

PUBLIC NOTICE

Chair
ERIC SCHERTZING
Vice-Chair
BRIAN McGRAIN

Appointed Members
REBECCA BAHAR-COOK, Treasurer
DEB NOLAN, Secretary
KARA HOPE

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, NOVEMBER 4, 2013 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 – October 7, 2013

Additions to the Agenda

Limited Public Comment – 3 minutes per person

1. Community Projects Update
2. 2014 Meeting Schedule
 - a. Motion to approve 2014 meeting schedule
3. Habitat for Humanity of Lansing Wayne Street Request – Action item
4. Resolution to approve the 2014 Budget and Request Funding from Ingham County
5. ICLBA Public Relations – Update item
6. Property maintenance, renovation & development
 - a. Residential Property Update-Dashboard
 - b. Commercial Property Update
 - c. Vacant Lot Update
 - d. Garden Program Update – Dashboard
 - e. Completed and Pending Sales
 - f. General legal update- Counsel
7. Accounts Payable & Monthly Statement
 - a. Accounts Payable Approval – October 2013
 - b. Monthly Statement – September 2013
8. Chairman & Executive Director Comments

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**

October 7, 2013
Minutes

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

Members Absent: None

Others Present: Jeff Burdick, Tim Perrone, Kate Snyder, Sandy Gower, Brian Reed, Veronica Garcia-Wing

The meeting was called to order by Chairperson Schertzing at 5:01 p.m. Conference Room D & E of the Human Services Building, 5303 S. Cedar, Lansing.

Approval of the August 19, 2013 Minutes

MOVED BY COMM. McGRAIN, SUPPORTED BY COMM. NOLAN, TO APPROVE THE AUGUST 19, 2013 MINUTES. MOTION CARRIED UNANIMOUSLY.

Additions to the Agenda: None

Limited Public Comment: None

1. Community Projects Update
- Paro Building Community Chalkboard

Executive Director Burdick updated the board on the Paro Building Community Chalkboard. He stated the building was a 2013 tax foreclosure and is located on the northwest corner of Kalamazoo and Hayford. The project is a way to gather community input about the site and surrounding area without having to facilitate a number of community meetings.

Chairperson Schertzing updated the board on the Worthington Place condominium project in Leslie and introduced Brian Reed, Leslie City Manager. Mr. Reed stated the City is planning to reject the transfer of the foreclosed parcels and hopes to see them placed in the Land Bank for a more thoughtful and coordinated future development. Comm. Bahar-Cook inquired about the structure of the Condominium Association. Chairperson Schertzing stated there is no active association at this time. The plan at this time is to attempt to acquire the two owner-occupied units and dissolve the condo plan entirely. Eliminating the condo association will make the property much more attractive to potential developers.

2. 1112 Prospect Street Demolition and Neighborhood Playground Proposal – discussion item

Executive Director Burdick stated that when Sparrow Hospital demolished Ingham Elementary School, the neighborhood lost the only playground within its boundaries. The home at 1112 Prospect Street has been slated for demolition by the Land Bank, but we have been unable to find a funding source to take the building down. Sparrow Hospital is interested in demolishing the building and constructing a playground on the site, but is interested in the Land Bank maintaining ownership for tax purposes. Executive Director Burdick was interested in counsel's opinion as to any potential liability issues arising from the Land Bank owning a playground. Tim Perrone stated erecting a playground on Land Bank property would be creating an attractive nuisance and open the Land Bank up to potential liability. There are ways to mitigate or diminish that liability, but the more prudent plan would be to transfer ownership to another entity with a reverter clause in the event the property is no longer used as a playground. Comm. McGrain stated he did not believe Sparrow was interested in holding title to the property, but that he was interested in trying to find a way to facilitate the project and turn this eyesore into a community asset. Comm. Bahar-Cook inquired if the property could be transferred to the County Parks Department. Mr. Perrone stated it could be. Comm. Bahar-Cook also inquired if Sparrow would be willing to cover the cost of any necessary rider on the Land Bank's insurance policy.

3. ICLBA Public Relations – update

Chairperson Schertzing introduced Kate Snyder from Piper and Gold Public Relations. Ms. Snyder discussed current public relations strategies and objectives with the board. The board would like staff to think about quantitative ways to measure the effectiveness of our public relations efforts.

4. Strategic Plan – Outcome #5 – *More transparent, efficient internal operations* – discussion item

Executive Director Burdick reminded the board of their desire to regularly discuss the Land Bank's strategic plan, a copy of which is included in the meeting materials. Comm. Bahar-Cook requested a staff listing, including job descriptions. She also stated her belief that the dashboards included in the meeting packets were a great way to keep the board updated on what has been going on. Comm. Nolan suggested including the topic on the agenda of the next scheduled meeting date that does not have any County committee meetings also scheduled.

5. Property Maintenance, Renovation & Development

5a. Residential Property Update – Dashboard

Chairperson Schertzing stated the dashboard was included in the board packet.

5b. Commercial Property Update

Chairperson Schertzing stated the update was included in the dashboard.

5c. Vacant Lot Update

Chairperson Schertzing stated the information was included in the dashboard.

5d. Garden Program Update – Dashboard

Chairperson Schertzing stated the update was included in the board packet. He stated we are in the process of finding a new Garden Program Coordinator to replace Melissa Lott who has taken another position.

5e. Completed and Pending Sales

Chairperson Schertzing stated the update was included in the board packet.

5f. General Legal Update - Counsel

Mr. Perrone stated the land contract forfeiture matters continue to progress. They have until December to pay on their judgments. He also stated we have one rental eviction pending. A claim against the Land Bank has been filed in small claims court regarding the trimming of a tree. Mr. Perrone stated the facts of the case were strongly in the Land Bank's favor.

