33-01-01-08-278-231	1431 Knollwood	26,100	RT Demo				18,740.49	1
33-01-01-08-405-151	1207 Theodore	19,700	Demo				9,963.85	1
33-01-01-08-406-011	1134 Glenn	31,000	RT Demo				23,180.07	1
33-01-01-08-408-021	N. Jenison	6,300	vacant lot				3,947.33	1
33-01-01-08-476-001	926 N. MLK	37,000	Rehab				11,033.89	1
33-01-01-08-482-081	728 Princeton	49,300	RT SHPO				24,345.73	1
33-01-01-08-482-261	909 W. Oakland	21,300	Rehab Small CMH				10,967.05	1
33-01-01-08-483-201	749 Wisconsin	36,400	RT Demo				13,351.12	1
33-01-01-08-486-011-Comm	826 W. Saginaw	26,900	RT Commercial				9,447.93	1
33-01-01-09-181-031	1326 N. Chestnut	32,400	Past Fire Damage SHPO				6,493.17	1
33-01-01-09-226-091	1917 Polly	24,300	RT Demo				7,397.83	1
33-01-01-09-277-121	431 Pearl	30,000	RT Demo				7,507.23	1

		Current	Comments	NSP2	LB	Auction	Auction	
PARCEL	Property Addrss	Assessed		Purchase	Purchase	Parcels	Bundles	Bundles
33-01-01-09-277-131	435 Pearl	28,700	RT Demo				22,236.60	1
33-01-01-09-303-221	419 W. Willow	31,500	RT Demo SHPO				20,539.64	1
33-01-01-09-306-101	612 Brook	25,200	Demo foundation cracked				7,204.66	1
33-01-01-09-307-031	1022 N. Pine	40,200	Rehab or replace				11,226.39	1
33-01-01-09-326-091	316 W. Grand River	43,000	RT rehab next to another nsp2rehab				15,708.30	1
33-01-01-09-353-231	Lawler Ct	7,900	vacant lot 91x49				3,479.50	1
33-01-01-09-356-181	611 Bluff	25,200	Demo				5,688.05	1
33-01-01-09-361-211	409 W. Oakland	23,500	RT Demo				17,085.07	1
33-01-01-09-364-021	722 N. Chestnut	35,000	RT Demo				17,306.68	1
33-01-01-09-364-141	705 N. Walnut	42,600	Rehab SHPO				12,645.47	1
33-01-01-09-476-031	810 Center	29,700	RT Demo Fire House				7,467.83	1
33-01-01-09-477-091	806 N. Cedar	18,400	vacant lot LB owns both sides				15,693.57	1
33-01-01-10-132-241	1635 Vermont	33,000	RT Demo				7,612.17	1
33-01-01-10-152-302	1561 Ballard	37,500	Rehab				5,898.75	1
33-01-01-10-153-061	1546 Ballard	29,900	Demo				3,694.29	1
33-01-01-10-154-041	1542 N. High	30,700	RT Demo				6,736.17	1
33-01-01-10-154-151	1420 N. High	29,400	Demo				5,585.07	1
