



PUBLIC NOTICE

REGULAR MEETING of the BOARD of DIRECTORS

Monday, August 6, 2018

4:00 - 6:25 pm

Ingham County Human Resources conference rooms D+E

Health and Human Services Building, 5303 South Cedar Street, Lansing MI

Please mute your cell phone to avoid interrupting the meeting.

AGENDA

1. Call to order
2. Approve minutes
 - A. June 4, 2018 Regular Board meeting
 - B. June 26, 2018 Special Board meeting
3. Amendments to the agenda
4. Limited public comment 3 Minutes per person
5. Resolutions
 - A. Participate in Michigan Land Bank small real estate development alliance
 - B. Authorize foreclosure services agreement with Treasurer's Office
 - C. Pay certain vendor invoices online instead of by check
 - D. Swap 2725 Northwest Ave for 1617 Pattengill Avenue
 - E. Adjust certain salaries
6. Staff and Executive Director/Board relationships
7. Legal counsel report
 - A. Recoupment of supervisory bonuses
8. Program status reports
9. Financials
 - A. Receive Accounts Payable as of June 30, 2018
 - B. Receive Statements of Net Assets and Revenue & Expense, June 2018
10. Reports
 - A. Executive Director See attached
 - B. Board Chairman See attached 2018 auction status report
11. Limited public comment 3 Minutes per person
12. Adjournment

**INGHAM COUNTY LAND BANK
FAST TRACK AUTHORITY**

Minutes of the June 5, 2018 Regular Board Meeting

Members present: Schertzing, and Commissioners Crenshaw, Grebner and Nolan,
Louney
Members excused: None
Others present: Jeanna Paluzzi, Tim Perrone, Max Boortz, Barbara Kowalk, Maria
Mastej

1. Call to order

Chairman Schertzing called the meeting to order at 4:00 pm in conference rooms D&E of the Human Services Building, 5303 South Cedar, Lansing.

2. Approval of minutes

MOVED BY GREBNER, SUPPORTED BY CRENSHAW, TO APPROVE THE MAY 14, 2018 MINUTES. MOTION PASSED UNANIMOUSLY.

3. Amendments to the agenda

There were no amendments to the agenda.

4. Limited public comment

Max Boortz and Barbara Kowalk indicated their presence for item #6A.

5. Final draft amending Priorities, Policies & Procedures document

Schertzing found three changes he would like to meet with Paluzzi to go over. He indicated that this doc was borrowed from Genesee County, the first land bank established in Michigan. Grebner suggested we create document that is more specific to Ingham County. Paluzzi noted that the Land Bank has internal documents that guide day-to-day activities, and perhaps the name of this document is a bit misleading. Grebner responded he is ok to leave the document as is but would like to discuss mission statements and determine a real goal.

MOTION BY NOLAN TO TABLE UNTIL AUGUST MEETING. MOTION TO TABLE PASSED UNANIMOUSLY.

6. Resolutions

6.A. Transfer 414 Baker to Boortz Sportz Holdings LLC

Jeanna Paluzzi stated that this property was acquired through Local Unit Rejection, Schertzing said this is the second time the Land Bank has acquired this property through tax foreclosure. Paluzzi continued, saying this property has several issues with the structure, mechanical, electrical, plumbing, roof, and brick. It is located between Cedar and Washington, outside of Baker and on the way into REO Town.

Max Boortz stated that he and his mother, Barbara Kowalk, are aware of the property's poor condition. He has expressed interest in this property for many years. He is also the owner of a rehab property at 1117 E. Kalamazoo which was in similar condition. He expressed

interest in 414 Baker to the previous owner. He had a conversation about the property with John Krohn in November, and they went to inspect the property together around that time. The building lot is the size of the buildings footprint. Therefore, he has worked with title searches, the City, and zoning, to obtain an easement, and found three new easements through the title search, and has gotten the proper permits to use these easements for egress. He has formulated plans for demolition and reconstruction. Max Boortz is also a licensed contractor.

Nolan asked Boortz what he plans to do with this building. Boortz replied saying his plan is to create office space. Potentially, some years after development, he would like to consider adding residential space on above floors.

