



PUBLIC NOTICE

REGULAR MEETING OF THE BOARD

Monday, October 16, 2017 at 5:00 - 6:15 pm
Personnel Conference Room (D&E), Human Services Building
5303 S. Cedar, Lansing MI

Please mute cell phones to avoid disrupting the meeting.

BOARD OF DIRECTORS

Eric Schertzing
CHAIR

Kara Hope
VICE-CHAIR

Deb Nolan
TREASURER

Sarah Anthony
SECRETARY

Brian McGrain
MEMBER

EXECUTIVE DIRECTOR

Jeanna M. Paluzzi

AGENDA

1. **Call to Order**
2. **Approval of minutes**
 - A. September 18, 2017 Regular Board meeting
3. **Amendments to the agenda**
4. **Limited public comment** 3 Minutes per person
5. **Resolutions** None this month
6. **Community projects update**
 - A. Simken Ave: Proposed soccer field + outdoor adventure park
 - B. Pleasant Grove School: Funding for redevelopment feasibility study
7. **Property maintenance, renovation & development reports**
 - A. Residential, garden, and commercial property dashboard
 - B. Completed and pending sales whiteboard
 - C. Residential rental properties status report
 - D. General legal counsel update
8. **Accounts payable & monthly statements**
 - A. Approval of accounts payable: September 2017
 - B. Receipt of Statement of Revenue and Expense: August 2017
 - C. Presentation of FY2018 budget proposal
9. **Board Chairman and Executive Director comments**
 - A. Executive Director Report included in packet
 - B. Board Chairman
10. **Announcements**
11. **Limited public comment** 3 Minutes per person
12. **Adjournment**

**INGHAM COUNTY
LAND BANK**
FAST TRACK AUTHORITY

3024 Turner Street
Lansing MI 48906

517.267.5221

inghamlandbank.org



Creating place. Creating community. Creating opportunity.

**INGHAM COUNTY LAND BANK
FAST TRACK AUTHORITY**

September 18, 2017 Regular Meeting
Minutes

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

Members Absent: None

Staff: Joseph Bonsall, Jeanna Paluzzi

Others Present: John Bippus, Brent Forsberg, Ken Forsberg, Tim Perrone, Jessica
Robinson, Patrick Smith, Jody Washington

1. Call to Order

The meeting was called to order by Chairperson Schertzing at 5:00 p.m. in Conference Room D & E of the Human Services Building, 5303 S. Cedar, Lansing.

2. Approval of the August 14, 2017 meeting minutes

MOVED BY COMM. McGRAIN, SUPPORTED BY COMM. HOPE, TO APPROVE THE AUGUST 14, 2017 MINUTES. MOTION CARRIED UNANIMOUSLY. Absent: Comm. Anthony

3. Amendments to the agenda: None

4. Limited public comment: None

Comm. Anthony arrived at 5:03 p.m.

5. Resolutions

5a. Authorize the Executive Director to negotiate and execute the transfer of 112 Malcolm X to Urban Systems

MOVED BY COMM. McGRAIN, SUPPORTED BY COMM. NOLAN, TO ADOPT THE RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO NEGOTIATE AND EXECUTE THE TRANSFER OF 112 MALCOM X STREET, LANSING, MI TO URBAN SYSTEMS.

Executive Director Paluzzi provided an overview of the information included in the packet and the Land Bank's history with the parcel. She stated she hoped the discussion of the resolution would provide guidance for any terms the Board hoped to

see included in a final transfer agreement. Comm. McGrain and Chairperson Schertzing disclosed some affiliates of Urban Systems had donated to their campaign funds in the past. Comm. Nolan stated her preference that any agreement should contain reverter language to guarantee timely construction. Comm. McGrain expressed support, stating it would be a shame for the parcel to still be vacant in several years' time. Comm. Anthony asked what project timelines were included in the proposals. Executive Director Paluzzi replied that all three proposals called for construction to begin within 12 to 18 months of final site approval. Patrick Smith of Urban Systems stated they expected it to take 12 to 18 months to receive final site plan approval from the City of Lansing. Construction of the building is expected to take another fourteen months. Comm. Nolan replied that a reverter eighteen months from final site plan approval by the City of Lansing would be acceptable. The other board members concurred.

MOTION CARRIED UNANIMOUSLY.

5b. Approve the sale of 1141 N Pine Street (Superintendent's house) to Mid-Michigan Recovery Services

MOVED BY COMM. NOLAN, SUPPORTED BY COMM. ANTHONY, TO ADOPT THE RESOLUTION APPROVING THE SALE OF 1141 NORTH PINE STREET, LANSING, MI TO MID-MICHIGAN RECOVERY SERVICES.

Chairperson Schertzing introduced Jessica Robinson, Executive Director of Mid-Michigan Recovery Services, who provided background on her organization and their plans to relocate their men's residential recovery program to the property. Comm. McGrain asked how the program works. Ms. Robinson replied that the men's program has existed in the Lansing community since 1967. The residential program is staffed 24 hours a day, seven days a week. All participants go through a strict vetting process prior to being admitted to the program. Historically, over 80% of participants are successfully discharged from the program. Comm. Anthony inquired what would happen to their current program site. Ms. Robinson replied they intend to re-model the property and use it to host additional services. Comm. Nolan asked where Mid-Michigan Recovery Services is headquartered. Ms. Robinson stated they are headquartered on West Holmes Road, near S Washington. Comm. Hope asked if it would be a secure facility. Ms. Robinson replied that the facility is secure from people outside the program entering, but that participants are there voluntarily and can request to be discharged at any time. Comm. Hope inquired if community groups other than the Greater Lansing Housing Coalition were supportive of the project. Ms. Robinson stated she had reached out to the neighborhood association, but had not received any response. Comm. McGrain asked about the anticipated timeline to have the program up and running. Ms. Robinson replied she expected it would take about eighteen months to complete renovations and have the program up and running. Comm. McGrain inquired about Mid-Michigan Recovery Services' ability to maintain the property into the future. Ms. Robinson stated her group has decades of experience maintaining various properties. Jody Washington, Lansing City Council Member for the 1st Ward, expressed concern the proposed use would concentrate a challenging population in the area. Ms. Robinson

responded her organization was looking to meet and serve those challenged populations where they are.

MOTION CARRIED UNANIMOUSLY.

6. Community projects update

6a. Simken Ave: Proposed soccer field and outdoor adventure park

Executive Director Paluzzi provided background and an overview of the information contained in the meeting packet. Comm. Hope expressed support for the concept, but stated her belief the Land Bank would be best served by transferring ownership and liability to a third-party. Comms. Anthony, McGrain, and Nolan agreed with Comm. Hope.