33-01-01-10-176-141	1441 New York	31,300	RT Demo				13,605.83	1
33-01-01-10-176-401	1027 E. Grand River	33,500	Demo				7,924.64	1
33-01-01-10-181-181	1224 Massachusetts	39,900	Rehab OCOF				15,523.00	1
33-01-01-10-205-041	Illinois Ave	3,500	vacant lot 33 x132				1,362.93	1
33-01-01-10-205-221	1631 Ohio	46,100	IRS Lien next door lot not ours				9,778.41	1
33-01-01-10-252-091	1504 Ohio	12,600	Demo				3,759.80	1
33-01-01-10-306-201	1005 N. Pennsylvania	28,200	RT LB investment area				12,231.38	1
33-01-01-10-326-491	1113 Persons Ct	21,200	RT Demo				7,418.91	1
33-01-01-10-328-011	1142 Farrand	16,000	R/T				7,952.20	1
33-01-01-10-328-131	1211 Porter	25,000	RT Demo				10,801.12	1
33-01-01-10-330-171	1115 E. Oakland	3,000	vacant lot 33x107				4,539.57	1
33-01-01-10-330-261	929 Farrand	29,500	Rehab possible demo				14,070.06	1
33-01-01-10-354-241	721 N. Pennsylvania	38,500	RT Demo				16,664.89	1
33-01-01-10-379-101	1101 E. Saginaw	19,300	RT Demo				6,203.60	1
33-01-01-10-401-211	1243 Clark	37,300	Demo				8,988.63	1
33-01-01-10-482-041	714 Mahlon	0	Demo				8,472.25	1
33-01-01-14-105-051	622 N. Hayford	33,500	RT Demo				14,967.92	1
33-01-01-14-304-031	129 S. Magnolia	25,300	Demo				5,282.76	1
33-01-01-14-304-131	221 S. Magnolia	24,400					7,645.21	1
33-01-01-14-327-052	127 S. Francis	27,500	Demo				5,019.66	1
33-01-01-14-352-061	419 S. Clemens	23,400	Urban Pioneering				4,564.12	1
33-01-01-14-352-221	400 S. Fairview	34,600	Urban Pioneering				6,477.58	1
33-01-01-14-353-161	422 S. Magnolia	27,900	Urban Pioneering				5,996.41	1
33-01-01-14-358-321	648 S. Magnolia	23,500	Demo				5,198.66	1
33-01-01-14-359-513	504 S. Hayford	7,400	vacant lot 66x127				11,031.30	1
33-01-01-14-378-082	S. Francis	6,200	vacant 66x132				1,699.73	1
33-01-01-14-379-071	525 S. Francis	20,900	Demo				6,712.91	1
33-01-01-14-380-251	600 S. Francis	28,900	Demo				7,399.68	1
33-01-01-15-104-041	Dorrance Place	3,900	vacant lot 49x99				1,550.29	1
33-01-01-15-104-221	405 N. Pennsylvania	30,700	RT Demo				16,172.02	1

