

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, JANUARY 6, 2014 AT 5:00 P.M., IN THE PERSONNEL CONFERENCE ROOM (D&E), HUMAN SERVICES BUILDING, 5303 S. CEDAR, LANSING

Agenda

Call to Order

Additions to the Agenda

Limited Public Comment – 3 minutes per person

1. Community Projects Update
2. Election of Officers – Motion
 - a.) Chair is County Treasurer per Section 4 of the Intergovernmental Agreement
 - b.) Vice Chair
 - c.) Secretary
 - d.) Treasurer
3. Resolution to approve a revised Option to Purchase Agreement between ICLBA and Kincaid Henry for the Ash Street Redevelopment Project in Mason
4. Ingham County Land Bank Strategic Plan – Outcome # 5 – More Transparent, Efficient Internal Operations – discussion item
5. ICLBA Public Relations Communications Report – 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 – December 2013
 - b. Monthly Statement – November 2013
8. Chairman & Executive Director Comments

Announcements

Public Comment – 3 minutes per person

Adjournment



December 26, 2013

To: Ingham County Land Bank Board Members

From: Jeff Burdick, Executive Director

Subject: Revised Purchase Agreement between the Land Bank and Kincaid Henry for the Ash Street Redevelopment Project in Mason

On May 2, 2013, the Land Bank received preliminary approval from the Michigan State Housing Development Authority (MSHDA) for our grant application of \$500,000 in Michigan Housing and Community Development Funds (MHCFD) regarding the Ash Street Mixed-Use Redevelopment Project in downtown Mason. The Land Bank Board authorized the acceptance of this preliminary grant at their June 3, 2013 meeting. This resolution would allow the Land Bank to enter into a development agreement and execute an option to purchase with Kincaid Henry, the developer for the project.

At your August 19, 2013 Board meeting, you approved a resolution allowing the Land Bank to enter into an option to purchase agreement with Kincaid Henry. It was referenced in both the development agreement and option to purchase agreement that the Land Bank would apply for an Obsolete Property Rehabilitation Act (OPRA) certificate to the City of Mason, which was thought to freeze the value of the property at approximately \$863,000 for a period of no more than twelve years upon completion of the project. The OPRA was intended to assist an end user that Kincaid Henry had already identified for the commercial portion of this project.

Upon further examination of the OPRA certificate process, it was determined that the property could not be frozen at a relatively random amount (\$863,000) by a City Assessor. Instead, it would have to be frozen at the amount it was appraised for prior to the start of construction (\$150,000). Freezing the value of the property at \$150,000 for twelve years is not a viable option for the City or the Land Bank. Kincaid Henry thus decided to eschew the pursuit of an OPRA certificate.

Kincaid Henry is now asking for a significant reduction in the purchase price of the property – from \$150,000 to as low as \$60,000. Per Kincaid Henry, this reduction would bring the project above a debt service coverage ratio of 1.25, which is a requirement of most banks in order to obtain financing. Kincaid Henry has provided two pro formas illustrating the debt service coverage ratio at two different purchase price points. Both of these pro formas are included in the meeting packet. The first illustrates a property acquisition cost of \$150,000 (the original, agreed-upon purchase price). This yields a debt service coverage ratio of 1.18, below the 1.25 requirement. The second pro forma shows a property acquisition cost of \$65,000. This yields a debt service coverage ratio of 1.32, which is well above the 1.25 requirement.

Staff Recommendation:

Staff recommends approving a purchase agreement with Kincaid Henry for the property at 122-140 Ash Street in Mason at a purchase price no less than \$75,000.