6. Accounts Payable & Monthly Statement

6a. Accounts Payable Approval – August 2013 and September 2013

MOVED BY COMM. BAHAR-COOK, SUPPORTED BY COMM. MCGRAIN, TO APPROVE THE ACCOUNTS PAYABLE FOR AUGUST 2013 AND SEPTEMBER 2013.

Comm. McGrain inquired about the work Kuntzsch Business Services (KBS) is doing for the Land Bank. Executive Director Burdick stated KBS is helping to develop a strategic plan for the Land Bank's property inventory.

MOTION CARRIED UNANIMOUSLY.

6b. Monthly Statement – July 2103, and August 2013

The July 2013, and August 2013 monthly financial statements were received and placed on file. Comm. McGrain inquired about payments on the revolving line of credit. Executive Director Burdick stated a significant payment was made in the last week, which will be reflected in the September monthly financial statement.

Comm. McGrain left at 6:28 p.m.

7. Chairman and Executive Director Comments

Executive Director Burdick stated the Garden Program Coordinator position has been posted. We have already received about twenty applications. The deadline is October 18th. He stated he has had two meetings with LEAP regarding the preparation of an RFP for the former DeLuxe Inn site. Mason City Council will be holding a public hearing on setting up an OPRA District for the Ash St properties.

Announcements: None

Limited Public Comment: None

The meeting adjourned at 6:40 p.m.

Respectfully submitted,
Joseph Bonsall



June 25, 2013

Eric Schertzing
Ingham County Treasurer and Chairman of Ingham County Land Bank
422 Adams Street
Lansing, Michigan 48906

Dear Eric,

Last year Habitat for Humanity Lansing purchased a two acre parcel on Wayne St, Lansing, for development of four new homes. These homes are all for larger Habitat for Humanity Lansing families requiring 4 – 6 bedrooms, with 2 baths. As of this writing the first home is completed and the family is living in the house. The house was appraised at \$118,000. The second (four bedroom split level) and third (five bedroom ranch) houses are under construction.

While excavating the fourth (6 bedroom ranch) house's foundation a strata of muck and organic material was discovered. At this point engineers were called in to assess the property and offer remedies. It was determined that the property could be buildable if we went further down that originally planned and filled with engineered fill. The expected cost to remedy the property was \$15,000.

As you know, Habitat for Humanity Lansing builds affordable homes, and sell them at no-interest for the cost of construction or appraised value, whichever is the lesser amount. It was determined that we could not afford to put an additional \$15,000 into the property, as we would not see a return on that investment.

Does the Land Bank have funds available to assist with the remediation of this property so we can build a house on it? Alternately, does the Land Bank want the property back to turn into a community garden?

Habitat for Humanity Lansing and I appreciate our partnership with the Land Bank. I look forward to your response.

Sincerely,

A handwritten signature in black ink that reads "Denise M. Paquette". The signature is written in a cursive, flowing style.

Denise M. Paquette
Executive Director
Habitat for Humanity Lansing



October 31, 2013

To: Ingham County Land Bank Board Members

From: Jeff Burdick, Executive Director

Subject: Habitat for Humanity Lansing request regarding Wayne Street lot

Habitat for Humanity Lansing is requesting assistance from the Ingham County Land Bank concerning a lot that they purchased that is not buildable in its current condition due to the condition of soil on the site. In order to remediate this situation, the site would need to be further excavated and filled with engineer fill. The expected cost for this is \$15,000. Habitat is requesting assistance from the Land Bank with this cost or has offered to transfer the property back to the Land Bank.

Based on a \$115,000 appraised value for the proposed house on the site (a six-bedroom ranch), the Land Bank will capture just over \$7,600 in specific taxes (5/50) once this house is completed and sold. This is just over half the amount that Habitat is requesting to assist in constructing this home.

Appointed Members
BRIAN McGRAIN, Vice-Chair
REBECCA BAHAR-COOK, Treasurer
DEB NOLAN, Secretary
KARA HOPE



Chair
ERIC SCHERTZING

Executive Director
JEFFREY BURDICK

Ingham County Land Bank Fast Track Authority

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

PUBLIC NOTICE **2014 Meeting Schedule**

THE INGHAM COUNTY LAND BANK FAST TRACK AUTHORITY WILL HOLD THE FOLLOWING REGULARLY SCHEDULED MEETINGS, IN THE PERSONNEL CONFERENCE ROOM (D&E), HUMAN SERVICES BUILDING, 5303 S. CEDAR, LANSING. MEETING TIME IS 5:00 P.M.

January 6, 2014

February 3, 2014

March 3, 2014

April 7, 2014

May 5, 2014

June 2, 2014

July 7, 2014

August 4, 2014

October 6, 2014

November 3, 2014

December 1, 2014



INGHAM COUNTY LAND BANK AUTHORITY

RESOLUTION TO APPROVE THE 2014 BUDGET OF THE INGHAM COUNTY LAND BANK FAST TRACK AUTHORITY AND REQUEST FUNDING FROM INGHAM COUNTY

RESOLUTION #13-14

WHEREAS, the Land Bank Fast Track Act, 2003 PA 258, being MCL 124.751 *et seq.*, (Athe Act@) establishes the State Land Bank Fast Track Authority; and

WHEREAS, the Ingham County Treasurer, with Ingham County Board of Commissioners approval, has entered into an intergovernmental agreement under the Act, with an effective date of October 21, 2005; and

WHEREAS, the County Board of Commissioners has appointed a Board of Directors consisting of five members, including the Ingham County Treasurer (ex officio) as Chair of the Board of Directors; and

WHEREAS, Section 10.4 of the Bylaws require the Board of Directors to adopt annually a budget for all operations, income, expense and assets; and

WHEREAS, Ingham County has provided a county appropriation in the amount of \$400,000 to cover the costs of increased tax foreclosures;

THEREFORE BE IT RESOLVED, that the Authority approves the 2014 proposed budget and requests funding from Ingham County.