		Current	Comments	NSP2	LB	Auction	Auction	
PARCEL	Property Addrss	Assessed		Purchase	Purchase	Parcels	Bundles	Bundles
33-01-01-15-104-391	510 Leshner	20,300	Demo				11,116.50	1
33-01-01-15-302-131	Hill Street	2,200	vacant lot 41x66				1,241.37	1
33-01-01-15-302-221	214 S. Hosmer	36,300	DEMO SHPO Green Tag				9,171.78	1
33-01-01-15-303-131	112 S. Eighth St.						8,357.32	1
33-01-01-15-353-041	812 Heald	14,200	vacant lot				20,595.66	1
33-01-01-15-355-064	Euclid Place	1,700	vacant lot 48x66				1,750.40	1
33-01-01-15-356-011	607 S. Hosmer	27,200	RT Demo				7,499.38	1
33-01-01-15-358-031	805 E. St. Joseph	3,800	IRS Lien vacant lot				16,504.47	1
33-01-01-15-432-231-Comm	1715 E. Kalamazaa		Bike Share program				11,032.91	1
33-01-01-15-451-191	610 Clifford	38,100	RT Rehab				11,914.60	1
33-01-01-15-451-251	1417 Elizabeth	22,600	East Side Neighborhood				4,411.49	1
33-01-01-15-454-101	622 Lathrop	23,900	Demo next to NSP2 rehab				4,693.86	1
33-01-01-16-101-021	623 N. Sycamore	37,000	Demo				16,356.52	1
33-01-01-16-106-232	609 W. Lapeer	32,800	SHPO Rehab				5,615.71	1
33-01-01-16-108-171	521 N. Walnut	52,400	RT SHPO				12,925.87	1
33-01-01-16-108-181	523 N. Walnut	64,400	RT SHPO				14,854.87	1
33-01-01-16-108-241	417 W. Lapeer	44,500	RT Demo SHPO car in garage				20,397.68	1
33-01-01-16-479-150	S. East Street	4,300	vacant lot 49x127				2,278.09	1
33-01-01-17-231-041	420 N. MLK	26,100	vacant				17,219.21	1
33-01-01-17-231-251	419 N Butler	49,300	RT Demo				23,526.14	1
33-01-01-17-257-071	1310 W. Ottawa	29,600	R/T				16,162.84	1
33-01-01-17-330-181	200 Huron	7,500	vacant lot				15,564.73	1
33-01-01-17-401-111	1232 W. Allegan	28,300	RT DEMO SHPO				21,244.34	1
33-01-01-17-401-461	1217 W. Michigan	37,900	GLHC rehab 2006				7,669.50	1
33-01-01-17-405-301	S. MLK	6,300	vacant lot 33x132				4,026.18	1
33-01-01-17-451-111	1234 W. Lenawee	41,900	vacant lot				17,003.66	1
33-01-01-17-451-131	1226 W. Lenawee	27,300	RT Demo				11,842.97	1
33-01-01-17-453-562	1209 W. Lenawee	27,900	Demo				6,261.79	1
33-01-01-20-107-311	2015 William Street	25,400	RT Demo				18,726.55	1
33-01-01-20-130-091	818 Riverview	30,600	Demo				4,869.29	1
33-01-01-20-133-061	Olds Ave	3,400	vacant lot 44x126				1,438.25	1
33-01-01-20-136-021	Olds Ave	6,300	vacant lot				1,887.86	1
33-01-01-21-253-075	1016 Clear St	29,800	RT Demo				14,235.74	1
33-01-01-21-258-020	1117 S. Grand	38,300	RT Demo				21,902.83	1
33-01-01-21-379-181	321 W. Barnes	42,900	RT Demo				14,679.98	1
33-01-01-21-430-155	1536 Linval	32,900	RT Rehab				13,353.16	1
33-01-01-21-453-025	120 E. Barnes	35,600	RT Demo				12,007.71	1
33-01-01-21-456-021	1710 Maplewood	39,300	RT Demo				9,902.81	1
33-01-01-21-462-043	1729 Herbert	30,800	Demo				7,532.66	1
33-01-01-21-463-064	1813 Herbert	0					1,057.99	1
33-01-01-21-476-080	1620 S. Cedar	22,000	RT Demo				8,353.48	1
33-01-01-21-477-090	541 Isbell	23,200	RT Demo				13,989.67	1
33-01-01-21-480-055	535 Norman	19,900					7,090.67	1
33-01-01-22-107-191	1014 S. Pennsylvania	53,100	LB Rental				15,087.88	1
33-01-01-22-207-151	1032 McCullough St	46,700	Demo				20,529.60	1
33-01-01-22-231-131	Regent Street	1,500	vacant 33x128				5,782.07	1
33-01-01-22-251-231	1112 Bensch	25,300	RT Demo				13,448.25	1