Pro Forma - Income and Expense				Without CRP/CBDG Funds		
122-140 Ash Street, Mason MI - Shopping Guide						
12/3/2013				Uses	Sources	Notes
Residential Retail - Mixed Use						
10 total units (6 rental rehab - 4 market)		Year 1	Year 2 - Rate Increase	Acquisition and Improvements		
Estimated Gross Income			2% inflation	Property Acquisition	\$150,000.00	
Residential Apartments (100% rental rehab) - 6	\$43,848.00	\$43,848.00		Hard Construction Costs	\$1,151,200.00	
Residential Apartments (100% market rate) - 4	\$34,800.00	\$34,800.00		Residential Construction Costs	\$645,300.00	MSHDA (10 units)
Office User 7,230 (\$10 sq.ft. + Utilities)	\$72,300.00	\$73,746.00		Commercial Office Retail Finishes	\$264,150.00	
Total Building Common Area						
				Subtotal Acquisition and Improve	\$2,210,650.00	
Tenant Deposits						
Vacancy & Collection Allowance				"Soft Costs"		
				Environmental	\$7,500.00	
7%	-\$10,566.36	-\$10,777.69		Civil Engineering	\$0.00	Included below
				MEDC - MBT App	\$2,800.00	TBD
				Survey	\$3,150.00	
Effective Gross Income	\$140,381.64	\$141,616.31		Legal Work and Accounting	\$5,000.00	
				Insurance During Construction	\$3,700.00	
Operating Expenses				Closing costs	\$4,500.00	
Replacement Reserve 5%	\$7,019.08	\$7,159.46		Architectural/Civil	\$68,700.00	Hooker DeJong
Building Utilities - Commerical Common	\$2,112.00	\$2,154.24		Construction Interest /Permits	\$15,000.00	
Estimated Property Taxes (Full)	\$35,881.00	\$36,598.62		Subtotal Soft Costs	\$110,350.00	
Building Utilities - Residential	\$6,823.00	\$6,959.46			\$0.00	
Building and Property Insurance	\$3,900.00	\$3,978.00		Soft Costs Total	\$110,350.00	
Snow Removal/Lawn/Cleaning/Misc.	\$9,150.00	\$9,333.00		Total Costs	\$2,321,000.00	
Administration Fee	\$8,550.00	\$8,721.00				
				Total Eligible Activities		
Total Operating Expenses	\$73,435.08	\$74,903.78				
				Sources		
Net Operating Income	\$66,946.56	\$66,712.53		Strong Bank of Choice		
				MSHDA - MHCDF Grant	-\$500,000.00	
				Rental Rehab/Home Funds	-\$350,000.00	
				CDBG Blight Elimination Grant	-\$446,000.00	
Debt Service				City Façade Grant	-\$50,000.00	1 year disbursement
Strong Bank of Choice	\$56,535.68	\$56,535.68		Owner Investment	-\$125,500.00	
5.75%, 5 year note at 20yr Am				Total Sources/End Loan	\$849,500.00	
Total Debt Service	\$56,535.68	\$56,535.68				
After Tax Cash Flow	\$10,410.88	\$10,176.85				
Debt Service Coverage Ratio	1.184147056			* Project is located in historic district but has not been allocated as a contributing member. Credit offset with MSHDA grant		
Note:						
Utilities separated per lease - Common by Owner						
Property Taxes calculated on City of Mason with OPRA						
Insurance Provider - Lyman and Sheets						
Debt Service Coverage Ratio requirement = 1.25 or greater						