Crenshaw asked Boortz how many levels he intends to build on this property, and what the current zoning is? Boortz replied, correcting his response earlier saying the he does not plan to demolish the building entirely, he wants to keep the structure in place but reconstruct the dilapidated pieces currently existing. He made it clear he intends to keep the character of the building present. Boortz also responded saying the current zoning is light industrial which is consistent with his plan for office space.

Schertzing asked Boortz if he has seen the purchase price for the property of \$5,000 because the cost of the property is much less than the cost to remove bricks, and in his experience if a buyer cannot provide the purchase price up front then it is more than likely that they cannot afford the rehabilitation costs of the building.

Jeanna Paluzzi added that the land value was just under \$5,000 for this property, which is where the sales price came from.

Grebner said we should give Boortz an appropriate timeline and work alongside him to give him the time he realistically needs and not cut him off early, another way of ensuring the project isn't left behind.

Paluzzi added that there should be time allocated for pulling permits and other hurdles. This timeline is outlined in the developer application, and the budget for this project was projected at \$50,000, which Jeanna and Schertzing agreed was a bit low. She told Boortz she would like to see a more detailed plan in regards to materials and costs because she does not want the land bank to receive this property again for a third time through the foreclosure process.

Nolan supports the resolution and would like to move it forward, and has no doubt that Boortz will get this project done. She would like to see how this is tracked in regards to the commercial policy document.

Grebner seconds Nolan's comment about how to adjust the commercial property policy in the document. He mentions there are further steps to take and wonders if the process is the same for all properties for determining a sales price such as the \$5,000 stated here.

Boortz responds to Grebner's comment stating that this property probably wouldn't fall under a normal commercial property sale given the status of the building. Boortz also mentions that when he went to view the property there was a handshake for a sale of \$100. Paluzzi indicated that price was never discussed with her, and in fact at their face-to-face meeting at the Land Bank office she said that price needed to be determined.

Schertzing stated that this was an open conversation amongst Board members hopefully come to a happy agreement. Nolan replied saying she hopes that they can come to agreement because she would like to see the project done. Schertzing asks Boortz if he could add a zero to the end of the \$100 he had mentioned earlier. Nolan adds that this is an opportunity for this project to go. Schertzing adds side lots are \$1,000 essentially, and asks if they can agree on a \$1,000 sales price. Boortz accepted.

NOLAN MOVED THE AMENDED RESOLUTION REFLECTING THE \$1000 SALES PRICE, SECONDED BY LOUNEY. MOTION PASSES UNANIMOUSLY.

6.B. Transfer title of 1713, 1715, 1717, and 1719 Maisonette to Treasurer's

RESOLUTION MOVED BY CRENSHAW, SECONDED BY NOLAN.

Schertzing stated that the discussion he had with Joe Bonsall about transferring this Eden Glen condo building was not fully executed. Bonsall had deducted the inventory value from the amount the Land Bank pays the Treasurer's Office upon sale of certain properties.

Paluzzi indicated that auditors Plante & Moran asked for documentation of Land Bank Board approval and deed transfer. She added that the discussion between Schertzing and Bonsall only covered the purchase price of about \$52K, but not the \$47K accrued since 2010 in holding costs, including association fees, lawn and snow costs, utilities for these four units. Eric expressed a willingness to absorb utilities and holding costs since July 2017. Plante Moran needs to know if \$47K is written off, or do we bill to the Ingham County Treasurer's Office?

Nolan wants the condos gone because holding costs are so expensive and she appreciates Paluzzi's effort in trying to eliminate them. Nolan asked if the auction sale proceeds would go to the Land Bank. Schertzing said no, they go back to the local units of government. He indicated that he would be shocked if it sells at the first auction, and if it is not, the \$52 in back taxes would have to be written off. Grebner asked what would happen if they don't sell; Schertzing said he would demolish them.