		Current	Comments	NSP2	LB	Auction	Auction	
PARCEL	Property Addrss	Assessed		Purchase	Purchase	Parcels	Bundles	Bundles
33-01-01-22-279-062	Regent Street	300	vacant 0x165				641.49	1
33-01-01-22-279-081	Regent Street	1,200	vacant lot 66x50				762.81	1
33-01-01-22-301-041	715 Beulah	29,200	Demo				3,051.69	1
33-01-01-22-301-151	823 Beulah	25,700	RT Demo				15,721.00	1
33-01-01-22-354-051	1715 Bailey	22,500					14,035.05	1
33-01-01-23-105-052	725 S. Hayford	22,600	LB Rental				6,793.51	1
33-01-01-23-105-061	729 S. Hayford	13,900	LB Storage				4,614.60	1
33-01-01-27-153-001	904 Pacific	20,300	Next to RR Nice house				3,737.95	1
33-01-01-28-334-031	218 Astor	22,000	RT Demo				11,098.33	1
33-01-01-28-335-131	320 W. Hodge	26,300	PROP				3,939.28	1
33-01-01-28-405-061	205 Paris	22,600	PROP				3,505.42	1
33-01-01-28-405-441	210 Denver	31,900	RT Fire Demo				7,405.29	1
33-01-01-28-435-211	Paris Ave	3,000	vacant lot next to 540 Paris				1,174.55	1
33-01-01-29-201-251	1409 W. Mt. Hope	0	PROP				13,384.76	1
33-01-01-29-232-141	2212 Stirling	6,700	vacant lot				12,559.16	1
33-01-01-29-232-181	1005 Poxson	49,200	PROP				12,902.71	1
33-01-01-29-426-071	1008 Dunlap	24,000					2,810.12	1
33-01-01-32-201-223-Com	3512 S. MLK	979,600	Commercial Candy Ford				234,354.27	1
33-01-01-32-303-051	Reo Rd	4,100	vacant lot 42x194next to NSP1 demo				1,610.89	1
33-01-01-32-353-041	Hughes Rd	4,100	vacant lot 40x212				2,013.07	1
33-01-01-32-376-211	4915 Christiansen Rd	18,400	Demo next to NSP1 Demo				3,387.45	1
33-01-01-32-402-101	1206 Reo Rd	33,800	Structure - Demo				8,008.67	1
33-01-01-33-151-181	3712 Lowcroft	35,100					5,364.68	1
33-01-01-33-428-121	543 Samantha St	26,400	Demo????				3,530.35	1
33-01-05-05-377-171	6042 Valencia	34,400	PROP				6,833.19	1
33-01-05-05-427-131	900 Brad	42,400	RT PROP				8,851.31	1
33-01-05-05-431-131	936 W. Miller Rd	35,100	PROP				6,299.06	1
33-01-05-08-204-121	6240 Shreve	29,500	PROP				7,326.37	1
33-20-01-12-112-018	1208 Wolf Ct E.L						11,797.51	1
							1,688,416.52	
33-01-01-03-378-002-Comm	1335 Lake Lansing	121,500	Commerical-Garage-Warehouse				27,083.05	2
33-01-01-03-378-032-Comm	2330 Commonwealth	42,300	Commercial-Garage				10,716.53	2
33-01-01-03-378-092 Ind-Vac	Lake Lansing Rd	12,900	Commercial/Industrial vacant lot .48ac				3,645.01	2
33-01-01-03-378-122	1329 Lake lansing Rd	29,800	House Above				6,855.86	2
							48,300.45	
33-01-01-09-383-161	217 W. Madison	42,700	RT Demo				12,921.75	3
33-01-01-09-383-171	219 W. Madison	44,900	RT Demo				12,508.53	3
							25,430.28	
33-01-01-20-105-012-Ind-Vac	2221 William Street	80,100	Industrial				20,452.89	4
33-01-01-20-108-002	Olds Ave	1,400	vacant lot 79x163 goes with 105-012				943.32	4
33-21-01-19-228-006	2547 W. Main		Commerical/Industrial				44,546.70	4
							65,942.91	
33-21-01-18-202-021	527 N. Catherine lansing		Structure Ask Twp demo order???				3,866.71	5