6b. Pleasant Grove School: Funding for redevelopment feasibility study

Executive Director Paluzzi provided background and an overview of the information contained in the meeting packet. Chairperson Schertzing provided history for the parcel, highlighting the Treasurer had sold the property at auction in 2014, only to have it re-foreclose this year. Comm. Anthony expressed support for the feasibility study, but hoped we might be able to partner and share the cost. Comm. McGrain expressed hope that LEAP or another partner organization might be able to provide some “no strings attached” funding to help with the study.

6c. Potential City of Lansing floodplain acquisition program support

Executive Director Paluzzi provided background and an overview of the information contained in the meeting packet. Comm. McGrain stated his belief that we should be cautious to not place too many limitations on end uses for parcels included in such a program.

6d. Baker neighborhood fishing dock

Executive Director Paluzzi stated the materials in the packet were for informational purposes only.

7. Property maintenance, renovation & development reports

7a. Residential, garden, and commercial property dashboard

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

7b. Completed and pending sales

Chairperson Schertzing stated the sales report was included in the meeting packet.

7c. Residential rental properties status report

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

7d. General legal counsel update

Tim Perrone stated there were no pending legal issues.

8. Accounts Payable & Monthly Statement

8a. Approval of accounts payable – August 2017

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

8b. Transmittal of monthly financial statement – July 2017

The monthly financial statement for July 2017 was received and placed on file.

8c. Approval of FY2017 budget adjustment

Executive Director Paluzzi provided an overview of the proposed budget adjustment.

MOVED BY COMM. HOPE, SUPPORTED BY COMM. McGRAIN, TO ADOPT THE FISCAL YEAR 2017 AMENDED BUDGET. MOTION CARRIED UNANIMOUSLY.

8d. Discussion of 2016 annual audit report and corrective action plan

Executive Director Paluzzi provided an overview of the materials previously provided to the Board at its August 14, 2017 regular meeting.

9. Board Chairman and Executive Director comments

9a. Executive Director comments

Executive Director Paluzzi stated the Michigan Association of Land Banks' Leadership Summit will be held in Battle Creek on October 2-3. She and Chairperson Schertzing plan to attend. The next regular meeting of the Land Bank Board will be on October 16th at 5:00 p.m. in Conference Room D & E of the Human Services Building.

9b. Board Chairman comments

Chairperson Schertzing stated the Ingham County Treasurer had two very successful auctions this summer. We can still expect approximately 120 parcels to be transferred to the Land Bank at year end.

10. Announcements: None

11. Limited Public Comment: None

12. Adjournment

Chairperson Schertzing declared the meeting adjourned at 6:17 p.m.

Respectfully submitted,
Joseph G Bonsall



Community projects update

October 2017 Board meeting

A. Simken Avenue

East of Pleasant Grove and south of Holmes, Lansing

Context

- Project consists of three vacant parcels south of South Side Community Center (SSCC). City demolished apartment buildings years ago.
- Capitol Area Soccer League (CASL) collaborating with SSCC in packaging a second soccer field with an outdoor adventure course.
- Multiple City-driven placemaking activities underway in the vicinity, including a football field at Risdale, artwork in shopping center across Pleasant Grove.
- CASL soccer field will require relatively low maintenance. SSCC outdoor adventure center will require relatively high maintenance. SSCC just purchased its building from Quality Dairy and must fundraise to pay off the mortgage.
- Capital budget ~ \$660,000. (In contrast, Sparrow park invested only \$40K)

Update

- Lansing Planning and Neighborhood Development has agreed to obtain title to the three parcels, then lease it to SSCC, thereby extending the City's liability coverage to activity there. A resolution to transfer may appear on the Board's November meeting agenda, should another (project funding related) piece of the puzzle fall into place.
- Attended the October 5 Southwest Action Group (area business owners) meeting at which the status of both this project and Invest Health's ideas for Pleasant Grove School were provided. SWAG members are quite pleased with the developments to date.
- SSCC and CASL is moving into its neighborhood outreach and joint fundraising strategy with a Ward 3 meeting Saturday, October 7, the city neighborhood summit at Pleasant Grove Elementary in November, and the Southwest Action Group holiday festival in December.

B. Pleasant Grove School

2130 W Holmes Rd, Lansing

Context

- Located at the NE corner of Pleasant Grove and Holmes.
- A second-time tax foreclosure, coming to the LB in the bundle later this year from the Treasurer's Office.
- Invest Health is a national initiative to spur significant foundation support of healthy communities. The Lansing Invest Health team is a consortium of County Health Dept, City of Lansing, Lansing School District, Sparrow, and LEAP.

Update

- At a national Invest Health meeting, Jessica Yorke/County Health solicited referrals for a firm that takes on community redevelopment projects. Funders highly recommended a firm called IFF (founded in Chicago, a new satellite office in Detroit).
- IFF provided Yorke with a two-part proposal:
 1. Scope of Work I: Feasibility study. \$15,000 + travel
 2. Scope of Work II: Solicitation process for project developer. \$6,700
- September Board meeting discussion encouraged sharing cost of Scope of Work I, no strings attached. Unable to locate any to date.



Residential, garden and commercial property dashboard

September 30, 2017

Property Inventory	Inventory as of 12/31/2016	Acquired as of 9/30/2017	Rental or Garden as of 9/30/2017	Demolished as of 9/30/2017	Sold as of 9/30/2017	Current Inventory as of 9/30/2017
Structures	115	7	0	(55)	21	46
Rentals	25	2	0	0	0	27
Gardens	155	0	30	0	0	185
Vacant Land	836	1	(28)	55	37	827
Commercial Rental	2	0	0	0	0	2
Commercial Vacant	22	0	(2)	1	3	18
Commercial	7	0	0	(1)	1	5
TOTAL(S)	1,162	10	30	56	62	1,110

Land Contracts (L/C)	Current L/C as of 9/30/2017
L/C Residential	18
L/C Commercial	1
L/C Total	19

Approved Line of Credit as of 9/30/2017	
Total Line of Credit	\$ 5,000,000.00
Obligated	\$ 3,450,000.00
Available Balance	\$ 1,550,000.00

For Sale (by Program)	Pending Sales as of 9/30/2017	Sold as of 9/30/2017	Current For Sale as of 9/30/2017
NSP2	0	1	0
HOME	0	4	0
CDBG	0	0	1
LB As-Is	1	9	0
LB	0	6	0
Eden Glen	2	1	10
TOTAL(S)	3	21	11