Pro Forma - Income and Expense				Without CRP/CBDG Funds		
122-140 Ash Street, Mason MI - Shopping Guide						
12/3/2013				Uses	Sources	Notes
Residential Retail - Mixed Use						
10 total units (6 rental rehab - 4 market)		Year 1	Year 2 - Rate Increase	Acquisition and Improvements		
Estimated Gross Income			2% inflation	Property Acquisition	\$65,000.00	
Residential Apartments (100% rental rehab) - 6	\$43,848.00	\$43,848.00		Hard Construction Costs	\$1,151,200.00	
Residential Apartments (100% market rate) - 4	\$34,800.00	\$34,800.00		Residential Construction Costs	\$645,300.00	MSHDA (10 units)
Office User 7,230 (\$10 sq.ft. + Utilities)	\$72,300.00	\$73,746.00		Commercial Office Retail Finishes	\$264,150.00	
Total Building Common Area						
				Subtotal Acquisition and Improve	\$2,125,650.00	
Tenant Deposits						
				"Soft Costs"		
Vacancy & Collection Allowance				Environmental	\$7,500.00	
	7%	-\$10,566.36	-\$10,777.69	Civil Engineering	\$0.00	Included below
				MEDC - MBT App	\$2,800.00	TBD
				Survey	\$3,150.00	
Effective Gross Income		\$140,381.64	\$141,616.31	Legal Work and Accounting	\$5,000.00	
				Insurance During Construction	\$3,700.00	
Operating Expenses				Closing costs	\$4,500.00	
Replacement Reserve 5%	\$7,019.08	\$7,159.46		Architectural/Civil	\$68,700.00	Hooker DeJong
Building Utilities - Commerical Common	\$2,112.00	\$2,154.24		Construction Interest /Permits	\$15,000.00	
Estimated Property Taxes (Full)	\$35,881.00	\$36,598.62		Subtotal Soft Costs	\$110,350.00	
Building Utilities - Residential	\$6,823.00	\$6,959.46			\$0.00	
Building and Property Insurance	\$3,900.00	\$3,978.00		Soft Costs Total	\$110,350.00	
Snow Removal/Lawn/Cleaning/Misc.	\$9,150.00	\$9,333.00		Total Costs	\$2,236,000.00	
Administration Fee	\$8,550.00	\$8,721.00				
				Total Eligible Activities		
Total Operating Expenses		\$73,435.08	\$74,903.78			
				Sources		
Net Operating Income		\$66,946.56	\$66,712.53	Strong Bank of Choice		
				MSHDA - MHCDF Grant	-\$500,000.00	
				Rental Rehab/Home Funds	-\$350,000.00	
				CDBG Blight Elimination Grant	-\$446,000.00	
				City Façade Grant	-\$50,000.00	1 year disbursement
Debt Service				Owner Investment	-\$125,500.00	
Strong Bank of Choice	\$50,878.78	\$50,878.78		Total Sources/End Loan	\$764,500.00	
5.75%, 5 year note at 20yr Am						
Total Debt Service		\$50,878.78	\$50,878.78			
After Tax Cash Flow		\$16,067.77	\$15,833.75			
Debt Service Coverage Ratio	1.315805002			* Project is located in historic district but has not been allocated as a contributing member. Credit offset with MSHDA grant		
Note:						
Utilities separated per lease - Common by Owner						
Property Taxes calculated on City of Mason with OPRA						
Insurance Provider - Lyman and Sheets						
Debt Service Coverage Ratio requirement = 1.25 or greater						

INGHAM COUNTY LAND BANK

OPTION AGREEMENT FOR PURCHASE OF REAL PROPERTY

THIS OPTION AGREEMENT ("Agreement") made and entered into this ____ day of _____, 20___, by and between the **Ingham County Land Bank Fast Track Authority**, whose principal address is 422 Adams Street, Lansing, Michigan 48906, hereinafter referred to as "Seller" and **RKH Investments, LLC**, whose principal address is 934 Clark St., Lansing, MI 48906, hereinafter referred to as "Purchaser":

WITNESSETH:

WHEREAS, Seller is the fee simple owner of certain real property being, lying and situated in the City of Mason, County of Ingham, State of Michigan, such real property having the street address of 140 East Ash Street, 124 East Ash Street, and Alley 17 ("Premises") and such property being more particularly described as follows:

W 2/3 of Lot 3, Block 17, Section 9 T2N R1W, City of Mason, Ingham County

N 41 feet of Lot 9, Block 17, Section 9 T2N R1W, City of Mason, Ingham County

E 2/3 of Lot 2, Block 17, Section 9 T2N R1W, City of Mason, Ingham County

and,

WHEREAS, Purchaser desires to enter into an option to purchase the Premises upon the terms and provisions as hereinafter set forth;

WHEREAS, Seller and Purchaser intend that the subject premises shall be used to develop commercial space and ten rental apartment units using funds provided by the Michigan State Housing Development Authority (MSDHA) through the Michigan Housing and Community Development Fund (MHCDF), the U.S. Department of Housing and Urban Development Community Development Block Grant (CDBG) funds for rental rehabilitation; the U.S. Department of Housing and Urban Development's Part 1Blight Elimination Through Historic Preservation CDBG funds, and a façade improvement grant through the City of Mason's Downtown Development Authority.