07/05/2011
10:57 am

CHECK REGISTER FOR INGHAM COUNTY LAND BANK
CHECK DATE FROM 06/01/2011 - 06/30/2011

PAGE 1

Check Date	Bank/Check #	Name	Amount
6/10/2011	GEN 6102	CONSUMERS ENERGY	1,317.19
6/10/2011	GEN 6103	CITY OF MASON	15.51
6/10/2011	GEN 6104	BOARD OF WATER & LIGHT	440.10
6/10/2011	GEN 6105	BOARD OF WATER & LIGHT	467.93
6/10/2011	GEN 6106	BOARD OF WATER & LIGHT	599.36
6/10/2011	GEN 6107	BOARD OF WATER & LIGHT	571.53
6/10/2011	GEN 6108	BOARD OF WATER & LIGHT	232.81
6/10/2011	GEN 6109	BOARD OF WATER & LIGHT	300.00
6/10/2011	GEN 6110	AT & T	224.53
6/10/2011	GEN 6111	COMCAST	119.90
6/10/2011	GEN 6112	INGHAM COUNTY TREASURER	2,436.47
6/10/2011	GEN 6113	RIZZI DESIGNS	2,009.95
6/10/2011	GEN 6114	DBI BUSINESS INTERIORS	720.78
6/10/2011	GEN 6115	PAM BLAIR	120.00
6/10/2011	GEN 6116	CITY PULSE	46.35
6/10/2011	GEN 6117	COHL, STOKER & TOSKEY, P.C.	496.35
6/10/2011	GEN 6118	GREATER LANSING HOUSING COALITION	6,121.06
6/10/2011	GEN 6119	PURCHASE POWER	428.48
6/10/2011	GEN 6120	HASSELBRING CLARK CO	105.40
6/10/2011	GEN 6121	ORACLE RESIDENTIAL SERVICES LLC	300.00
6/10/2011	GEN 6122	THERMAL INSPECTION SERVICE LLC	800.00
6/10/2011	GEN 6123	FIBERTEC INDUSTRIAL HYGIENE SERVICE	108.00
6/10/2011	GEN 6124	SCHAFFER'S INC	1,274.00
6/10/2011	GEN 6125	OETZEL-HARTMAN GROUP	1,800.00
6/10/2011	GEN 6126	KEBS, INC.	4,175.00
6/10/2011	GEN 6127	ETC	1,030.00
6/10/2011	GEN 6128	TRITERRA	300.00
6/10/2011	GEN 6129	ADVANTAGE CLEANING	879.00
6/10/2011	GEN 6130	ROBERT E ESCHBACH	375.00
6/10/2011	GEN 6131	MARK'S LOCK SHOP INC	315.00
6/10/2011	GEN 6132	SEARS COMMERCIAL ONE	75.00
6/10/2011	GEN 6133	DAVIS GLASS & SCREEN	80.24
6/10/2011	GEN 6134	J & M HAULING	700.00
6/10/2011	GEN 6135	THE SHERWIN-WILLIAMS CO.	1,097.68
6/10/2011	GEN 6136	THE SHERWIN-WILLIAMS CO.	87.48
6/10/2011	GEN 6137	DRAKE'S INSULATION, INC	416.00
6/10/2011	GEN 6138	MPC CASH-WAY LUMBER	45.90
6/10/2011	GEN 6139	STANDARD ELECTRIC COMPANY	1,779.64
6/10/2011	GEN 6140	SPARTAN METAL AND DESIGN, LLC	2,040.00
6/10/2011	GEN 6141	AMERICAN RENTALS INC.	88.00
6/10/2011	GEN 6142	CHARLES L THERRIAN BUILDER	2,750.00
6/10/2011	GEN 6143	KEHREN CONSTRUCTION, LLC	12,215.00
6/10/2011	GEN 6144	DON PLANTZ CONCRETE	3,855.00
6/10/2011	GEN 6145	WISEMAN TREE EXPERTS	250.00
6/10/2011	GEN 6146	WES STEFFEN PLUMBING	3,239.00
6/10/2011	GEN 6147	DICK CORTRIGHT	2,455.00
6/10/2011	GEN 6148	HOLT ELECTRIC & SON	3,392.50
6/10/2011	GEN 6149	HOOPER CONSULTING GROUP, LLC	24,820.00
6/10/2011	GEN 6150	RKH INVESTMENTS, INC	50,605.00
6/10/2011	GEN 6151	SC SERVICES ENVIRONMENTAL	33,519.00
6/10/2011	GEN 6152	BEAL INC.	19,623.00
6/10/2011	GEN 6153	MINT CITY DEMOLITION, LLC	29,461.50