Paluzzi indicated that Schertzing attended a condo association meeting to advise the co-owners of the opportunity to auction the building and what would happen if the building did not sell. Schertzing told the Association that he would demo the building. That could not happen without revising the condo master deed and bylaw, since those reflected 80 units. The co-owner portion would increase from 1/80th to 1/76th. Schertzing would bring in condo legal counsel from Clark-Hill in to advice on what that process would look like, if necessary.

Paluzzi also added that while the Eden Glen association is operating in the black now, there are capital improvements planned, and legal fees would overwhelm them financially.

RESOLUTION PASSED UNANIMOUSLY.

6.C. Request County Board of Commissioners to acquire 2018 tax foreclosed properties

GREBNER MOVED RESOLUTION, LOUNEY SECONDED. PASSED UNANIMOUSLY.

7. Legal counsel report

7.A. Recoupment of supervisory bonuses

Perrone indicated that Joseph Bonsall and Dawn VanHalst were given a settlement proposal of \$15,000 each. Their attorney has returned signed copies from both parties.

Nolan asked about the agreement's WHEREAS clause which asserts that Schertzing was aware of this. Perrone said that they had to have it in there as an assertion of their dispute and their compromise of a disputed claim. A non-disparagement was also created that they insisted in Sentence 4 that Board members should refrain from subjective statements. Grebner adds that by contract they cannot order the refrain of statements. Perrone said they don't have to refrain from statements but they also don't have to denigrate them to the public. Grebner said he feels that is void as of public policy and explained the difference between subjective and objective statements.

GREBNER MOVED APPROVAL OF THE SETTLEMENT AGREEMENTS, SECONDED BY LOUNEY. MOTION PASSED UNANIMOUSLY.

8. Program status reports at next regular board meeting.

9. Financials

9.A. Receive Accounts Payable for April 2018

Nolan asked for details about the big ticket items on the check register. Paluzzi responded saying that these are stockpiled invoices from demolitions that could not cleared to pay to vendor until the State reimbursed us the grant funds. Nolan asked if demolitions averaged \$10,000. Paluzzi responded saying that the maximum that can be spent on a demolition is \$25,000, and the average is roughly \$12,000 - \$15,000, with a few outliers costing more than the \$25,000 grant funding cap.

Crenshaw asked about two vendors in two lines for the same amount within the check register - Hammond and KEBS. Paluzzi responded saying Hammond is a landscape company that was used to supply plants and materials for the Neighborhoods in Bloom project. Hammond generated two invoices to direct delivery to two pickup locations. KEBS is a surveying company needed for demolition projects.

9.B. Receive Statements of Net Assets and Revenue & Expense, April 2018
RECEIVED TO FILE.

9.C. FY 2017 audit in process

9.C.1. Brownfields settlement with the County

RESOLUTION MOVED BY NOLAN, SECONDED BY LOUNEY.

Nolan asked if both parties were happy. Paluzzi indicated no.

MOTION PASSED UNANIMOUSLY.

Paluzzi also mentioned that she has received preliminary feedback from the audit team. Last year's separation of duties has been resolved by adding outside CPA assistance. The auditors also did a deep dive and have found a few inventory changes we need to make, changing values from \$1,000 to \$860. Schertzing asked if those inventory adjustments had been made. Paluzzi responded no, that we had only learned of them Friday last week.

10. Reports

10.A. Executive Director

Written report provided. She added that a developer in Lansing Township called that day, indicating the Township's requirement for a density transfer before approving development. The developer might be taking on all demolitions needing funding.

10.B. Board Chairman

Schertzing provided a booklet and information from the Urban Land Institute conference in Detroit. He provided a bar chart that depicts parcels that went into delinquency, forfeiture, and foreclosure, since 2000.

Grebner handed out a document identifying taxable value by municipality.

11. Limited public comment - None

12. Adjournment @ 5:43 PM

Respectfully submitted,
Maria J. Mastej
and
Jeanna M. Paluzzi

INGHAM COUNTY LAND BANK

FAST TRACK AUTHORITY

Minutes of the June 26, 2018 Special Board Meeting

Attendance

Members present: Treasurer Schertzing and Commissioners Crenshaw, Grebner, Louney and Nolan

Members excused: None

Others present: Executive Director Jeanna Paluzzi, Gina Pons-Schultz, Jonathan Branoff, Carol Koenig, Ryan Sebolt, and Alan Fox

Minutes

1. Call to order

Chairman Schertzing called the meeting to order at 7:06 pm in the Democrat Caucus Room, Ingham County Courthouse, Lansing.