WHEREAS, Seller, City of Mason (City) and Purchaser have entered into a Development Agreement wherein Purchaser is acting as developer for the subject premises and which Development Agreement dated _____ is hereby incorporated by reference;

WHEREAS, Purchaser and Seller intend that this Option Agreement shall provide land control for the Purchaser while Purchaser is acting as developer under the aforementioned Development Agreement;

WHEREAS, this Option Agreement shall be contingent upon the successful completion of an environmental review of the subject premises;

WHEREAS, the amount required for the purchaser to secure this option (option fee) shall be a nominal amount;

NOW, THEREFORE, for good and valuable consideration the receipt and sufficiency of which is hereby acknowledged by the parties hereto and for the mutual covenants contained herein, Seller and Purchaser hereby agree as follows:

1. DEFINITIONS. For the purposes of this Agreement, the following terms shall have the following meanings:

- (a) "Execution Date" shall mean the day upon which the last party to this Agreement shall duly execute this Agreement;
- (b) "Option Fee" shall mean the total sum of a down payment of **\$15,000.00** toward the total purchase price of the Premises payable as set forth below;
- (c) "Option Term" shall mean that period of time commencing on _____ and ending no later than twelve months after the MSHDA MHCD fund award;
- (d) "Option Exercise Date" shall mean that date at the end of the Option Term, by which the Purchaser shall send its written notice to Seller exercising its Option to Purchase;
- (e) "Closing Date" shall mean the last day of the Option Term or such other date during the Option Term selected by Seller.

2. GRANT OF OPTION. For and in consideration of the Option Fee payable to Seller as set forth herein, Seller does hereby grant to Purchaser the exclusive right and Option ("Option") to purchase the premises upon the terms and conditions as set forth herein.

- (a) Unoccupied Property. Seller warrants that premises are unoccupied as of the Option Exercise Date and have been continuously unoccupied for at least 120 days prior to the Option Exercise Date.

3. PAYMENT OF OPTION FEE. Purchaser agrees to pay the Seller a down payment of ten percent of the total purchase price of the Premises as the Option Fee.

4. EXERCISE OF OPTION. Purchaser shall exercise its exclusive right to purchase the Premises pursuant to the Option, at the end of the Option Term, by giving written notice thereof to Seller. As provided for above, the date of sending of said notice shall be the Option Exercise Date. In the event the Purchaser does not exercise its exclusive right to purchase the Premises granted by the Option during the Option Term, the (a) this Agreement shall become absolutely null and void, (b) neither party hereto shall have any other liability, obligation or duty herein under or pursuant to this Agreement, and (c) Seller shall retain the Option Fee.

5. CONTRACT FOR PURCHASE & SALE OF REAL PROPERTY. In the event that the Purchaser exercises its exclusive Option as provided for in the preceding paragraph, Seller agrees to sell and Purchaser agrees to buy the Premises and both parties agree to execute a contract for such purchase and sale of the Premises in accordance with the following terms and conditions:

- (a) Purchase Price. The purchase price for the Premises shall be the sum of **\$75,000.00**, which may be financed in whole or in part through purchaser's assumption of existing mortgages, liens or indebtedness; however, Purchaser shall receive a credit toward such purchase price in the amount of the Option Fee;
- (b) Closing Date. The closing date shall be on December 31, 2014 or at any other date during the Option Term as may be selected by Seller;
- (c) Closing Costs. Costs of closing the property sale transaction shall be borne by Purchaser and shall be paid at closing;
- (d) Default by Purchaser; Remedies of Seller. In the event Purchaser, after exercise of the Option, fails to proceed with the closing of the purchase of the Premises pursuant to the terms and provisions as contained herein and/or under the Contract, Seller shall be entitled to retain the Premises and the Option Fee, and shall have no further recourse against Purchaser;

(e) Default by Seller; Remedies of Purchaser. In the event Seller fails to close the sale of the Premises pursuant to the terms and provisions of this Agreement and/or under the Contract, Purchaser shall be entitled to either sue for specific performance of the real estate purchase and sale contract or terminate such Contract and sue for money damages;

(f) Assignment of Option. Purchaser may not assign this option to another party without Seller's prior written approval.