YEAS:

NAYS:

ABSENT:

**Ingham County Land Bank
2014 Proposed Budget**

Revenue		
	Start up funding Ingham County	\$400,000.00
1	Commercial Sales	\$600,000.00
2	Land Bank Renovation Sales	\$1,109,400.00
3	Sales - Side Lots	\$45,000.00
4	Interest Income	\$112,000.00
5	Developer Fee Income	\$85,550.00
	Specific Tax	\$125,000.00
	HOME Grant Revenue	\$411,500.00
	NSP 1 Sales Proceeds	\$67,000.00
	NSP 2 Grant Revenue/Sales Proceeds	\$1,962,600.00
	NSP 3 Grant Revenue	\$279,300.00
6	Rental Income	\$253,000.00
7	Investor Program Revenue	\$200,000.00
	Total Revenue:	\$5,650,350.00
Expenses		
	Non-Administrative Expense	\$4,307,140.00
	Administrative Expense	\$1,226,600.00
	Total Expenses:	\$5,533,740.00
	Net Revenue/Expense:	\$116,610.00
Non-Administrative Expense		
	Non-Program Acquisitions	\$100,000.00
	Tax Foreclosure Acquisitions	\$125,000.00
8	Land Bank Rehab Costs	\$707,640.00
	Land Bank Current Year Taxes	\$25,500.00
9	Lawn/Snow/Maintenance	\$456,000.00
10	Demolitions	\$40,000.00
	HOME Grant Expenses	\$411,500.00
	NSP 1 Grant Expenses	\$67,000.00
	NSP 2 Grant Expenses	\$1,962,600.00
	NSP 3 Grant Expenses	\$279,900.00
11	Investor Program Performance Credits	\$132,000.00
	Total Non-Administrative Expense:	\$4,307,140.00
Administrative Expense		
	Office Supplies	\$10,000.00
	Audit Fee	\$15,000.00
	Communication	\$6,500.00
	Security	\$500.00
	Membership Fees	\$1,200.00
	NEC Office Rent	\$26,400.00
	Office Utilities	\$2,750.00
	Postage	\$2,750.00

**Ingham County Land Bank
2014 Proposed Budget**

	Media/Public Relations	\$25,000.00
	Consultants	\$70,000.00
	Computer Software Upgrade/Annual Fee	\$27,000.00
	Travel Mileage	\$5,000.00
	Professional Training Conferences	\$3,000.00
	Payroll Expense	\$525,800.00
12	Health Insurance Benefit Expense	\$40,000.00
	Building Maintenance	\$8,000.00
	Brownfield Debt	\$105,000.00
13	Real Estate Commissions	\$33,000.00
	Interest Expense	\$55,000.00
	County Allocation	\$10,000.00
	Vehicle Expense	\$8,000.00
	AmeriCorps	\$8,000.00
	Equipment Small Purchase	\$8,000.00
	Housing Counseling	\$5,000.00
	Interior Staging	\$1,000.00
	Bank Fee	\$1,400.00
	Insurance	\$28,000.00
14	Garden Project Expense	\$46,000.00
	Lansing Brownfield Expense	\$8,300.00
	Storage Unit Rental	\$6,000.00
	Rental Program Expense	\$105,000.00
15	Community Projects/Studies	\$30,000.00
	Total Administrative Expenses:	\$1,226,600.00

**Ingham County Land Bank
2014 Proposed Budget**

Revenues

1	Commercial Sales	
	North/Seager	\$60,000.00
	Ash Street Project/Mason	\$150,000.00
	Deluxe Inn Site	\$400,000.00
2	Land Bank Renovation Sales	
	4 Eden Glen Condos @ 53,500	\$214,000.00
	121 Walnut Ct. (Mason)	\$117,500.00
	5 LBA properties currently on market	\$358,400.00
	6 LBA rehabs to be completed & sold	\$420,000.00
3	Side Lot Sales	
	15 LBA side lot sales @ 3,000	\$45,000.00
	10 NSP 2 side lot sales @ 3,000	Proceeds go to MSHDA
4	Interest Income	
	40 Land Contracts	\$112,000.00
5	Developer Fee Income	
	HOME	\$85,550.00
6	Rental Income	
	35 units	\$253,000.00
7	Investor Program Revenue	
	4 projects @ 50,000	\$200,000.00

Expenses

8	Land Bank Renovation Expenses	
	2 Eden Glen Condos @ 47,000	\$94,000.00
	121 Walnut Ct. (Mason)	\$60,000.00
	5 LBA properties currently on market	\$0.00
	6 LBA rehabs to be completed & sold	\$354,000.00
	Commission (6%) Buyer and Seller	\$133,128.00
	Closing Costs	\$5,712.00
	Title Insurance	\$12,800.00
	Miscellaneous - 3,000 per property	<u>\$48,000.00</u>
		\$707,640.00
9	Lawn/Snow Maintenance	
	872 properties @ 48/month	\$502,272.00
	Less 80 gardens	<u>-\$46,080.00</u>
		\$456,192.00
10	Demolitions	
	4-5 Demolitions	\$40,000.00

**Ingham County Land Bank
2014 Proposed Budget**

11	Investor Program Performance Credits 4 projects @ 33,000	\$132,000.00
12	Employee Health Insurance 3 singles, 2 couples, 1 family LBA covers 80%, Employee 20% Based on data from KCLBA	\$40,000.00
13	Real Estate Commissions Chris Kolbe - 1/4% of total sales 6% commission on sale of Deluxe Inn	\$9,042.00 <u>\$24,000.00</u> \$33,000.00
14	Garden Project Expense 80 gardens @ 48/month	\$46,080.00
15	Community Projects/Studies IDA match - administered by CFH Miscellaneous	\$30,000.00



Eric Schertzing, Chair
And Board Members
Ingham County Land Bank Fast Track Authority
422 Adams Street
Lansing, Michigan 48906

Dear Eric and Board Members:

Thank you for your support and participation in launching the Capital Community Bike Share Program. It is the support of community members like you that will help us make this program a success. We sincerely appreciate the generous grant that you provided.