Check Date	Bank/Check #	Name	Amount
6/10/2011	GEN 6154	LJ TRUMBLE BUILDERS	74,500.00
6/10/2011	GEN 6155	NORTHERN HOME IMPROVEMENT	3,695.88
6/10/2011	GEN 6156	PROGRESSIVE REMODELING	18,715.00
6/10/2011	GEN 6157	HOMEVIEW IMPROVEMENTS	23,136.00
6/10/2011	GEN 6158	Void	0.00
6/10/2011	GEN 6159	TURN KEY HOME IMPROVEMENT	31,277.00
6/10/2011	GEN 6160	NORSHORE BUILDING INC	34,962.00
6/10/2011	GEN 6161	MICHIGAN BUILDING AND RESTORATION	78,507.00
6/10/2011	GEN 6162	MARES FLOOR REFINISHING	400.00
6/10/2011	GEN 6163	LANSING NEIGHBORHOOD COUNCIL	2,396.24
6/10/2011	GEN 6164	INGHAM COUNTY TREASURER	9,908.74
6/10/2011	GEN 6165	MELISSA LOTT	375.00
6/10/2011	GEN 6166	AMO INSPECTIONS & APPRAISALS	1,719.00
6/10/2011	GEN 6167	SCHUMACHER'S FOUR SEASONS	8,616.00
6/10/2011	GEN 6168	LAWN KINGS DISCOUNT LAWN & SNOW	3,465.00
6/10/2011	GEN 6169	LAKE STATE LAWN-LANDSCAPING & SNOW	1,455.00
6/10/2011	GEN 6170	EDEN GLEN CONDO ASSOCIATION	7,105.00
6/10/2011	GEN 6171	JOSEPH G BONSALL	734.14
6/10/2011	GEN 6172	DENNIS GRAHAM	188.70
6/14/2011	GEN 6173	MICHIGAN FARM BUREAU	467.00
6/22/2011	GEN 6174	VOID	0.00
6/22/2011	GEN 6175	CONSUMERS ENERGY	241.81
6/22/2011	GEN 6176	CONSUMERS ENERGY	317.34
6/22/2011	GEN 6177	CONSUMERS ENERGY	348.99
6/22/2011	GEN 6178	CONSUMERS ENERGY	297.91
6/22/2011	GEN 6179	BOARD OF WATER & LIGHT	754.44
6/22/2011	GEN 6180	BOARD OF WATER & LIGHT	368.33
6/22/2011	GEN 6181	BOARD OF WATER & LIGHT	155.29
6/22/2011	GEN 6182	BOARD OF WATER & LIGHT	248.37
6/22/2011	GEN 6183	HSBC BUSINESS SOLUTIONS	50.28
6/22/2011	GEN 6184	COMCAST	67.95
6/22/2011	GEN 6185	CITY OF LANSING, C.A.R.T.	43.00
6/22/2011	GEN 6186	TOSHIBA FINANCIAL SERVICES	197.86
6/22/2011	GEN 6187	AT & T	221.44
6/22/2011	GEN 6188	SPRINT	249.74
6/22/2011	GEN 6189	ADT SECURITY SERVICES, INC	121.84
6/22/2011	GEN 6190	REHMANN ROBSON	2,500.00
6/22/2011	GEN 6191	NORSHORE BUILDING INC	16,599.00
6/22/2011	GEN 6192	TURN KEY HOME IMPROVEMENT	19,339.00
6/22/2011	GEN 6193	EUGENE TOWNSEND, BUILDER	72,361.51
6/22/2011	GEN 6194	LJ TRUMBLE BUILDERS	18,303.00
6/22/2011	GEN 6195	HOMEVIEW IMPROVEMENTS	13,453.00
6/22/2011	GEN 6196	DESTIGTER ARCHITECTURE & PLANNING	8,916.63
6/22/2011	GEN 6197	HAZEN LUMBER, INC.	2,373.08
6/22/2011	GEN 6198	GREATER LANSING HOUSING COALITION	2,256.50
6/22/2011	GEN 6199	PAM BLAIR	120.00
6/22/2011	GEN 6200	CITY PULSE	101.97
6/22/2011	GEN 6201	MICHIGAN BULLETIN	75.00
6/22/2011	GEN 6202	DBI BUSINESS INTERIORS	118.13
6/22/2011	GEN 6203	H.C. BERGER COMPANY	145.75
6/22/2011	GEN 6204	CITY OF LESLIE	95.00
6/22/2011	GEN 6205	KEBS, INC.	2,400.00
6/22/2011	GEN 6206	ADVANTAGE CLEANING	336.24
6/22/2011	GEN 6207	ORACLE RESIDENTIAL SERVICES LLC	4,125.00
6/22/2011	GEN 6208	ORACLE RESIDENTIAL SERVICES LLC	550.00
6/22/2011	GEN 6209	FOODSHED FARMER	107.50