2. Amendments to the agenda

There were no amendments.

3. Limited public comment

There were no comments.

4. Resolutions

18-17 Extend deadlines in purchase agreement with Urban Systems for 112 Malcolm X

Jonathan Branoff works the financial elements of Urban System's development at the old Deluxe Inn site. He said Eric Helzer is working the brownfields and environmental assessment elements. Schertzing has organized a meeting with the County regarding brownfields financing, to which Paluzzi will be invited. There are at least one underground storage tank, chlorinated solvents, and loose demolition debris fill on site impeding progress. The bathymetric study produced positive information regarding the river bottom and their plan for a parallel docking system. The printing shop parcel is in the 100 year floodplain. The retaining wall is generally in good conditions with significant repairs needed in certain parts. Marriott A Loft will be the hotel flag, with about 110 beds, and they are reworking the site plan. Urban Systems is submitting their application and \$60K nonrefundable fee; it will be a couple of months to be awarded the hotel flag. A restaurant or permanent food truck pad has yet to be determined, although they are leaning towards food trucks. There will be 40-50 condo or multifamily units. Crenshaw asked about condo pricing; Branoff said that will be determined. Schertzing asked if the condos still had the river view; Branoff said yes, the hotel preferred the street frontage. Louney said BWL is working with Urban Systems regarding the riverwalk under the Washington St. bridge.

Perrone suggested that the THEREFORE clause in the resolution be amended to reflect a September 30 deadline. Paluzzi asked for clarification about her authority to negotiate and execute the purchase agreement. A BE IT FURTHER RESOLVED clause was added to the resolution, indicating that the Executive Director is authorized to negotiate and execute the purchase agreement, bringing any changes in timeline to the Board for approval.

MOTION APPROVED UNANIMOUSLY.

18-18 Request certain 2018 tax foreclosed properties

Paluzzi said that there has been lack of agreement between Land Bank staff and the Treasurer's Office regarding the profitability of rehabbing to Land Bank standards the parcels placed in the bundle, notably last year's tax foreclosure at 2725 Northwest Ave. As such, Paluzzi had the Land Bank's construction manager Tony Martinez attend foreclosure site visits to leverage his building inspector experience. At Schertzing's request, staff narrowed our request for rehab opportunities to five foreclosure properties. Schertzing now indicates those five parcels will be featured in open houses for the auction. As such, Paluzzi drafted this resolution formally requesting the five properties, as well as removal of others from the bundle. Rehabs are one of the few sources of income to the Land Bank.

Schertzing distributed a table identifying 2017 chargebacks to local jurisdictions.

MOVED BY LOUNEY, SECONDED BY NOLAN TO APPROVE RESOLUTION AS WRITTEN. MOTION PASSED UNANIMOUSLY.

5. Limited public comment

There was no public comment.

Schertzing mentioned the Urbandale open house event. Nolan complimented Schertzing about the urban farming initiative, especially in the floodplain, indicating it would be the hallmark of his career.

6. Adjournment

The meeting adjourned at 8:09 pm.

Respectfully submitted,
Jeanna M. Paluzzi

**INGHAM COUNTY LAND BANK
FAST TRACK AUTHORITY**

**RESOLUTION AUTHORIZING
PARTICIPATION IN THE MICHIGAN LAND BANK
SMALL REAL ESTATE DEVELOPER ALLIANCE
Resolution #18-x**

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

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

WHEREAS, the Ingham County Treasurer, with Ingham County Board of Commissioners approval, entered into such an intergovernmental agreement under the Act; and established the Ingham County Land Bank Fast Track Authority (the "Land Bank") in 2005; and

WHEREAS, the Land Bank currently owns roughly 1200 parcels, and 1000 of those are residential vacant lots; and after deducting vacant lots suitable for side lot sales or banked for large redevelopment projects, 450 buildable individual residential lots remain scattered primarily across the City of Lansing; and