On behalf of the Capital Community Bike Share Board, we would like to apologize for the delay in launching the program and extend our deepest appreciation for your patience. As you may know, we experienced an issue with the system locking mechanism. This made it necessary for us to delay the implementation of the bike share program pilot to insure that we have an enjoyable and safe bike share program for the capital area.

The pilot system is now operational and you can begin to enjoy the benefits of Bike Share through the month of October and into the first weeks of November (weather permitting). The pilot will continue in the spring of 2014, so we can provide the full Pilot Program as promised.

Those who have signed up for the pilot program will have access to the bikes for the full pilot as promised. Your account information and membership will remain valid into the second portion of the pilot beginning in spring, 2014 as the weather begins to warm.

Please remember that this is a pilot for Capital Community Bike Share and for A2B Bikeshare's "next generation" bike sharing system. We ask for your continuing patience and support as we continue to learn what works and what needs to be improved.

Together we will build a great bike sharing system that will serve the Capital Community for years to come.

Again, thank you again for your patience and dedication to making the Capital Community Bike Share Program a success. We hope to see you around town enjoying the green bicycles during our beautiful fall season and again next spring.

In gratitude,
Your neighbors
The Capital Community Bike Share Board



Communications Update October 2013

Notable Projects:

- The Land Bank and Treasurer’s Office are partnering together to promote a third auction in October, the first time the Treasurer’s Office has held a third auction. There are two historic properties available for auction and specific outreach has been done in partnership with Preservation Lansing and the Michigan Historic Preservation Network.
- The release of the Land Bank and MSU Economic Impact Report garnered significant media coverage (see below).
- The Land Bank is beginning a new communications effort to connect with home buyer and investor success stories for traditional media, social media and direct marketing purposes.

Social Media:

- Current Facebook Fans: 969 Likes (up from 951)
- Current Twitter Followers: 620 (up from 608)
- Content is shared daily on both channels.
- Home listings are shared at least once a week.
- The highest engagement this past month was on the auction historic property information (total reach of 1,046), “40 homes sold” announcement (total reach 473) and several neighborhood videos that were shared.

Media Relations:

- Press releases were distributed promoting the second auction, Home Buyer’s Club Kick Off Event and Michigan State University Economic Impact Report.

Media Clips:

8/12/2013	WLNS TV 6	Bike-share Comes to Lansing	http://www.wlns.com/story/23042607/bike-share-comes-to-lansing
8/22/2013	MLive Lansing	MSU study shows Ingham County Land Bank has \$56 million impact	http://www.mlive.com/lansing-news/index.ssf/2013/08/msu_study_shows_ingham_county.html

8/22/2013	WILX TV 10	MSU Med Students Give Back to Community	http://www.wilx.com/news/headlines/MSU-Med-Students-Give-Back-to-Community-220584181.html
8/22/2013	The Jackson Citizen Patriot/MLive Jackson	MSU study shows Ingham County Land Bank has \$56 million impact	http://www.mlive.com/lansing-news/index.ssf/2013/08/msu_study_shows_ingham_county.html
8/22/2013	Lansing State Journal	Ingham County Land Bank has \$56M impact on region, study says	http://www.lansingstatejournal.com/article/20130822/BUSINESS/308220039/Ingham-County-Land-Bank-has-56M-impact-region-study-says
8/22/2013	Lansing State Journal	Editorial: Land bank has impact	http://www.lansingstatejournal.com/article/20130822/OPINION01/308220093/Editorial-Adding-treasures-River-Trail
8/28/2013	Capital Gains	Ingham County Land Bank has \$56M impact on region, study says	http://www.capitalgainsmedia.com/inthenews/LandBank0730.aspx
9/25/2013	WILX TV 10	Demolishing Blight In Lansing	http://www.wilx.com/home/headlines/225235382.html
9/25/2013	Grand Rapids Press/MLive	Kent County Land Bank reports half of the properties it acquired in the city have sold	http://www.mlive.com/business/west-michigan/index.ssf/2013/09/kent_county_land_bank_reports.html
9/25/2013	WILX TV 10	HEADS UP: It'll Be Noisy on Lenawee Street Wednesday	http://www.wilx.com/news/headlines/HEADS-UP-Itll-Be-Noisy-on-Lenawee-Street-Wednesday-225118902.html

Upcoming Events:

Third Treasurer's Auction

October 9, 2013

10 a.m.