(g) Title Insurance. If closing occurs, Seller will provide a commitment for ALTA Home Owner's Policy of Title Insurance in an amount not less than the purchase price without expense to the Purchaser unless otherwise agreed.

6. MISCELLANEOUS.

(a) Execution by Both Parties. This Agreement shall not become effective and binding until fully executed by both Purchaser and Seller.

(b) Notice. All notices, demands and/or consents provided for in this Agreement shall be in writing and shall be delivered to the parties hereto by hand or by United States Mail with postage pre-paid. Such notices shall be deemed to have been served on the date mailed, postage pre-paid. All such notices and communications shall be addressed to the Seller at 422 Adams Street, Lansing, MI 48906 and to Purchaser at 934 Clark Street, Lansing, MI 48906 or at such other address as either may specify to the other in writing.

(c) Governing Law. This Agreement shall be governed by and construed in accordance with the laws of the State of Michigan.

(d) Successors and Assigns. This Agreement shall apply to, inure to the benefit of and be binding upon and enforceable against the parties hereto and their respective heirs, successors, and or assigns, to the extent as if specified at length throughout this Agreement.

(e) Time. Time is of the essence of this Agreement.

(f) Headings. The headings inserted at the beginning of each paragraph and/or subparagraph are for convenience of reference only and shall not limit or otherwise affect or be used in the construction of any terms or provisions hereof.

(g) Cost of this Agreement. Any cost and/or fees incurred by the Purchaser or Seller in executing this Agreement shall be borne by the respective party incurring such cost and/or fee.

(h) Entire Agreement. This Agreement contains all of the terms, promises, covenants, conditions and representations made or entered into by or between Seller and Purchaser with respect to the Option. This Agreement may not be modified or amended unless such amendment is set forth in writing and executed by both Seller and Purchaser with the formalities hereof.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed under proper authority:

As to Purchaser this ____ day of _____, 2014.

Witnesses:

"Purchaser"

Ryan Kincaid, Member

RKH Investments, LLC

As to Seller this ____ day of _____, 2014.

Witnesses:

"Seller"

Eric Schertzing, Chairperson

Ingham County Land Bank Fast Track Authority

INGHAM COUNTY LAND BANK AUTHORITY

RESOLUTION TO AUTHORIZE THE CHAIRMAN TO EXECUTE AN OPTION TO PURCHASE AGREEMENT WITH KINCAID HENRY FOR THE PROPERTIES LOCATED AT 140 E. ASH, 124 E. ASH AND ALLEY 17, MASON, MICHIGAN FOR THE SUM NOT LESS THAN \$ 75,000.

RESOLUTION #14-01

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

WHEREAS, the Act allows a foreclosing governmental unit, such as the Ingham County Treasurer, to enter into an intergovernmental agreement with the State Land Bank Fast Track Authority providing for the exercise of the powers, duties, functions, and responsibilities of an authority under the Act, and for the creation of a County Land Bank Fast Track Authority (the "Authority") to exercise those functions; and

WHEREAS, the Ingham County Treasurer, with Ingham County Board of Commissioners approval, has entered into such an intergovernmental agreement under the Act; and

WHEREAS, the Ingham County Land Bank Fast Track Authority received title to the properties located at 124 E. Ash, Mason, consisting of a two story 7,480 sq.ft commercial building; 140 E. Ash, Mason, consisting of a three story 13,140 sq. ft commercial building; and Alley 17, Mason, consisting of a storage/garage 1,200 sq.ft commercial building in July of 2009 through tax foreclosure; and