WHEREAS, the Michigan Land Bank Fast Track Authority is soliciting partnerships from local land banks across Michigan in its new Small Real Estate Developer Training and Capacity Building initiative, facilitated by the Incremental Development Alliance; and

WHEREAS, the initiative will provide technical assistance to locally-based, small-scale real estate developers over a 12- to 15-month period, designed to build local capacity for vacant lot redevelopment projects, and includes seminars, workshops, boot camps, and mentoring meetings; and

WHEREAS, the Michigan Land Bank requests a \$10,000-12,000 commitment from local land banks to help fund their joint, locally-focused Alliance program;

NOW, THEREFORE, BE IT RESOLVED that the Land Bank Board authorizes its Executive Director to negotiate an agreement with the Michigan Land Bank to participate in its second round of Alliance activity and budget up to \$12,000 for Alliance activity in 2019.

Resolution as adopted (date).

Aye:

Nay:

Absent:

**INGHAM COUNTY LAND BANK
FAST TRACK AUTHORITY**

**RESOLUTION AUTHORIZING ONLINE PAYMENTS TO
REGULAR VENDORS FOR ROUTINE MONTHLY INVOICES
Resolution #18-x**

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

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

WHEREAS, the Ingham County Treasurer, with Ingham County Board of Commissioners approval, entered into such an intergovernmental agreement under the Act; and established the Ingham County Land Bank Fast Track Authority (the "Land Bank") in 2005; and

WHEREAS, Land Bank checking account signature cards require two signatures on checks to pay vendor invoices; and

WHEREAS, the Land Bank does regular business with vendors providing basic administrative and property maintenance services (as opposed to contractors), and those vendors routinely bill on a monthly basis; and

WHEREAS, several vendors have decreased the time between invoice date and due date, require 10+ days to process payments, and/or increased both late charges and finance fees in order to drive payments online, including Pitney Bowes (postage meter), Applied Imaging (copier lease), Consumers Energy, and Lansing Board of Water and Light; and

WHEREAS, the two required Land Bank check signers are already provided full documentation of vendor invoices and general ledger numbers assigned to payments when presented checks to sign, and it is possible to sign a document authorizing payment rather than signing a physical check.

NOW, THEREFORE, BE IT RESOLVED that the Land Bank Board authorizes staff to substitute online payment for checks to regular vendors providing routine administrative and property maintenance services, upon the same dual payment approval required with check signing.

Resolution as adopted (date).

Aye:

Nay:

Absent:

**MEMORANDUM OF UNDERSTANDING
BETWEEN INGHAM COUNTY TREASURER
AND INGHAM COUNTY LAND BANK FAST TRACK AUTHORITY
FOR ANNUAL TAX FORECLOSURE PROPERTY MANAGEMENT SERVICES**

WHEREAS, the Ingham County Treasurer (the "Treasurer") is acting as the foreclosing governmental unit for Ingham County under P.A. 123 of 1999; and

WHEREAS, the Treasurer has foreclosed upon, and taken title to, certain properties as the foreclosing governmental unit; and

WHEREAS, the Treasurer is responsible for management, oversight, and periodic maintenance at these properties; and

WHEREAS, the Ingham County Land Bank Fast Track Authority (the "Land Bank") has the capability and expertise to assist the Treasurer with property management, oversight, and periodic maintenance;

NOW, THEREFORE, it is hereby agreed by and between the Treasurer and the Land Bank as follows:

1. The Treasurer will provide the Land Bank, and provide timely updates to, a list of parcels requiring management, oversight, and periodic maintenance.
2. The Land Bank will help maintain the Treasurer's parcels, either directly or via sub-contractors, as follows:
 - A. Ensuring that foreclosed properties are secure from unauthorized entry.
 - B. Posting notice of the foreclosure on any structures.
 - C. Assist Court officers with vacating occupied structures.
 - D. Removing and properly disposing of trash and debris.
 - E. Regular yard maintenance (mowing, raking, edging, bagging leaves/debris, etc.) in accordance with local regulations.
 - F. Removing accumulated snow and ice from sidewalks in accordance with local regulations.
 - G. Coordination and oversight of demolition, clean-outs, and repairs upon Treasurer approval.
 - H. Other maintenance tasks that may arise from time to time.
3. The Land Bank will procure any and all sub-contractors according to its established policies and procedures.
4. The Land Bank will maintain accurate and detailed records for all work performed.
5. The Treasurer will reimburse the Land Bank for payroll, contractor, and other actual expenses incurred in relation to work performed under this Memorandum of Understanding.
 - A. Treasurer's signature on Land Bank checks constitute approval for payment, as all invoice documentation is provided at check signing.

- B. The Land Bank will provide the Treasurer's Office with a reimbursement request, typically Wednesdays per the Land Bank's contractor invoice payment schedule posted each year.
 - C. The Treasurer's Office will process an overnight ACH payment for the full amount requested, so that funds are available for timely check distribution on Fridays per the Land Bank's contractor invoice payment schedule posted each year.
 - D. The Land Bank will provide the Treasurer's Office with backup documentation upon ACH confirmation.
6. This Memorandum of Understanding is effective for the 2018 tax foreclosure season and shall continue year to year until terminated at will by the Treasurer or the Land Bank, with or without cause.

Signed this _____ day of August, 2018.

Jeanna M. Paluzzi
Executive Director
Ingham County Land Bank Fast Track Authority

Eric A. Schertzing
Ingham County Treasurer

INGHAM COUNTY LAND BANK
FAST TRACK AUTHORITY

**RESOLUTION AUTHORIZING
PROPERTY SWAP WITH INGHAM COUNTY TREASURER
2725 NORTHWEST AVE FOR 1617 PATTENGILL AVENUE
Resolution #18-x**

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

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

WHEREAS, the Ingham County Treasurer, with Ingham County Board of Commissioners approval, entered into such an intergovernmental agreement under the Act; and established the Ingham County Land Bank Fast Track Authority (the "Land Bank") in 2005; and

WHEREAS, the Land Bank has, in its Priorities, Policies, and Procedures, (1) identified factors in determining consideration due upon exchange/sale for parcels to Ingham County Treasurer pursuant to MCL 211.78r, and (2) consideration has been deemed to represent a fair exchange of value; and

WHEREAS, the Land Bank has estimated that no net profit would accrue in renovating 2725 Northwest Avenue, Lansing, a property acquired through local unit rejection in 2017; and

WHEREAS, the Land Bank has estimated that a net profit would accrue from renovating 1617 Pattengill Ave, Lansing a 2018 tax foreclosure owned by the Ingham County Treasurer;

NOW, THEREFORE, BE IT RESOLVED that the Land Bank Board authorizes its Executive Director to execute a swap of 2725 Northwest Avenue for the Treasurer foreclosure at 1617 Pattengill Avenue.

Resolution as adopted (date).

Aye:

Nay:

Absent:

08/02/2018 CHECK REGISTER FOR INGHAM COUNTY LAND BANK
CHECK DATE FROM 06/01/2018 - 06/30/2018

9A

Check Date	Check	Vendor Name	Description	Amount
06/01/2018	16834	BWB CLEANING	CLEANING - 6127 SCOTMAR, 6139 SCOTMAR	\$ 345.00
06/01/2018	16835	BOARD OF WATER & LIGHT		\$ 800.70
06/01/2018	16836	CINNAIRE TITLE SERVICES, LLC	CLOSING 320 W HODGE AVE	\$ 100.00
06/01/2018	16837	CITY PULSE	CLEAN-OUTS - MINOR REPAIRS LB & TRES	\$ 55.50
06/01/2018	16838	COMCAST	COMCAST	\$ 265.57
06/01/2018	16839	CONSUMERS ENERGY		\$ 421.32
06/01/2018	16840	D&D QUALITY SERVICING INC	1019 DURANT RADON SYSTEM	\$ 575.00
06/01/2018	16841	DELHI TOWNSHIP	1737 AURELIUS SEWER	\$ 34.02
06/01/2018	16842	DISCOUNT ONE HOUR SIGNS, INC	AUCTION DATE RIDERS	\$ 1,755.00
06/01/2018	16843	EDEN GLEN CONDO ASSOCIATION	MONTHLY ASSOCIATION FEES - JUNE 2018	\$ 5,270.00
06/01/2018	16844	ERADICO SERVICES INC	BED BUGS RENTAL 323 ASTOR	\$ 200.00
06/01/2018	16845	MICHIGAN FARM BUREAU	2909 REO - LAND CONTRACT PREMIUM	\$ 537.00
06/01/2018	16846	HAMMOND FARMS LANDSCAPE SUP	NIB 120 BAGS OF BARKB REDWOOD DYED	\$ 909.60
06/01/2018	16847	APPLIED IMAGING	SUPPLIES	\$ 202.36
06/01/2018	16848	J & J HARDWOODS, INC.	419 W SHERIDAN TREE REMOVAL	\$ 7,600.00
06/01/2018	16849	KEYSTONE MILLBROOK	BUSINESS CARDS	\$ 125.75
06/01/2018	16850	MANER COSTERISAN	FEB 2018 SERVICES	\$ 10,281.00
			MAR 2018 SERVICES	\$ 7,340.00
				\$ 17,621.00
06/01/2018	16851	CAPITAL ONE COMMERCIAL	VARIOUS PROPERTIES	\$ 643.46
06/01/2018	16852	JEANNA PALUZZI	DAILY MILEAGE + EXPENSE REPORT	\$ 94.58
			OVERNIGHT TRAVEL EXPENSE REPORT	\$ 289.05
				\$ 383.63
06/01/2018	16853	PITNEY BOWES PURCHASE POWER	POSTAGE SUPPLIES	\$ 258.50
06/01/2018	16854	INGHAM COUNTY TREASURER	HEALTH INSURANCE REIMBURSEMENT - M	\$ 5,948.18
06/01/2018	16855	TRICKL-EEZ IRRIGATION INC	IRRIGATION - GARDEN PROGRAM	\$ 163.25
06/01/2018	16856	VERIZON WIRELESS	COMMUNICATION	\$ 96.12
06/01/2018	16858	KWIK REPO INC	1207 KALAMZAOO NO DEMO ORDER	\$ 1,300.00
			6139 SCOTMAR	\$ 1,200.00
			3728 DEERFILD NO DEMO ORDER	\$ 2,600.00
				\$ 5,100.00
06/15/2018	16859	ALL STAR SNOW REMOVAL	LAWN CARE VARIOUS PROPERTIES 5/4/18	\$ 1,755.00
			LAWN CARE VARIOUS PROPERTIES 5/14/18	\$ 1,755.00
			LAWN CARE VARIOUS PROPERTIES 5/24/18	\$ 1,755.00
				\$ 5,265.00
06/15/2018	16860	BOARD OF WATER & LIGHT	3024 TURNER	\$ 509.38
06/15/2018	16861	C&K SMALL ENGINE REPAIR	BENCH FEE	\$ 40.00
06/15/2018	16862	CAPITAL EQUIPMENT & SUPPLY	TRACTOR REPAIRS	\$ 956.51
06/15/2018	16863	ROXANNE CASE	DAILY MILAGE REIMBURSEMENT - MAY 20	\$ 37.36
06/15/2018	16864	CONSUMERS ENERGY		\$ 301.24
06/15/2018	16865	CONSUMERS ENERGY		\$ 62.69
06/15/2018	16866	DICK CORTRIGHT	079 W SAGINAW GAS LEAK	\$ 103.00
06/15/2018	16867	DELUXE FOR BUSINESS	CHECK ORDER	\$ 875.83
06/15/2018	16868	FELDPASCH CLEANING SERVICES	JANITORIAL SERVICES - MAY	\$ 245.00
06/15/2018	16869	SCOTT FREDRICKSON CONSTRUCT	1019 DURANT DRAW 1 BALANCE	\$ 4,470.00