Lansing Center

333 E. Michigan Avenue, Lansing

INGHAM COUNTY LAND BANK

ACTIVITY REPORT

(DASHBOARD)

September 30, 2013

	Inventory as of 12/31/2012	Previous Month as of 8/31/2013	Acquired as of 9/30/2013	Rental or Garden as of 9/30/2013	Demolished as of 9/30/2013	Sold as of 9/30/2013	Current Inventory as of 9/30/2013
Structures	354	313	17	0	(20)	(41)	310
Rentals	29	29	0	0	0	0	29
Gardens	70	95	0	25	0	0	95
Vacant Land	477	467	2	(25)	20	(12)	462
Commercial Rental	0	1	0	1	0	0	1
Commercial Vacant	5	6	0	0	1	0	6
Commercial	6	4	0	(1)	(1)	0	4
TOTAL(S)	941	915	19	0	0	(53)	907

Land Contracts (L/C)	Current L/C as of 9/30/2013
L/C Residential	34
L/C Commercial	3
L/C Total	37

Approved Line of Credit as of 9/30/2013	
Total Line of Credit	\$5,000,000.00
Obligated	3,500,000.00
Available Balance	1,500,000.00

10/30/13 ICLB Garden Program Dashboard	
Participating ICLB 2010 Gardens	13
Participating ICLB 2011 Gardens	7
Participating ICLB 2012 Gardens	10
Participating ICLB 2013 Gardens	20
Totals	
Total Gardens	50
Total Parcels	74
GLFB GP Affiliated Gardens	9
Vacant/Possible Garden Space	164
People Served	661 People

Ingham County Land Bank

FOR SALE PROPERTIES

Parcel #	Address	LISA?	Program	Agent	Listing Date	Price	Accepted Offer	Close Date	Key Box #
33-01-01-17-258-101	1216 W Ottawa	LISA	NSP-1	Mitch	4/17/2014	\$82,900	\$82,900		
33-01-01-08-276-181	1035 Queen		NSP-1	Joe C.	2/28/2014	\$67,000			
33-01-01-22-254-052	1119 McCullough		NSP-1	Mitch	3/7/2014	\$93,000	\$93,000		
33-01-05-10-227-041	1738 Maisonette		EdenGlen	CK		\$53,500			
33-01-05-10-227-056	1751 Maisonette		EdenGlen	CK		\$53,500			
33-01-01-27-155-158	842 Edison		LB	Joe C.	3/7/2014	\$50,000			
33-01-01-31-126-221	3325 W Holmes		LB	BH	2/28/2014	\$88,500			
33-01-01-31-251-111	4133 Wainwright		LB	CK		\$75,000			
33-01-05-05-377-171	6042 Valencia		LB	Mitch	3/7/2014	\$70,000			
33-01-01-33-251-031	115 E. Mason		LB	CK		\$74,900			
33-01-01-34-110-291	908 Irvington		HOME	CK		\$53,500	\$53,500		
33-01-05-05-431-131	936 W Miller		HOME	Joe C	10/31/2013	\$65,000	\$65,000		
33-01-01-31-153-211	4018 Hillborn		HOME	CK		\$75,000	\$75,000		
33-01-05-06-479-001	2219 Newark		HOME	CK		\$72,000	NOT FOR SALE		
33-01-01-29-201-251	1409 W Mt Hope		HOME	CK		\$64,000			
33-01-01-28-106-091	2110 Beal		HOME	CK		\$60,000			
33-01-05-06-352-071	3618 Coachlight		HOME	Lau	2/28/2014	\$66,500			
33-01-01-27-133-091	2028 Clifton		HOME	CK		\$77,500			
33-01-01-21-378-012	1607 Coleman			CK		\$10,500			
33-01-01-14-352-221	400 S Fairview			CK		\$17,000			
33-01-01-29-278-021	2509 S MLK			CK		\$20,000			
33-01-01-21-361-081	1845 Osband			CK		\$12,000			
33-01-05-08-204-121	6240 Shreve			CK		\$10,000			
33-01-01-15-485-171	1706 Elizabeth			CK		\$46,000			
33-01-01-17-401-241	1122 W Allegan	LISA	NSP-2	BH	7/27/2013	\$77,500			
33-01-01-17-401-121	1230 W Allegan		NSP-2	BH	8/12/2013	\$100,000			
33-01-01-22-281-061	1225 Allen	LISA	NSP-2	Joe C.	3/13/2013	\$65,000			
33-01-01-22-354-051	1715 Bailey	LISA	NSP-2	Mitch	11/29/2013	\$68,500			
33-01-01-09-306-061	628 Brook	LISA	NSP-2	Lau	11/6/2013	\$87,000	\$87,000		
33-01-01-10-327-021	1142 Camp	LISA	NSP-2	Lau	11/7/2013	\$54,900			
33-01-01-08-380-061	734 Cawood	LISA	NSP-2	Lau	1/3/2014	\$47,800			
33-01-01-08-376-291	837 Cawood		NSP-2	BH	8/12/2013	\$96,000	\$96,000		
33-01-01-21-377-111	1616 Coleman	LISA	NSP-2	Lau		\$64,900			
33-01-01-17-228-171	916 W Genesee	LISA	NSP-2	BH	6/28/2013	\$77,000	\$77,000		
33-01-01-22-177-142	1116 S. Holmes		NSP-2	Joe C.	11/14/2013	\$90,000			
33-01-01-10-133-142	1605 Illinois	LISA	NSP-2	Mitch	2/28/2013	\$76,900			
33-01-01-21-460-028	326 Isbell	LISA	NSP-2	Mitch	3/7/2014	\$72,800			
33-01-01-08-176-411	1427 N Jenison		NSP-2	Joe C.	10/31/2013	\$107,000			
33-01-01-15-358-341	806 Larned	LISA	NSP-2	Mitch	4/9/2014	\$75,000			
33-01-01-17-451-131	1226 W Lenawee		NSP-2	Joe C	1/3/2014	\$107,000	\$107,000		
33-01-01-15-485-151	608 Leslie	LISA	NSP-2	Joe C.	1/3/2014	\$73,000			
33-01-01-08-409-351	1139 W Maple	LISA	NSP-2	Joe C.	9/27/2013	\$72,000			
33-01-01-21-483-130	548 Norman	LISA	NSP-2	Lau	3/24/2014	\$74,500			
33-01-01-10-205-181	1617 Ohio	LISA	NSP-2	BH	8/30/2013	\$52,000			
33-01-01-08-481-221	737 Princeton		NSP-2	BH	8/31/2013	\$97,000			
33-01-01-15-311-221	916 Prospect	LISA	NSP-2	Joe C	3/7/2014	\$90,000			
33-01-01-21-329-221	209 Reo Ave.	LISA	NSP-2	BH	6/28/2013	\$79,000			
33-01-01-22-230-051	1003 Shepard		NSP-2	Lau	3/13/2013	\$94,900			
33-01-01-22-282-111	1241 Shepard	LISA	NSP-2	Lau		\$84,000			
33-01-01-10-129-101	1806 Vermont	LISA	NSP-2	BH	1/31/2013	\$59,000			
33-01-01-08-281-131	920 W Willow	LISA	NSP-2		8/16/2013	\$75,000	\$75,000		
33-01-01-20-130-041	1616 William	LISA	NSP-2	Joe C.	1/3/2014	\$70,000			
33-01-01-20-131-031	815 Riverview	LISA	NSP-2	Lau	3/24/2014	\$62,900			
33-01-01-08-201-051	1710 Glenrose Ave.	LISA	NSP-2	Joe C.	11/14/2014	\$50,000			
33-01-01-08-380-211	731 Comfort	LISA	NSP-2	Mitch	2/1/2014	\$53,000			
33-01-01-08-380-231	737 Comfort	LISA	NSP-2	Mitch	2/1/2014	\$51,000			