Completed and pending sales whiteboard
September 30, 2017

Parcel #	Address	AMI	Grant	Agent	Price	Offer	Notes
33-01-01-08-482-061	734 Princeton Avenue	80%	CDBG	Nancy B	\$98,000		
33-01-01-28-184-071	2614 Wayburn Road		LB	TBD	TBD		Under Renovation
33-01-01-06-161-021	3018 Amherst Drive		LB	TBD	TBD		Under Renovation
33-01-05-04-381-151	213 Warrington Street		LB	TBD	TBD		Under Renovation
33-19-10-08-352-003	603 Carom Circle, Mason		LB	TBD	TBD		Under Renovation
Eden Glen Condominiums							
33-01-05-10-227-002	6103 Scotmar Drive	80%	CDBG	Maggie G.	\$45,000		
33-01-05-10-227-009	6117 Scotmar Drive (3 Bdm)	80%	CDBG	Maggie G.	\$49,500	\$ 49,500	OFFER
33-01-05-10-227-017	6133 Scotmar Drive	80%	CDBG	Maggie G.	\$45,000		
33-01-05-10-227-020	6139 Scotmar Drive	n/a	LB	Maggie G.	\$45,000		
33-01-05-10-227-022	6143 Scotmar Drive	80%	CDBG	Maggie G.	\$45,000		
33-01-05-10-227-061	1733 Maisonette Drive	80%	CDBG	Maggie G.	\$45,000		
33-01-05-10-227-063	1737 Maisonette Drive	80%	CDBG	Maggie G.	\$45,000		
33-01-05-10-227-064	1739 Maisonette Drive	80%	CDBG	Maggie G.	\$45,000	\$ 45,000	OFFER
33-01-05-10-227-068	1723 Maisonette Drive	80%	CDBG	Maggie G.	\$45,000		
33-01-05-10-227-069	1725 Maisonette Drive	80%	CDBG	Maggie G.	\$45,000		
33-01-05-10-227-076	1703 Maisonette Drive	80%	CDBG	Maggie G.	\$45,000		
33-01-05-10-227-078	1707 Maisonette Drive	80%	CDBG	Maggie G.	\$45,000		
As Is - Unrenovated							
33-04-04-14-100-003	4642 Haslett Rd (Vacant Land)				\$ 45,000	\$ 20,000	OFFER
Commercial							
33-01-01-09-255-(125,101,111)	Center & Beaver	n/a	Comm.	ICLB	\$7,500	\$ 7,500	OFFER
33-01-01-09-279-002 (171)	Center & Liberty	n/a	Comm.	ICLB	\$7,500	\$ 7,500	OFFER
33-01-01-14-30-111	2221 E Kalamazoo	n/a	Comm.	ICLB		\$ 12,500	OFFER
33-01-01-08-427-091	1141 N. Pine Street	n/a	Comm.	ICLB	\$299,900	\$ 265,000	OFFER
33-01-01-21-203-003	Former Deluxe Inn - 122 E Malcol	n/a	Comm.	ICLB	\$400,000	\$ 450,000	OFFER

Asterisk (*) indicates Broker Price Opinion or Pre-Rehab Appraisal



Residential rental properties status report

September 30, 2017

Type	Address	City	ZIP	Status	#Bedrooms	Rent
Apt	6107 Scotmar Dr	Lansing	48911	Application	2	700.00
Apt	6125 Scotmar Dr	Lansing	48911	Occupied	2	700.00
Apt	6131 Scotmar Dr	Lansing	48911	Occupied	2	700.00
Apt	1734 Maisonette Dr	Lansing	48911	Occupied	3	900.00
Apt	1746 Maisonette Dr	Lansing	48911	Occupied	3	900.00
Apt	1754 Maisonette Dr	Lansing	48911	Occupied	2	700.00
Apt	1758 Maisonette Dr	Lansing	48911	Occupied	2	700.00
Apt	1735 Maisonette Dr	Lansing	48911	Occupied	2	650.00
Apt	1727 Maisonette Dr	Lansing	48911	Occupied	2	700.00
Apt	1705 Maisonette Dr	Lansing	48911	Occupied	2	700.00

SF	4327 Aurelius	Lansing	48910	Occupied	2	700.00
SF	323 Astor	Lansing	48910	Occupied	2	650.00
SF	3325 W Holmes Rd	Lansing	48911	Occupied	3	900.00
SF	818 N Fairview	Lansing	48912	Occupied	3	800.00
SF	1125 N Chestnut St	Lansing	48906	Occupied	3	700.00
SF	725 S Hayford	Lansing	48912	Occupied	2	600.00
SF	1217 W Michigan Ave	Lansing	48915	Occupied	3	700.00
SF	1014 S Pennsylvania	Lansing	48912	Occupied	3	900.00
SF	1026 S Grand	Lansing	48910	Occupied	3	850.00
SF	1024 S Pennsylvania	Lansing	48912	VACANT	3	850.00
SF	842 Edison Ave	Lansing	48910	Occupied	2	700.00
SF	124 S Eighth St A	Lansing	48912	Occupied	2	700.00
SF	124 S Eighth St B	Lansing	48912	Application	2	700.00
SF	729 S Hayford	Lansing	48912	Application	2	600.00
SF	120 S Eighth St A	Lansing	48912	Renovation	2	700.00
SF	120 S Eighth St B	Lansing	48912	Renovation	1	550.00
SF	1019 Durant St	Lansing	48915	Renovation	2	700.00

Comm	826 W Saginaw	Lansing	48915	Ingham County Animal Control	n/a	1.00
Comm	1715 E Kalamazoo St	Lansing	48912	Go Green Trikes/Lansing Bike Co-op	n/a	25.00

SF	653 S Hayford	Lansing	48912	LUFPA	2	125.00
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Occupied