WHEREAS, these buildings are functionally obsolete and are a focal point in downtown Mason; and

WHEREAS, the intended redevelopment is mixed-use with ten new residential apartments and over 5,000 square feet of new first-floor commercial space in the heart of downtown Mason; and

WHEREAS, the Michigan State Housing Development Authority (MSHDA) has awarded the Ingham County Land Bank Fast Track Authority a preliminary grant in the amount of \$500,000 to assist in completing the Ash Street Mixed-Use Redevelopment Project; and

WHEREAS, MSHDA has awarded the City of Mason a Rental Rehabilitation grant using U.S. Department of Housing and Urban Development Community Development Block Grant (CDBG) in the amount of \$350,000 to assist in completing the Ash Street Mixed-Use Redevelopment Project; and

WHEREAS, the Michigan Economic Development Corporation (MEDC) awarded the City of Mason a U.S. Department of Housing and Urban Development Blight Elimination Grant in the amount of \$446,000 to assist in completing the Ash Street Mixed-Use Redevelopment Project; and

WHEREAS, the City of Mason's Downtown Development Authority has committed \$50,000 of Façade Improvement money towards completing the Ash Street Mixed-Use Redevelopment Project, and

WHEREAS, a combination of private funds and bank financing will assist in completing the Ash Street Mixed-Use Redevelopment Project; and

WHEREAS, the Ingham County Land Bank Fast Track Authority has policies, procedures and administrative rules regarding the disposition of commercial property and all transfer for non-residential property must have board approval;

THEREFORE BE IT RESOLVED, that the Authority authorizes the Land Bank Chairman to enter into a development agreement and execute an option to purchase agreement with Kincaid Henry for the properties located at 124 E. Ash, 140 E. Ash and Alley 17, Mason, Michigan for the sum not less than \$ 75,000.

Aye:

Abstain:

Nay:



Communications Update January 2014

Notable Projects:

- We had a successful Holiday Open House event at AA Creative Corridor in REO Town. Thanks to those of you who attended!
- The Land Bank topped 1,000 fans on Facebook: facebook.com/inghamcountylandbank
- In January, the Land Bank team will begin outreach meetings with local organizations to better connect with LISA potential buyers. The goal is to meet with or present to at least two organizations each month. The first meetings are scheduled at Refugee Development Services, Capital Area Community Services, Financial Empowerment Center and Capital Area Michigan Works! **If you have an idea or organization at which you'd like us to present or meet with staff, please send them to Kate Snyder, kate@piperandgold.com.**

Social Media:

- Current Facebook Fans: 1,004 Likes (up from 994)
- Current Twitter Followers: 653 (up from 635)
- Content is shared daily on both channels.
- Home listings are shared at least once a week.
- The highest engagement this past month was news shared about the Land Bank's 58th home sold in 2013, home listings and the Capital Area Health Alliance's event presenting the Healthy Lifestyles & Choosing Health! Advancement Certificate of Appreciation.

Media Relations:

- The Land Bank participated in the Midtown development ground breaking on October 31, with several stories as a result.
- The community clean up coverage, a follow up to the WILX Wishing Wall coverage, was extremely positive and favorable.

Media Clips:

11/27/2013	City Pulse	When you wish upon a store	http://www.lansingcitypulse.com/lansing/article-9595-when-you-wish-upon-a.html
12/2/2013	WILX-TV	City Passes Foreclosed Properties to	http://www.wilx.com/home/headlines/City-Passes-Foreclosed-Properties-to-Land-Bank-