33-01-05-06-303-041	3814 Coaehlight		NSP-3	CK		\$75,700	\$75,700		
33-01-01-32-402-101	1206 Reo Road		NSP-3	CK		73,000			
33-01-01-08-483-061	730 Chicago	LISA	NSP-3	BH		\$85,000			
33-01-01-31-306-141	3500 Ronald		NSP-3	CK		\$75,000	\$75,000		
33-01-05-06-226-081	2202 Midwood	LISA	NSP-3	CK		\$111,900			

Last Updated: 10/25/13

Vacant Lot(s) Update						
Pending Lot Sales & Inquiries						
#	Status	Address	Price	Buyer(s) Name	Program	Sell: Y/N
1	Appraisal in. Unable to contact buyer	509 W. Columbia	\$10k vs. \$145k	Scott	n/a	TBD
2	Buyer in violation of City Code.	832 Johnson Ave.	\$3,000.00	Shannon Chambers	NSP-1	TBD
3	Will have forms in by 11/1/13	221 E. Randolph	TBD	Mary Corgan	n/a	TBD
4	Waiting for copy of current LC	0 W. Willow	\$2,310 (FMV)	Benjamen Shell	n/a	Y
5	Gave deadline of 10/25 to respond	6221 Marywood	TBD	Brittany Bates	n/a	TBD
6	Gave deadline of 10/25 to respond	0 Lyons Ave.	TBD	Horace Tanner	n/a	TBD
7	Will have forms in by 11/1/13	421/417 S. Detroit	TBD	Mike Lopez	n/a	TBD
8	Getting survey. Calling back on 10/25	1207 Maryland Ave.	\$1,893 (FMV)	Jason Fedewa	NSP-2	Y
9	PA re-sent. Deadline ext. to 12/1	513 Isbell	\$532.00	Virginia Steward	n/a	Y
10	Will have PA in by next week 10/31	1711 Linval	\$3,565.00	Lucie McClees	n/a	Y
11	PA e-mailed on 10/25	1716 Bailey	\$1,500.00	Margaret Chaney	NSP-2	Y
12	PA's sent 10/18. Linda will get City sigs.	1533 Roosevelt	\$3,510.00	Both adj. neighbors	NSP-2	Y
13	PA complete. TC ordered on 10/24	Massachusetts Avenue	\$2,544.00	Naomi Steffes	n/a	Y
14	St. of Int. being faxed over on 10/25	1631 Ohio (Vacant Home)	TBD	Chris Ramirez	n/a	TBD
15	E-mailed details on 10/22.	Daft Street	TBD	Robin Joblinski	n/a	Y
16	Need to meet w/ Jeff to determine \$	2110 Melvin Ct.	TBD	Helen Fitzgerald	n/a	Y
17	Waiting for neighbor to return my call	1722 Linval	TBD	Mr. Joy?	NSP-2	TBD
18	Called Mike Brock & left VM to me back.	612 Brook	TBD	Both adj. neighbors	Demo, CDBG	TBD
19	St. of Int. being sent over 10/29	812 Cleveland	TBD	David Cross	NSP-2	TBD
20	St. of Int. sent over on 10/17	4625 Christiansen	TBD	Margaret Partlo	Dollar Home Purchase	TBD

Sold Lots						
#	Date	Address	Price	Buyer(s) Name	Program	
1	7/17/13	Hickory Street	\$3,000.00	Angie Kellet	n/a	
2	9/12/13	622 Lathrop	\$2,257.00	Raymond Truman	NSP-2	
3	9/19/13	Paris Ave	\$2,450.00	Ruth Resseguie	n/a	
4	9/19/13	1016 E Hazel	\$2,544.00	Raleigh Schneider	n/a	
5	9/26/13	Pearl Street	\$1,000.00	Keyuawn Hall	NSP-2	
6	10/3/13	5207 Balzer	\$6,121.00	Jose L. Perez	n/a	
7	10/11/13	2900 Maloney	\$4,000.00	Wes Shinevar	n/a	

Total Sales: \$21,372.00

Last Updated: 10/25/13

This file is saved in the L-Drive under "Sales Team"