Vacant

Eviction In Process

Applications In Process

Renovation In Process

Check Date	Bank	Check	Vendor	Vendor Name	Amount
Bank GEN					
09/01/2017	GEN	14264	BWL	BOARD OF WATER & LIGHT	466.74
09/01/2017	GEN	14265	BWL	BOARD OF WATER & LIGHT	360.60
09/01/2017	GEN	14266	CONSUMERS	CONSUMERS ENERGY	11.75
09/01/2017	GEN	14267	DELHI	DELHI TOWNSHIP	102.27
09/01/2017	GEN	14268	VERIZON	VERIZON WIRELESS	207.73
09/01/2017	GEN	14269	COMCAST	COMCAST	267.99
09/01/2017	GEN	14270	PITNEY	PURCHASE POWER	85.70
09/01/2017	GEN	14271	HOME	HOME DEPOT CREDIT SERVICES	69.46
09/01/2017	GEN	14272	MENARDS	CAPITAL ONE COMMERCIAL	457.93
09/01/2017	GEN	14273	MASTEJ	MARIA MASTEJ	295.00
09/01/2017	GEN	14274	LANSING TR	LANSING CITY TREASURER	7,002.03
09/01/2017	GEN	14275	MASON	CITY OF MASON	1,302.02
09/01/2017	GEN	14276	EDEN	EDEN GLEN CONDO ASSOCIATION	6,170.00
09/01/2017	GEN	14277	GLENMOOR	GLENMOOR CONDIMINIUM ASSOCIATION	161.00
09/01/2017	GEN	14278	COHL	COHL, STOKER & TOSKEY, P.C.	112.70
09/01/2017	GEN	14279	DBI	DBI BUSINESS INTERIORS	40.45
09/01/2017	GEN	14280	HASS	HASSELBRING CLARK CO	176.46
09/01/2017	GEN	14281	LUKEANTHON	LUKE ANTHONY PHOTOGRAPHY	430.00
09/01/2017	GEN	14282	UMASS	UNIVERSITY OF MASSACHUSETTS	198.00
09/01/2017	GEN	14283	CAP EQUIP	CAPITAL EQUIPMENT & SUPPLY	654.04
09/01/2017	GEN	14284	BWB CLEANI	BWB CLEANING	1,331.52
09/01/2017	GEN	14285	FELDPAUSCH	FELDPAUSCH CLEANING SERVICES, LLC	245.00
09/01/2017	GEN	14286	HAMMOND	HAMMOND FARMS LANDSCAPE SUPPLY INC	232.00
09/01/2017	GEN	14287	BB CONTRAC	BB CONTRACTING	599.80
09/01/2017	GEN	14288	BUG	THE BUG MAN	340.00
09/01/2017	GEN	14289	DISCOUNT	DISCOUNT ONE HOUR SIGNS, INC	1,485.00
09/01/2017	GEN	14290	KWIK	KWIK REPO INC	43,075.00
09/01/2017	GEN	14291	INGHAM	INGHAM COUNTY TREASURER	5,704.31
09/01/2017	GEN	14292	FRICTZY	FRICTZY'S LAWN & SNOW	3,590.00
09/01/2017	GEN	14293	ALL STAR	ALL STAR SNOW REMOVAL	2,970.00
09/01/2017	GEN	14294	LAKE	LAKE STATE LAWN-LANDSCAPING & SNOW	2,925.00
09/01/2017	GEN	14295	MCKISSIC	MCKISSIC CONSTRUCTION	2,295.00
09/01/2017	GEN	14296	WE'RE	WE'RE DIFFERENT LAWNS & MORE	6,480.00
09/01/2017	GEN	14297	DAWN	DAWN VAN HALST	50.37
09/01/2017	GEN	14298	KROHN	JOHN KROHN	116.63
09/01/2017	GEN	14299	PALUZZI	JEANNA PALUZZI	135.89
09/01/2017	GEN	14300	CINNAIRE	CINNAIRE TITLE SERVICES, LLC	210.00
09/14/2017	GEN	14301	BWL	BOARD OF WATER & LIGHT	820.67
09/14/2017	GEN	14302	BWL	BOARD OF WATER & LIGHT	330.76
09/14/2017	GEN	14303	CONSUMERS	CONSUMERS ENERGY	209.37
09/14/2017	GEN	14304	CONSUMERS	CONSUMERS ENERGY	147.56
09/14/2017	GEN	14305	SHERIFF	INGHAM COUNTY SHERIFF'S OFFICE	42.19
09/14/2017	GEN	14306	MI FLEET	MICHIGAN FLEET FUELING SOLUTIONS LL	576.68
09/14/2017	GEN	14307	GRANGER	GRANGER CONTAINER SERVICE	226.31
09/14/2017	GEN	14308	KWIK	KWIK REPO INC	25,910.00
09/14/2017	GEN	14309	TRITERRA	TRITERRA	3,200.00
09/14/2017	GEN	14310	KEBS	KEBS, INC.	850.00
09/14/2017	GEN	14311	J & J HARD	J & J HARDWOODS, INC.	5,400.00
09/14/2017	GEN	14312	CORTRIGHT	DICK CORTRIGHT	590.00
09/14/2017	GEN	14313	VETS	VET'S ACE HARDWARE	68.50
09/14/2017	GEN	14314	LUPP	LANSING URBAN FARM PROJECT	6,000.00
09/14/2017	GEN	14315	PIPER	PIPER & GOLD PUBLIC RELATIONS	5,720.00
09/14/2017	GEN	14316	TETRA TECH	TETRA TECH, INC	10,862.50
09/14/2017	GEN	14317	CINNAIRE	CINNAIRE TITLE SERVICES, LLC	6,601.80
09/14/2017	GEN	14318	INGHAM	INGHAM COUNTY TREASURER	36,674.34
09/14/2017	GEN	14319	ALL STAR	ALL STAR SNOW REMOVAL	2,940.00
09/14/2017	GEN	14320	FRICTZY	FRICTZY'S LAWN & SNOW	2,565.00
09/14/2017	GEN	14321	MCKISSIC	MCKISSIC CONSTRUCTION	2,295.00
09/14/2017	GEN	14322	CASE	ROXANNE CASE	101.91
09/27/2017	GEN	14323	BWL	BOARD OF WATER & LIGHT	30.62
09/27/2017	GEN	14324	CONSUMERS	CONSUMERS ENERGY	16.45
09/27/2017	GEN	14325	MERIDIAN	MERIDIAN CHARTER TOWNSHIP	25.91
09/27/2017	GEN	14326	PNC	PNC BANK, NA	10,841.40
09/27/2017	GEN	14327	PNC	PNC BANK, NA	8,465.24
09/27/2017	GEN	14328	MENARDS	CAPITAL ONE COMMERCIAL	586.20
09/27/2017	GEN	14329	ALLSTATE	ALLSTATE INDEMNITY COMPANY	745.53
09/27/2017	GEN	14330	COMCAST	COMCAST	267.99
09/27/2017	GEN	14331	ADT	ADT SECURITY SERVICES, INC	148.11
09/27/2017	GEN	14332	PITNEY	PURCHASE POWER	32.45
09/27/2017	GEN	14333	VERIZON	VERIZON WIRELESS	150.00
09/27/2017	GEN	14334	MSHDA	MICH STATE HOUSING DEV AUTHORITY	60.00
09/27/2017	GEN	14335	CENTER	THE CENTER FOR COMMUNITY PROGRESS	135.00
09/27/2017	GEN	14336	EDEN	EDEN GLEN CONDO ASSOCIATION	6,530.00
09/27/2017	GEN	14337	DBI	DBI BUSINESS INTERIORS	88.76
09/27/2017	GEN	14338	COHL	COHL, STOKER & TOSKEY, P.C.	555.00
09/27/2017	GEN	14339	UMASS	UNIVERSITY OF MASSACHUSETTS	66.00
09/27/2017	GEN	14340	HAMMOND	HAMMOND FARMS LANDSCAPE SUPPLY INC	148.00
09/27/2017	GEN	14341	LANSING CI	CITY OF LANSING	960.00