		Land Bank	234175131.html?ref=131
12/11/2013	CBS Detroit	Four Companies To Invest \$35M, Add 285 Jobs In Michigan	http://detroit.cbslocal.com/2013/12/11/four-companies-to-invest-35m-add-285-jobs-in-michigan/
12/11/2013	MiTech News	\$2.3 Million In Government Incentives Spur \$35.4 Million In Private Investment	http://www.mitechnews.com/articles.asp?id=16488
12/12/2013	LegalNews.com	From the desk of Eric Schertzing, Ingham County Treasurer and Land Bank Chair	http://www.legalnews.com/ingham/1383615/
12/13/2013	Area Development Online	Four Michigan Companies Plan Facility Expansion Utilizing Michigan Strategic Funding	http://www.areadevelopment.com/newsitems/12-13-2013/four-companies-expand-in-michigan189122.shtml

Check Date	Check	Vendor Name	Amount
Bank GEN			
12/03/2013	10201	STATE FARM INSURANCE	720.00
12/05/2013	10202	AA CREATIVE CORRIDOR	150.00 V
12/10/2013	10203	BOARD OF WATER & LIGHT	591.51
12/10/2013	10204	BOARD OF WATER & LIGHT	3,923.20
12/10/2013	10205	BOARD OF WATER & LIGHT	33.80
12/10/2013	10206	CONSUMERS ENERGY	633.65
12/10/2013	10207	CONSUMERS ENERGY	539.11
12/10/2013	10208	CONSUMERS ENERGY	298.73
12/10/2013	10209	CONSUMERS ENERGY	164.21
12/10/2013	10210	CONSUMERS ENERGY	600.00
12/10/2013	10211	DELHI TOWNSHIP	12.73
12/10/2013	10212	SAM'S CLUB	90.00
12/10/2013	10213	TOSHIBA FINANCIAL SERVICES	197.86
12/10/2013	10214	LANSING CITY MARKET	300.00
12/10/2013	10215	MICH STATE HOUSING DEV AUTHORITY	391.99
12/10/2013	10216	MICH STATE HOUSING DEV AUTHORITY	61,622.00
12/10/2013	10217	MICH STATE HOUSING DEV AUTHORITY	49,498.09
12/10/2013	10218	LJ TRUMBLE BUILDERS	250.00
12/10/2013	10219	KINCAID HENRY BUILDING GROUP, INC	115,220.00 V
12/10/2013	10220	GRAND RIVER INTERIORS & PLASTER LLC	200.00
12/10/2013	10221	COMMERCIAL CLEANING	914.76
12/10/2013	10222	VET'S ACE HARDWARE	37.53
12/10/2013	10223	HAZEN LUMBER, INC.	2.09
12/10/2013	10224	DBI BUSINESS INTERIORS	279.66
12/10/2013	10225	CITY PULSE	74.16
12/10/2013	10226	WES STEFFEN PLUMBING	75.00
12/10/2013	10227	J & M HAULING	435.00
12/10/2013	10228	HOLDERS HEATING & AIR	281.58
12/10/2013	10229	GREATER LANSING HOUSING COALITION	1,519.19
12/10/2013	10230	LAFONTAINE FORD, INC	31.61
12/10/2013	10231	CAPITAL IMAGING	127.50
12/10/2013	10232	DAVIS GLASS & SCREEN	635.93
12/10/2013	10233	SOUTH ST, LLC	500.00
12/10/2013	10234	PAM BLAIR	240.00
12/10/2013	10235	H.C. BERGER COMPANY	141.09
12/10/2013	10236	HASSELBRING CLARK CO	162.88
12/10/2013	10237	SC SERVICES ENVIRONMENTAL	71,985.00
12/10/2013	10238	MICHIGAN DEMOLITION & EXCAVATION	5,800.00
12/10/2013	10239	SHIRLEY WRIGHT	2,200.00
12/10/2013	10240	AMO INSPECTIONS & APPRAISALS	1,640.00
12/10/2013	10241	DENNIS GRAHAM	243.60
12/10/2013	10242	LINDA SCHONBERG	146.09
12/10/2013	10243	JOSEPH G BONSALE	100.00
12/10/2013	10244	ROXANNE CASE	131.42
12/10/2013	10245	NICOLE BONVISUTO	39.89
12/10/2013	10246	LANSING CITY TREASURER	4,548.59
12/10/2013	10247	LANSING CITY TREASURER	3,412.15
12/10/2013	10248	CITY OF EAST LANSING	160.46
12/10/2013	10249	CHARTER TOWNSHIP OF LANSING	996.16
12/10/2013	10250	DELHI TOWNSHIP	1,806.23
12/11/2013	10251	MSU MICHIGAN STATE UNIVERSITY	250.00
12/12/2013	10252	HOOPER CONSULTING GROUP, LLC	115,220.00
12/18/2013	10253	BESTSELLERS EXTRA	395.00
12/19/2013	10254	BOARD OF WATER & LIGHT	447.47
12/19/2013	10255	BOARD OF WATER & LIGHT	530.00
12/19/2013	10256	BOARD OF WATER & LIGHT	403.41
12/19/2013	10257	BOARD OF WATER & LIGHT	417.16
12/19/2013	10258	CONSUMERS ENERGY	301.42
12/19/2013	10259	MICHGAN MUNICIPAL RISK MANAGEMENT	6,822.50
12/19/2013	10260	CAPITAL ONE COMMERCIAL	1,234.20
12/19/2013	10261	HOME DEPOT CREDIT SERVICES	67.37
12/19/2013	10262	GRANGER LANDSCAPE SUPPLY	40.00
12/19/2013	10263	THE SHERWIN-WILLIAMS CO.	68.16
12/19/2013	10264	CITY OF LANSING, C.A.R.T.	45.00
12/19/2013	10265	COMCAST	66.95
12/19/2013	10266	AT & T	299.64
12/19/2013	10267	GRANGER CONTAINER SERVICE	640.56
12/19/2013	10268	O'MEARA GROUP	150.00
12/19/2013	10269	EDEN GLEN CONDO ASSOCIATION	6,170.00
12/19/2013	10270	BWB CLEANING	1,615.56
12/19/2013	10271	MOLENAAR & ASSOCIATES, INC	650.00
12/19/2013	10272	LANSING ICE & FUEL	79.99
12/19/2013	10273	INGHAM COUNTY HEALTH DEPARTMENT	1,979.00
12/19/2013	10274	OETZEL-HARTMAN GROUP	1,500.00
12/19/2013	10275	CITY PULSE	925.65
12/19/2013	10276	J & M HAULING	375.00
12/19/2013	10277	MAC CONTRACTING	43,000.00
12/19/2013	10278	LANE'S REPAIR	92.29