Check Date	Bank/Check #	Name	Amount
6/22/2011	GEN 6210	SUE E BETCHER	350.00
6/22/2011	GEN 6211	FIBERTEC ENVIRONMENTAL SERVICES	36.00
6/22/2011	GEN 6212	THERMAL INSPECTION SERVICE LLC	200.00
6/22/2011	GEN 6213	VOID	0.00
6/22/2011	GEN 6214	AIR QUALITY CONTROL AGENCY	525.00
6/22/2011	GEN 6215	HOOPER CONSULTING GROUP, LLC	23,281.00
6/22/2011	GEN 6216	RKH INVESTMENTS, INC	17,750.00
6/22/2011	GEN 6217	MERIDIAN APPRAISAL SERVICES	450.00
6/22/2011	GEN 6218	SCHAFFER'S INC	504.00
6/22/2011	GEN 6219	VET'S ACE HARDWARE	97.18
6/22/2011	GEN 6220	STANDARD ELECTRIC COMPANY	911.02
6/22/2011	GEN 6221	THE SHERWIN-WILLIAMS CO.	343.97
6/22/2011	GEN 6222	MPC CASH-WAY LUMBER	139.59
6/22/2011	GEN 6223	DISCOUNT CARPET WAREHOUSE	3,919.73
6/22/2011	GEN 6224	MICHIGAN PLUMBING	197.00
6/22/2011	GEN 6225	DICK CORTRIGHT	552.50
6/22/2011	GEN 6226	KEHREN CONSTRUCTION, LLC	4,150.00
6/22/2011	GEN 6227	INGHAM COUNTY HEALTH DEPARTMENT	1,447.50
6/22/2011	GEN 6228	MELISSA LOTT	375.00
6/22/2011	GEN 6229	KARL FOFANA	432.89
6/22/2011	GEN 6230	JOSEPH G BONSALE	592.54
6/22/2011	GEN 6231	BRIAN MCGRAIN	250.70
6/22/2011	GEN 6232	DEB NOLAN	250.70
6/22/2011	GEN 6233	LINDA SCHONBERG	67.83
6/22/2011	GEN 6234	JOSEPH E ROBIADEK	309.57
6/22/2011	GEN 6235	AMO INSPECTIONS & APPRAISALS	1,350.00
6/22/2011	GEN 6236	LAWN KINGS DISCOUNT LAWN & SNOW	3,465.00
6/22/2011	GEN 6237	EARTH TONES LANDSCAPING INC	2,846.25
6/22/2011	GEN 6238	INTEGRITY LAWN MAINTENANCE	3,855.00
6/22/2011	GEN 6239	DAVIS GLASS & SCREEN	540.97
6/22/2011	GEN 6240	WES STEFFEN PLUMBING	1,900.00
6/22/2011	GEN 6241	WOODWORKS & DESIGN CO.	1,021.00
6/22/2011	GEN 6242	DISCOUNT CARPET WAREHOUSE	1,339.68
6/22/2011	GEN 6243	DRAKE'S INSULATION, INC	744.00
6/22/2011	GEN 6244	NORSHORE BUILDING INC	7,613.00
6/22/2011	GEN 6245	MICHIGAN BUILDING AND RESTORATION	46,300.00
6/27/2011	GEN 6246	PNC BANK, NA	11,683.93