Check Date	Bank	Check	Vendor	Vendor Name	Amount
09/27/2017	GEN	14342	PIPER	PIPER & GOLD PUBLIC RELATIONS	5,650.00
09/27/2017	GEN	14343	LOCKE	LOCKE TOWNSHIP	239.86
09/27/2017	GEN	14344	BWB CLEANI	BWB CLEANING	290.04
09/27/2017	GEN	14345	AC & E	AC & E RENTALS, INC	55.00
09/27/2017	GEN	14346	INGHAM	INGHAM COUNTY TREASURER	45,965.48
09/27/2017	GEN	14347	FRTZY	FRTZY'S LAWN & SNOW	2,475.00
09/27/2017	GEN	14348	NORTHWEST	NORTHWEST INITIATIVE	3,180.00
09/27/2017	GEN	14349	MCKISSIC	MCKISSIC CONSTRUCTION	2,295.00
09/27/2017	GEN	14350	WE'RE	WE'RE DIFFERENT LAWNS & MORE	2,535.00
09/27/2017	GEN	14351	PALUZZI	JEANNA PALUZZI	351.20
09/27/2017	GEN	14352	KROHN	JOHN KROHN	150.84
09/28/2017	GEN	14353	INGHAM	INGHAM COUNTY TREASURER	50,226.31

GEN TOTALS:

Total of 90 Checks:	345,756.37
Less 0 Void Checks:	0.00
Total of 90 Disbursements:	345,756.37

STATEMENT OF NET ASSETS
STATEMENT OF REVENUES, EXPENSES AND CHANGE IN NET ASSETS

August 31, 2017

Assets	
Cash	\$ 61,865.75
Accounts Receivable	\$ -
Land Contract Receivable	\$ 755,559.89
Land Contract Interest Receivable	\$ 41,995.45
Land Contract Escrow	\$ 3,729.13
Notes Receivable	\$ -
Specific Tax Receivable	\$ 139,276.52
Specific Tax Receivable - Prior Year	\$ 178,192.07
Payroll	\$ 11,043.77
Employer Tax Liability CDBG	\$ -
OCOF Receivable	\$ -
Ingham County Receivable	\$ 53,400.75
Lansing City Receivable - General	\$ -
CDBG County Receivable	\$ -
CDBG Receivable - Lansing Demo	\$ -
CDBG Lansing Rehab Receivable	\$ 202,166.64
CDBG City TA Receivable	\$ -
NSP 3 Lansing City Receivable	\$ -
NSP County Receivable	\$ -
NSP 2 Receivable	\$ -
HOME Lansing City Receivable	\$ -
Michigan Blight Elimination Rec	\$ -
HHF MSHDA Receivable	\$ 558,843.33
MSDHA Ash Street Rec	\$ -
Brownfield Receivable - Ingham Cnty	\$ 369,006.28
Due from other funds	\$ -
Inventory - NSP2	\$ -
Inventory	\$ 2,119,438.41
Fixed Assets	\$ 236,763.70
Land Improvements	\$ (23,676.38)
Fixed Assets - Rental	\$ 834,235.71
Accumulated Depreciation - Rental	\$ (193,638.71)
Total Assets	\$ 5,348,202.31

STATEMENT OF NET ASSETS
STATEMENT OF REVENUES, EXPENSES AND CHANGE IN NET ASSETS

August 31, 2017

Liabilities	
Accounts Payable	\$ 318,239.51
Notes Payable - PNC Bank	\$ 3,450,000.00
Due to MSHDA - NSP 2	\$ -
Due to Ingham County	\$ 884,132.34
Due to MSHDA	\$ -
Due to City of Lansing	\$ 488,860.36
Due from other funds	
Rental Deposit	\$ 9,252.00
Good Faith Deposits	\$ 5,757.95
Land Contract Escrow	\$ (8,355.09)
Deferred Revenue	
Employee Contribution - Health Care	\$ 339.12
Total Liabilities	\$ 5,148,226.19
Retained Earnings	\$ (12,401.53)
Total Net Assets	\$ 212,377.65

INGHAM COUNTY LAND BANK FAST TRACK AUTHORITY

8B2

STATEMENT OF REVENUES, EXPENSES, AND CHANGE IN NET ASSETS
August 31, 2017

	2017 Amended Budget	2017 YTD 8/31/2017	%
Revenues			
Ingham County allocation	\$ 400,000.00	\$ 400,000.00	100.00%
Property Sales	\$ 1,420,099.00	\$ 588,479.08	41.44%
Interest Income	\$ 38,200.00	\$ 57,024.52	149.28%
Brownfield Revenue	\$ -	\$ -	0.00%
HOME Developer Fee Income	\$ 69,213.00	\$ 69,212.70	100.00%
HOME Program Revenue	\$ 183,675.00	\$ 183,674.21	100.00%
Specific Tax	\$ 195,000.00	\$ 159,983.22	82.04%
CDBG Program Revenue	\$ 143,000.00	\$ 31,076.20	21.73%
NSP1 Program Revenue	\$ 860.00	\$ -	0.00%
NSP2 Program Revenue	\$ 860.00	\$ 259.78	30.21%
Hardest Hit Blight Elimination Funding	\$ 800,000.00	\$ 415,128.00	51.89%
Rental Income	\$ 181,440.00	\$ 116,573.00	64.25%
Lansing Reinvestment Revenue	\$ -	\$ -	0.00%
Late Fee Revenue	\$ 800.00	\$ 846.48	0.00%
Donation Revenue	\$ 10.00	\$ 10.00	0.00%
Miscellaneous Revenue	\$ 350.00	\$ 347.97	0.00%
Non-Purchase Acquisition Real Property	\$ -	\$ -	0.00%
Neighborhoods in Bloom	\$ -	\$ -	0.00%
DNR Grant	\$ -	\$ 1,000.00	0.00%
Garden Program Revenue	\$ 12,000.00	\$ 11,472.66	95.61%
Total Revenue	\$ 3,445,507.00	\$ 2,035,087.82	59.06%