Check Date	Check	Vendor Name	Amount
Bank GEN			
10/01/2013	9972	PNC BANK, NA	5,923.28
10/01/2013	9973	PNC BANK, NA	5,429.87
10/16/2013	10000	MICH STATE HOUSING DEV AUTHORITY	81,957.70
10/16/2013	10001	LAURA DELIND	118.55
10/16/2013	10002	EDEN GLEN CONDO ASSOCIATION	7,025.00
10/16/2013	10003	GILLEGERTEN CARPENTRY	1,200.00
10/16/2013	10004	DBI BUSINESS INTERIORS	467.56
10/16/2013	10005	HASSELBRING CLARK CO	158.03
10/16/2013	10006	H.C. BERGER COMPANY	141.09
10/16/2013	10007	CITY PULSE	972.00
10/16/2013	10008	STR.GRANTS, L.L.C.	4,440.00
10/16/2013	10009	LANSING ICE & FUEL	801.89 V
10/16/2013	10010	PAM BLAIR	240.00
10/16/2013	10011	AMERICAN RENTALS INC.	130.00
10/16/2013	10012	DISCOUNT ONE HOUR SIGNS, INC	405.00
10/16/2013	10013	BESCO WATER TREATMENT, INC.	82.27
10/16/2013	10014	KELLEY APPRAISAL COMPANY	325.00
10/16/2013	10015	TRUST THERMAL ABATEMENT, INC	1,600.00
10/16/2013	10016	ETC	245.00
10/16/2013	10017	ESI ENERGY CONSULTANTS	250.00
10/16/2013	10018	J & M HAULING	2,325.00
10/16/2013	10019	HAZEN LUMBER, INC.	321.96
10/16/2013	10020	MPC CASH-WAY LUMBER	34.29
10/16/2013	10021	COMMERCIAL CLEANING	1,331.16
10/16/2013	10022	BWB CLEANING	1,821.84
10/16/2013	10023	SPARTAN FENCE INC	3,175.00
10/16/2013	10024	LANE'S REPAIR	130.42
10/16/2013	10025	MICHIGAN PLUMBING	239.00
10/16/2013	10026	KWIK REPO INC	14,940.00
10/16/2013	10027	VET'S ACE HARDWARE	1,370.19
10/16/2013	10028	MICHIGAN DEMOLITION & EXCAVATION	1,360.00
10/16/2013	10029	CENTURY CONSTRUCTION	17,420.50
10/16/2013	10030	NORSHORE BUILDING INC	13,289.00
10/16/2013	10031	KEHREN CONSTRUCTION, LLC	9,542.00
10/16/2013	10032	LJ TRUMBLE BUILDERS	2,835.00
10/16/2013	10033	SCHUMACHER'S FOUR SEASONS	4,675.00
10/16/2013	10034	ALL STAR SNOW REMOVAL	3,480.00
10/16/2013	10035	MOW MASTER	1,545.00
10/16/2013	10036	SECOND CHANCE EMPLOYMENT	1,508.00
10/16/2013	10037	NORTHWEST INITIATIVE	1,215.00
10/16/2013	10038	SASSY GRASS	3,987.00
10/16/2013	10039	MCKISSIC CONSTRUCTION	2,985.00
10/16/2013	10040	INTEGRITY LAWN MAINTENANCE	1,990.00
10/16/2013	10041	FRITZY'S LAWN & SNOW	4,545.00
10/16/2013	10042	INGHAM COUNTY TREASURER	10,451.54
10/16/2013	10043	AMO INSPECTIONS & APPRAISALS	2,470.00
10/16/2013	10044	ROXANNE CASE	123.76
10/16/2013	10045	DENNIS GRAHAM	1,480.76
10/16/2013	10046	INGHAM COUNTY TREASURER	53,466.21
10/16/2013	10047	LANSING ICE & FUEL	413.52
10/16/2013	9974	BOARD OF WATER & LIGHT	783.58
10/16/2013	9975	BOARD OF WATER & LIGHT	1,020.52
10/16/2013	9976	BOARD OF WATER & LIGHT	1,000.26
10/16/2013	9977	BOARD OF WATER & LIGHT	536.82
10/16/2013	9978	BOARD OF WATER & LIGHT	307.49
10/16/2013	9979	CONSUMERS ENERGY	206.91
10/16/2013	9980	CONSUMERS ENERGY	176.06
10/16/2013	9981	CONSUMERS ENERGY	189.45
10/16/2013	9982	CONSUMERS ENERGY	196.56
10/16/2013	9983	CONSUMERS ENERGY	183.63
10/16/2013	9984	CONSUMERS ENERGY	1,000.00
10/16/2013	9985	CITY OF LESLIE	1,045.11
10/16/2013	9986	GRANGER CONTAINER SERVICE	80.56
10/16/2013	9987	GRANGER LANDSCAPE SUPPLY	55.00
10/16/2013	9988	DELHI TOWNSHIP	66.47
10/16/2013	9989	CHARTER TOWNSHIP OF LANSING	131.60
10/16/2013	9990	MICHIGAN INSURANCE COMPANY	1,216.00
10/16/2013	9991	MICHIGAN MUNICIPAL RISK MANAGEMENT	6,822.50
10/16/2013	9992	TOSHIBA FINANCIAL SERVICES	197.86
10/16/2013	9993	HOME DEPOT CREDIT SERVICES	15.46
10/16/2013	9994	W.F. BOHNET ELECTRIC CO	1,750.00
10/16/2013	9995	MICHIGAN COMMUNITY DEVELOPMENT ASSO	250.00
10/16/2013	9996	ACTION WITHOUT BORDERS	70.00
10/16/2013	9997	URBAN LAND INSTITUTE	215.00
10/16/2013	9998	MICH STATE HOUSING DEV AUTHORITY	35.00
10/16/2013	9999	MICH STATE HOUSING DEV AUTHORITY	1,390.95
10/17/2013	10048	DAWN VAN HALST	249.04