TOTAL OF 142 Checks:

830,100.79

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

Assets	
Cash	\$ 46,203.04
Accounts Receivable	11,771.85
Land Contract Receivable	1,460,462.21
Land Contract Interest Receivable	66,293.44
Brownfield Receivable	368.09
Land Contract Escrow	16,858.69
Acquisition Account Earnest Deposit	5,000.00
Notes Receivable	366,363.41
Specific Tax Receivable	3,414.87
OCOF Nonprofit Receivable	6,228.82
Ingham County Receivable	8,302.04
NSP1 Lansing City Receivable	111,222.48
NSP County Receivable	35,298.32
MSHDA Receivable	197,806.00
Youth Build Receivable	777.00
Inventory	<u>3,683,772.39</u>
Total Assets	\$6,020,142.65
Liabilities	
Accounts Payable	484,743.57
Notes Payable	
PNC Bank	3,740,000.00
Due to Ingham County	287,519.25
Rental Deposit	8,826.25
Land Contract Escrow	<u>10,767.89</u>
Total Liabilities	\$4,531,856.96
Retained Earnings	<u>\$1,705,078.08</u>
Total Net Assets	<u>\$ (216,792.39)</u>

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

Revenues

Property Sales	941,622.66
Brownfield Revenue	1,150,860.09
NSP1 Lansing City Revenue	432,631.94
NSP2 MSHDA Adm. Fee Revenue	26,536.99
NSP2 MSHDA Revenue	950,124.00
NSP County Revenue	4,124.53
Garden Project Revenue	40.00
Revenue Transfer	250,000.00
Home Revenue	72,799.13
Donations	20.00
Interest Income	83,756.43
Rental Income	8,750.00
Development Fee Income	111,089.67
Miscellaneous Income	151.00
Late Fee Revenue	<u>175.77</u>
 Total Revenue	 \$4,032,682.21

Operating Expenses

Cost of Land Sold	2,212,272.62
Supplies	6,588.58
Audit Fee	6,000.00
Communication	1,631.05
Security	156.84
Memberships	515.00
Equipment-Small Purchase	1,299.96
Postage	852.85
Recording Fees	10.00
Media	11,981.82
Interior Staging	7,107.25
Renovation	8,468.87
Consultants	11,097.45
Bank Fees	260.84
Legal	4,405.85
Contractual Service	29,174.60
Software	600.39
Garden Project	2,260.95
Bicycle Share Program	3,181.13
Travel	3,724.67
Professional Training/Conference	890.00
Job Creation	375.00
Payroll Reimbursement	43,738.42

Operating Expense Continued

Americorp Member	2,925.00
Employer Tax Liability	2,733.02
Payroll Service	211.31
Workers Compensation	1,429.80
Utilities	1,101.59
Building Maintenance	4,100.33
Lawn/Snow	695.00
Interest Expense	23,785.39
Land Contract Default	44,597.27
HOME Lansing City	1,923.68
NSP1 Lansing City	496,429.92
NSP Ingham County	2,969.85
NSP II	<u>1,309,978.30</u>
Total Expense	\$ 4,249,474.60
Total Net Assets, end of period	<u>\$ (216,792.39)</u>