Non-Administrative Expense			
Property Acquisitions	\$ 71,000.00	\$ 36,674.34	0.00%
Loss on Inventory	\$ -	\$ -	0.00%
Depreciation/Depletion	\$ -	\$ -	0.00%
Land Bank Cost of Projects (renovations, assoc. fees, etc.)	\$ 660,052.00	\$ 393,582.98	59.63%
Land Bank Current Year Taxes	\$ 10,500.00	\$ 8,304.05	0.00%
Lawn/Snow/Maintenance	\$ 268,000.00	\$ 125,965.00	47.00%
Brownfield Debt	\$ -	\$ -	0.00%
HOME Grant Expenses	\$ 190,000.00	\$ 189,061.00	99.51%
CDBG Renovation Expenses	\$ 143,000.00	\$ 102,570.21	71.73%
NSP1 Lansing City	\$ 15,000.00	\$ 8,068.03	53.79%
NSP2 Expenses	\$ 25,000.00	\$ 16,459.25	65.84%
NSP3 Expenses	\$ -	\$ 6,812.44	0.00%
Hardest Hit Blight Elimination Funding	\$ 800,000.00	\$ 427,718.46	53.46%
MI Blight Elimination Grant Expenses	\$ -	\$ 12,404.00	0.00%
Neighborhoods in Bloom	\$ 20,000.00	\$ 16,425.39	0.00%
DNR Grant	\$ -	\$ 1,100.00	0.00%
Demolitions	\$ 9,500.00	\$ -	0.00%
Total Non-Administrative Expense	\$ 2,212,052.00	\$ 1,345,145.15	60.81%

STATEMENT OF REVENUES, EXPENSES, AND CHANGE IN NET ASSETS
August 31, 2017

	2017 Amended Budget	2017 YTD 8/31/2017	%
Administrative Expense			
Office Supplies	\$ 8,000.00	\$ 3,998.25	49.98%
Audit Fee	\$ 14,725.00	\$ 14,725.00	100.00%
Communication	\$ 5,000.00	\$ 3,002.70	60.05%
Security	\$ 2,000.00	\$ 913.83	45.69%
Membership Fees	\$ 1,250.00	\$ 1,250.00	100.00%
Rental Expense	\$ 600.00	\$ 450.00	75.00%
Vehicle Expense	\$ 7,000.00	\$ 4,364.82	62.35%
Postage	\$ 1,500.00	\$ 712.57	47.50%
Office Expense (Utilities, Lawn/Snow, etc)	\$ 6,000.00	\$ 4,115.68	68.59%
Media/Public Relations	\$ 7,500.00	\$ 2,599.92	34.67%
Consultants/Legal/Contractual Services	\$ 67,700.00	\$ 26,954.08	39.81%
Computer Software Upgrade/Annual fee	\$ 26,100.00	\$ 22,125.52	84.77%
Travel/Mileage	\$ 1,000.00	\$ 127.00	12.70%
Prof.Training/Conferences	\$ 750.00	\$ 190.00	25.33%
Payroll Expense (incl. intern)	\$ 372,198.71	\$ 152,190.02	40.89%
Health Insurance and Benefit Expenses	\$ 62,530.00	\$ 47,738.85	76.35%
Building Maintenance	\$ 131,500.00	\$ 4,202.12	3.20%
Interest Expense	\$ 80,000.00	\$ 40,718.60	50.90%
AmeriCorps	\$ 9,000.00	\$ 8,940.00	99.33%
Equipment Small Purchase	\$ 7,500.00	\$ 1,485.39	19.81%
Bank Fee	\$ 1,200.00	\$ 680.20	56.68%
Prior Year Expense	\$ -	\$ -	0.00%
Insurance	\$ 15,000.00	\$ 745.89	4.97%
Garden Program Expense	\$ 12,000.00	\$ 24,051.76	200.43%
Land Contract Default	\$ 160,000.00	\$ -	0.00%
Community Development Projects	\$ 12,000.00	\$ 6,000.00	50.00%
Lansing Brownfield Expense	\$ -	\$ -	0.00%
Depreciation and Depletion	\$ -	\$ 11,838.19	0.00%
Rental Depreciation	\$ 42,700.00	\$ 41,711.81	0.00%
Rental Program Expense	\$ 79,844.00	\$ 51,732.82	64.79%
Total Administrative Expense	\$ 1,134,597.71	\$ 477,565.02	42.09%
Total Operating Expense	\$ 3,346,649.71	\$ 1,822,710.17	54.46%
Total Net Revenue & Expense, end of period	\$ 98,857.29	\$ 212,377.65	



FY 2018 budget proposal

Line #		2017 Amended Budget	TOTAL	Treasurer's Auction Process Support	Brownfield Coordination	As Is Sales	Renovations	Rental Mgt	Blight Elimination/ Demoliton	New Construction	Vacant/ Side Lot Sales	Garden Program	Property Maintenance	Administration
REVENUE														
STATE OF MICHIGAN														
1	NSP1	860.00	4,300.00								4,300.00			
2	NSP2	860.00	4,300.00								4,300.00			
3	MHA Hardest Hit Funds	800,000.00	798,500.00						798,500.00					
CITY OF LANSING														
4	CDBG grant - sale proceeds	143,000.00	225,000.00				225,000.00							
5	HOME	183,675.00	623,814.00				201,750.00			422,064.00				
6	HOME developer fees	69,213.00	96,895.00							96,895.00				
7	Neighborhoods in Bloom grant	-	-											
8	FEMA Flood Hazard Mitigation Program	-	-											
INGHAM COUNTY														
9	Ingham County Annual Allocation (2018 - 2020)	400,000.00	400,000.00										400,000.00	
10	Ingham County Staffing & Foreclosure Expense	-	255,520.95	255,520.95										
LAND BANK														
11	Sales	1,420,099.00	958,600.00			62,500.00	430,000.00				466,100.00			
12	Land contracts	-	-											
13	Rentals	181,440.00	182,400.00					182,400.00						
14	Specific tax (5/50) capture	195,000.00	200,000.00											200,000.00
15	Brownfield Plans	-	-											-
16	Land Contract Interest	38,200.00	34,865.00											34,865.00
17	Late fees	800.00	400.00											400.00
18	Garden program	12,000.00	13,000.00									13,000.00		
19	Donations	10.00	-											-
20	Miscellaneous	350.00	-											-
TOTAL REVENUE		3,445,507.00	3,797,594.95	255,520.95	-	62,500.00	856,750.00	182,400.00	798,500.00	518,959.00	474,700.00	13,000.00	400,000.00	235,265.00