Check Date	Check	Vendor Name	Amount
12/19/2013	10279	AMY'S CATERING	811.25
12/19/2013	10280	MICH STATE HOUSING DEV AUTHORITY	84,289.70
12/19/2013	10281	COMMERCIAL CLEANING	118.20
12/19/2013	10282	METRO DEVELOPMENT CORP.	225.00
12/19/2013	10283	BERRY BUILDERS LLC	2,650.00
12/19/2013	10284	LJ TRUMBLE BUILDERS	250.00
12/19/2013	10285	J & J HARDWOODS, INC.	845.00
12/19/2013	10286	SOUTH ST, LLC	500.00
12/19/2013	10287	DBI BUSINESS INTERIORS	331.78
12/19/2013	10288	RIZZI DESIGNS	2,137.95
12/19/2013	10289	RED CEDAR CONSULTING, LLC	2,915.00
12/19/2013	10290	W.F. BOHNET ELECTRIC CO	4,550.00
12/19/2013	10291	INGHAM COUNTY TREASURER	173,073.37
12/19/2013	10292	AMO INSPECTIONS & APPRAISALS	1,460.00
12/19/2013	10293	DENNIS GRAHAM	229.96
12/19/2013	10294	JOSEPH G BONSALE	41.83
12/19/2013	10295	ERIC SCHERTZING	533.23
12/19/2013	10296	JEFFREY BURDICK	62.97

GEN TOTALS:

Total of 96 Checks:	792,916.02
Less 2 Void Checks:	115,370.00
Total of 94 Disbursements:	677,546.02