10/30/2013 02:18 PM
User: JEFF
DB: Iclb

CHECK REGISTER FOR INGHAM COUNTY LAND BANK
CHECK DATE FROM 10/01/2013 - 10/31/2013

Page: 2/2

Check Date	Check	Vendor Name	Amount
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GEN TOTALS:

Total of 77 Checks:			295,575.22
Less 1 Void Checks:			801.89
Total of 76 Disbursements:			<u>294,773.33</u>

INGHAM COUNTY LAND BANK AUTHORITY
STATEMENT OF NET ASSETS
STATEMENT OF REVENUES, EXPENSES AND CHANGE IN NET ASSETS
SEPTEMBER 30, 2013

Assets	
Cash	\$ 64,219.70
Accounts Receivable	\$ 2,802.52
Land Contract Receivable	\$ 1,848,833.74
Land Contract Interest Receivable	\$ 41,362.94
Land Contract Escrow	\$ 15,508.77
Notes Receivable	\$ 180,000.00
Specific Tax Receivable	\$ 21,250.31
Specific Tax Receivable - Prior Year	\$ 940.67
OCOF Nonprofit Receivable	\$ 5,322.68
Ingham County Receivable	\$ 12,233.02
Lansing City Receivable - General	\$ 35,844.47
CDBG Receivable	\$ 11,646.91
NSP 3 Lansing City Receivable	\$ 40.00
NSP County Receivable	\$ -
NSP 2 Receivable	\$ (1,190.00)
HOME Lansing City Receivable	\$ 27,000.00
Inventory - NSP2	\$ -
Inventory	\$ 4,557,713.92
Total Assets	\$ 6,823,529.65

Liabilities	
Accounts Payable	\$ 14,153.15
Notes Payable - PNC Bank	\$ 3,500,000.00
Due to MSHDA - NSP 2	\$ -
Due to Ingham County	\$ 1,173,596.29
Due to MSHDA	\$ 83,348.65
Due to City of Lansing	\$ -
Rental Deposit	\$ 13,282.00
Good Faith Deposits	\$ 4,504.00
Land Contract Escrow	\$ (1,957.01)
Deferred Revenue	\$ -
Total Liabilities	\$ 4,786,927.08

Retained Earnings	\$ 1,720,903.43
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Total Net Assets	\$ 315,699.14
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INGHAM COUNTY LAND BANK AUTHORITY
STATEMENT OF REVENUES, EXPENSES AND CHANGE IN NET ASSETS
SEPTEMBER 30, 2013

Revenues	
Property Sales	\$ 877,895.75
NSP 1 City of Lansing Revenue	\$ 87,541.61
NSP 3 City of Lansing Revenue	\$ 25,072.40
HOME City of Lansing Revenue	\$ 364,829.42
HOME Sale Proceeds Revenue	\$ 75,120.53
Lansing Reinvestment Revenue	\$ 365,578.15
NSP 2 MSHDA Revenue	\$ 373,540.29
NSP 2 MSHDA Admin Revenue	\$ 41,460.51
NSP 2 Program Income	\$ 235,300.00
NSP 2 General Revenue	\$ 3,600.00
NSP County Revenue	\$ 5,484.20
Interest Income	\$ 125,387.61
Developer Fee Revenue	\$ 79,803.55
Rental Income	\$ 139,518.00
Garden Program Revenue	\$ 506.00
Late Fee Revenue	\$ 2,557.36
Purchase Option Fee Revenue	\$ 4,000.00
Miscellaneous Revenue	\$ 1,644.89
CDBG Revenue	\$ 115,141.91
Ingham County Allocation	\$ 400,000.00
Total Revenues	\$ 3,323,982.18

Operating Expenses	
Costs of Projects	\$ 541,903.94
Supplies	\$ 9,777.05
Audit Fee	\$ 15,400.00
Communication	\$ 4,575.38
Security	\$ 365.52
Memberships	\$ 483.00
Rental	\$ 5,000.00
Equipment - Small Purchase	\$ 7,921.88
Vehicle Expense	\$ 3,189.33
Postage	\$ 1,442.40
Media	\$ 18,127.66
Consultants	\$ 35,657.44
Bank Fee	\$ 632.31
Legal	\$ 13,001.29
Contractual Services	\$ 11,750.00
Software	\$ 18,980.00
Travel	\$ 2,179.73
Conferences	\$ 1,665.00

INGHAM COUNTY LAND BANK AUTHORITY
STATEMENT OF REVENUES, EXPENSES AND CHANGE IN NET ASSETS
SEPTEMBER 30, 2013

Operating Expenses Continued

Payroll Reimbursement	\$ 255,709.84
Americorp Member	\$ 6,476.00
Interior Staging	\$ 56.21
Insurance Property	\$ 9,697.84
Employer Tax Liability	\$ 13,994.90
Payroll Service	\$ 1,390.42
Workers Compensaton	\$ 6,967.39
Utilities	\$ 308.75
Building Maintenance	\$ 10,009.85
Lawn and Snow	\$ 945.00
Land Contract Default	\$ 76,987.98
Garden Program	\$ 11,592.83
Bicycle Share	\$ 7,780.31
Rental Expense	\$ 48,098.74
HOME Lansing City	\$ 665,318.03
Community Development Projects	\$ 1,375.00
Interest Expenses	\$ 33,344.49
NSP 1 Lansing City	\$ 138,082.49
NSP Ingham County	\$ 6,263.60
NSP 2	\$ 598,477.92
NSP 2 Program Income Expense	\$ 235,299.90
NSP 3	\$ 50,465.92
CDBG Lansing	\$ 130,811.10
Blight Elimination	\$ 6,776.60
Total Operating Expenses	\$ 3,008,283.04

Total Net Assets, end of period	\$ 315,699.14
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