Line #		2017 Amended Budget	TOTAL	Treasurer's Auction Process Support	Brownfield Coordination	As Is Sales	Renovations	Rental Mgt	Blight Elimination/ Demolition	New Construction	Vacant/ Side Lot Sales	Garden Program	Property Maintenance	Administration
EXPENSE														
DEBT RETIREMENT														
21	Line of credit payments (Debt Retirement)	98,857.29	165,590.95											
22	Line of credit interest expenses	80,000.00	70,000.00											70,000.00
TOTAL DEBT RETIREMENT		178,857.29	235,590.95	-		-	-	-	-	-	-	-	-	70,000.00
ADMINISTRATION														
PERSONNEL														
23	Payroll	341,914.87	346,577.00	24,765.95		7,636.75	35,790.05	12,118.60	42,892.20	15,295.40	13,132.80	33,797.95	40,531.10	120,616.20
24	Benefits	62,530.00	116,971.00	8,359.00		2,577.00	12,079.00	4,090.00	14,476.00	5,162.00	4,432.00	11,407.00	13,679.00	40,710.00
25	Payroll tax liability	21,098.37	21,189.00	1,514.00		467.00	2,188.00	741.00	2,622.00	935.00	803.00	2,066.00	2,478.00	7,375.00
26	Worker's comp	6,716.68	8,143.00	582.00		2,511.00	841.00	285.00	1,008.00	359.00	309.00	794.00	952.00	502.00
27	Mileage	1,000.00	3,600.00	300.00					800.00					2,500.00
28	Americorps	9,000.00	12,000.00									12,000.00		
29	Professional development/conferences/training	750.00	5,000.00											5,000.00
30	Logo Items		1,000.00											1,000.00
BUILDING														
31	Office Building Improvements/maintenance general material	131,500.00	15,000.00											15,000.00
32	Office utilities, lawn care, snow removal	6,000.00	6,000.00											6,000.00
33	Office communication (telephone + internet)	5,000.00	6,500.00											6,500.00
34	Security	2,000.00	2,000.00											2,000.00
35	Rental expense	600.00	600.00				300.00	300.00						
OFFICE														
36	Computer hardware + software updates + fees	26,100.00	30,000.00											30,000.00
37	Supplies	8,000.00	18,000.00	10,000.00										8,000.00
38	Postage	1,500.00	1,500.00											1,500.00
39	Memberships	1,250.00	2,000.00											2,000.00
40	Vehicle expenses	7,000.00	7,000.00											7,000.00
41	Small equipment expenses	7,500.00	7,500.00											7,500.00
42	Media/PR Buys	7,500.00	15,000.00											15,000.00
PROFESSIONAL SERVICES														
43	County IT support + software	20,000.00	20,000.00											20,000.00
44	Payroll processing - Paychex	2,468.79	3,000.00											
45	Bank fees - PNC	1,200.00	1,200.00											1,200.00
46	Legal Cohl Stoker	12,000.00	12,000.00											12,000.00
47	Annual audit - Plante Moran	14,725.00	15,000.00											15,000.00
48	Insurance - MMRMA	15,000.00	15,000.00											15,000.00
49	PR + marketing Piper & Gold	35,700.00	60,700.00	25,000.00										35,700.00
TOTAL ADMINISTRATION		748,053.71	752,480.00	70,520.95	-	13,191.75	51,198.05	17,534.60	61,798.20	21,751.40	18,676.80	60,064.95	57,640.10	377,103.20

Line #		2017 Amended Budget	TOTAL	Treasurer's Auction Process Support	Brownfield Coordination	As Is Sales	Renovations	Rental Mgt	Blight Elimination/ Demoliton	New Construction	Vacant/ Side Lot Sales	Garden Program	Property Maintenance	Administration
PROJECT COSTS														
LAND ACQUISITION (Property Taxes, Etc.)														
50	Property Acquisitions	71,000.00	-											
51	Current Year Property Taxes	10,500.00	-											
PROPERTY MANAGEMENT														
52	Cost of Projects (Renovation, Assoc., Etc.)	573,875.00	346,100.00			10,000.00	210,000.00	80,000.00			46,100.00			
53	Demolition - Non Grant Funded	9,500.00	36,000.00	36,000.00										
54	Property maint. + lot lawn care + snow removal	318,000.00	481,000.00	139,000.00									342,000.00	
55	Vacant NSP1 lots: lawn care + snow removal + maint	15,000.00	10,000.00										10,000.00	
56	Vacant NSP2 lots: lawn care + snow removal + maint	25,000.00	18,000.00										18,000.00	
57	Vacant garden program lots: lawn + snow care	(50,000.00)	(70,000.00)									(70,000.00)		
58	Property maint. + utility services (elec, gas, water, sewer)	39,000.00	42,200.00					42,200.00						
59	Condo association fees	22,700.00	47,520.00				25,920.00	21,600.00						
PROFESSIONAL SERVICES														
60	Center for Financial Health	300.00	-											
61	Cinnaire title insurance	13,770.00	14,200.00			2,500.00	4,500.00				7,200.00			
62	Cinnaire closing costs	11,070.00	18,300.00	10,000.00		1,250.00	2,100.00				4,950.00			
63	Realtor commissions	61,037.00	70,800.00				25,800.00				45,000.00			
64	Rental Management - ICHC	18,144.00	18,240.00					18,240.00						
CONTRACTUAL OBLIGATIONS														
65	City of Lansing CDBG reno costs of sold condos deducted from	143,000.00	225,000.00				225,000.00							
66	City of Lansing HOME	190,000.00	629,814.00				203,750.00			426,064.00				
67	Neighborhoods In Bloom	20,000.00	-											
68	MHA Hardest Hit Funds	800,000.00	736,000.00						736,000.00					
TOTAL PROJECT COSTS		2,291,896.00	2,623,174.00	185,000.00	-	13,750.00	697,070.00	162,040.00	736,000.00	426,064.00	103,250.00	(70,000.00)	370,000.00	-
PROGRAM COSTS														
69	Land contract defaults	160,000.00	75,000.00											75,000.00
70	Community development	12,000.00	58,000.00											58,000.00
71	Rental Depreciation	42,700.00	43,350.00					43,350.00						
72	Garden	12,000.00	10,000.00									10,000.00		
TOTAL PROGRAM COSTS		226,700.00	186,350.00	-	-	-	-	43,350.00	-	-	-	10,000.00	-	133,000.00
TOTAL EXPENSE		3,445,507.00	3,797,594.95	255,520.95	-	26,941.75	748,268.05	222,924.60	797,798.20	447,815.40	121,926.80	64.95	427,640.10	580,103.20
NET BALANCE		-	-	-	-	35,558.25	108,481.95	(40,524.60)	701.80	71,143.60	352,773.20	13,064.95	(27,640.10)	(344,838.20)



Executive Director's Report

September 13, 2017 – October 11, 2017

Important dates

Oct 11	Creative Placemaking Summit 3 @ Lansing Center
Oct 24	NSP2 Consortium meeting in Kalamazoo
Nov 6	Regular Board meeting. Agenda items include: <ul style="list-style-type: none"> ▪ Approve 2018 budget
Nov 14	Vibrant Communities and Financial Empowerment Summit, Detroit
Nov 28	Housing and Neighborhood Resource Summit @ Pleasant Grove Elementary
Dec 4	Regular Board meeting

External relations

Funders

- Staff favorably reviewed Lansing floodplain acquisition program docs received to date. Set up a second meeting with Lansing planning and flood hazard mitigation staff for October 18. We will dive into details at this meeting, negotiate potential roles and responsibilities and budget.

Housing organizations

- Age-Friendly Lansing Housing Committee activity continues to go well. To date, City planning and zoning staff joined in the meeting focused on housing stock, and MSU Land Policy Institute staff joined our placemaking meeting. We have two more meetings scheduled, at which we will draft strategies for meeting the demand for age-friendly housing.

Neighborhood associations

- Featured speaker at the Forest View Neighborhood Association meeting in September.
- Roxanne and I are attending LiNCS meetings monthly.

Others in our network

- Attended the **Michigan Association of Land Banks Leadership Summit** in Battle Creek. The session focused on land bank mission and funding. Takeaways include:
 - LBs were created as a REACTION to the shock of depopulation and devitalization. Focus on parcels, sales transactions.
 - Land Bank 2.0 moves from transactional focus to a community transformational one. The next generation LB is a leader in confidence building, in community revitalization.
 - LB strategy: the 3 Re's:
 - Repurpose, (Butchart Gardens on Vancouver Island once a quarry)
 - Renew, and
 - Reconnect

- LBs can/are playing significant roles in:
 - Watershed restoration, ecosystem restoration, greenways, rain gardens
 - Local food production, (side note: no other Michigan LB has done an urban ag zoning district to date.)
 - Brownfields redevelopment,
 - Heritage restoration,
 - Infrastructure renewal,
 - Post-catastrophe restoration,
 - Strategic corridor redevelopment.
- Interesting partnerships: Grand Rapids Community Fund and low income housing. Seek out support from private foundations. Partner with local units of government, nonprofit developers, private developers, CDFIs.
- Problems and solutions; for example:
 - Problem: Quantity oriented, not choosy enough about buyers. Solution: Sell to responsible, value-added buyers, not speculators.
 - Problem: Risk adverse leadership style. Solution: Strengthen what works. Build on innovation and revitalization momentum.
 - Problem: Property buyers seldom take a revitalization approach. Solution: Bundle parcels by geography. The more contiguous, the higher the value.
- Generate more internal revenue
 - CDFIs can issue debt
 - Affordable housing nonprofits
 - Public/private partnerships
 - TIF
- Two characteristics of a sustainable funding model: Are they sufficient, and are they reliable? Very few other LBs receive a general revenue allocation, like us.
- MALB Policy Committee working on a potential LB funding mechanism via County Treasurer Offices. Eric can describe.

Community projects

- See the separate report provided for Board agenda item #5.

Internal operations

2018 budget

- Dawn, Joe, and I prepared the 2018 budget, using a program format.

Disposition plan review

- Staff kicked off a major task this past month: review of each and every LB parcel's disposition plan. It marked the beginning of an exciting new era in Land Bank life: post-Recession community revitalization work.
- We are making notes for potential age-friendly and/or energy efficient design.
- Most frequent dispositions to date include (in no particular order):
 - Transfer - side lots sales. Letters to adjacent landowners are already going out.
 - Transfer - market rate (vacant buildable lots for private sector investment).
 - Revisit - tax FRC (potential rehabs, either LB or investor)
 - LB - residential infill (our first choices for LB new construction)
- Conducting this whole portfolio review now positions us well for current and future annual rehab and new construction planning cycles. Disposition plans for subsequent annual tax foreclosure bundles will be an easy addition to the LB portfolio.
- Lansing will be sharing its city owned parcel list and map. It will be a nice springboard to a conversation sharing neighborhood intel, then potential project collaboration.

- Lansing sent over its parcels in the floodplain. Dawn is updating eProperty Plus.

Sales pipelines

EDEN GLEN CONDOS

- Two promising offers since last meeting: one 3BR, and one 2BR. Both closing in October.
- Hosted a second meeting with Lansing Planning and Development Office staff, our realtor, housing counselor, mortgage lender, and Piper & Gold. New marketing strategy emphasizes high quality, affordable homes are available when you are mortgage-ready. P&G has designed posters for distribution in a hundred+ locations in vicinity. It has also designed oversized postcard for distribution at major employers in close proximity. Center for Financial Health and LB will be producing a series of short videos re: mortgage-readiness for Facebook and our webpage. Realtor producing a video tour of staged condo for MLS and our webpage. Realtor also posting for sale signs on Miller and at up to three units.
- Karl moved the staging to another unit. He is now working through the punch lists of repairs at the CDBG renovated condos.
- Dawn will be scheduling a walk-through of our remaining 10 condos and developing a rehab strategy. LB will list these market-priced condos one at a time, so that we do not lose any condo sales to buyers not qualifying for down payment assistance.

112 MALCOLM X/OLD DELUXE INN SITE

- Nice article regarding the sales in LSJ.
- Purchase agreement negotiations with Urban Systems October 12th.

1141 N PINE/SCHOOL FOR THE BLIND SUPERINTENDENT'S HOUSE

- City Planning suggested that buyer Mid-Michigan Recovery Services check in with neighboring organizations regarding their plans before the transfer is finalized. Relayed that suggestion to buyer.
- TWG informed us that the School for the Blind campus will be on the National Historic Registry. TWG set up a meeting with SHPO to discuss ramifications with current landowners. Mid-Michigan invited.

NEW CONSTRUCTION

- Lansing Development Office is providing HOME funding to underwrite two new construction projects. One is on Marywood; the other, on Samantha. Specs for both are under development.

REHABS

- Lansing Development Office is providing HOME funding to underwrite one rehab project, on Pattengill in the Moores River neighborhood. It is in the spec writing stage.
- Internal funds will be used to rehab five homes: Amherst and Wayburn rehab projects under contract. Warrington and Durant are being bid out. 8th Street specs are being developed.

LB RENTALS

- Nothing new to report this period.

INVESTOR PROGRAM

- Nothing new to report until after staff's disposition review process completes in November.

TREASURER'S ANNUAL FORECLOSURE PROCESS

- Joe is now working on the local unit rejection step of the process.

Garden program

- 2017 Revenue and expenditures are being reallocated to parcels, as with all other LB programs.

Communications + outreach

- I continue to manage Facebook posts. Twitter went into hibernation.
- I have Piper & Gold on project-focused work. See the description above for the new marketing strategy for CDBG funded rehabbed at Eden Glen.

Staff

- The staff directors team met with Tony and Karl to develop a strategy to cover property inspections and project specs.
- I have been signing up for webinars as some quick staff development opportunities. Topics include, energy efficient design, code enforcement, data set mining.

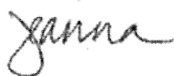
Tools

- Nothing new to report this period.

LB office + pole barn

- Staff and I met with Leo Trumble regarding his winning bid to rehab the office roof, insulate it, repair exterior masonry, and fix water damage on some interior walls. Received, revised, and approved rendering of new roof line.

Respectfully submitted,



Jeanna M. Paluzzi
Executive Director