Check Date	Check	Vendor Name	Description	Amount
06/15/2018	16870	FRITZY'S LAWN & SNOW	LAWNCARE VARIOUS PROPERTIES: 5/19, \$	5,775.00
			LAWN CARE RENTALS 5/7/18 & 5/18/18 \$	855.00
			LAWN CARE RENTALS 5/24/18 & 5/31/18 \$	1,035.00
			LAWNCARE VARIOUS PROPERTIES: 5/8, 5 \$	2,955.00
06/15/2018	16871	GRANGER CONTAINER SERVICE	MONTHLY CHARGE \$	101.00
			MONTHLY \$	125.31
			\$	226.31
06/15/2018	16872	GRAVITY WORKS DESIGN, LLC	YEARLY WEBSITE HOSTING AND SUPPORT \$	210.00
06/15/2018	16873	J & J HARDWOODS, INC.	1000 W SAGINAW TREE REMOVAL \$	1,600.00
			2915 TURNER TREE REMOVAL \$	2,200.00
			TREE REMOVAL 1220 W OTTAWA \$	2,600.00
			TREE REMOVAL 5861 S MLK \$	7,000.00
			\$	13,400.00
06/15/2018	16874	KWIK CAR WASH	VOID CK # 16820 COMBINED W KWIK REP \$	26.97
06/15/2018	16875	LAFONTAINE FORD, INC	LB TRUCK \$	49.21
06/15/2018	16876	LAKE STATE LAWN-LANDSCAPING	LAWN CARE VARIOUS PROPERTIES 5/11/18 \$	1,560.00
06/15/2018	16877	MANER COSTERISAN	APRIL 2018 SERVICES \$	4,607.00
06/15/2018	16878	MCKISSIC CONSTRUCTION	LAWN CARE TREASURER PROPERTIES \$	2,960.00
06/15/2018	16879	MICHIGAN FLEET FUELING SOLUTIONS	911 CENTER STREET \$	757.14
06/15/2018	16880	MYERS PLUMBING & HEATING, INC	BACKFLOW PREVENTION DEVICE AND INS \$	154.00
06/15/2018	16881	PIPER & GOLD PUBLIC RELATIONS	FINAL INVOICE JAN 2018 \$	2,975.00
06/15/2018	16882	SIELOFF GLASS AND SCREEN	1703 MAISONETTE SERVICE WINDOW \$	150.00
06/15/2018	16883	WILDTYPE	NEIGHBORHOODS IN BLOOM PROJECT \$	3,607.20
			CORRIDOR PLANTS \$	3,371.02
			NEIGHBORHOODS IN BLOOM PROJECT \$	991.30
			\$	7,969.52
06/26/2018	16884	BOARD OF WATER & LIGHT	\$	385.29
06/26/2018	16885	BOARD OF WATER & LIGHT	\$	50.83
06/26/2018	16886	COHL, STOKER & TOSKEY, P.C.	LEGAL \$	2,779.60
06/26/2018	16887	CONSUMERS ENERGY	\$	198.67
06/26/2018	16888	DICK CORTRIGHT	6127 SCOTMAR REPAIRS \$	205.00
06/26/2018	16889	EDEN GLEN CONDO ASSOCIATION	ASSOCIATION FEES JULY 2018 \$	5,270.00
06/26/2018	16890	HOME DEPOT CREDIT SERVICES	ROUND UP AND MOSQUITO SPRAY \$	29.64
06/26/2018	16891	INGHAM COUNTY TREASURER	EMPLOYEE HEALTH INSURANCE REIMB \$	5,948.18
06/26/2018	16892	J & J HARDWOODS, INC.	TREE REMOVAL 1031 N LARCH \$	1,050.00
			TREE REMOVAL 309 DOUGLAS \$	5,200.00
			TREE REMOVAL DEMO 621 BROOK ST \$	2,800.00
			TREE REMOVAL DEMO 717 E PARK TERRACE \$	2,600.00
			TREE REMOVAL DEMO 1213 N HIGH \$	2,400.00
			TREE REMOVAL DEMO 1713 N MLK BLVD \$	4,000.00
			\$	18,050.00

Check Date	Check	Vendor Name	Description	Amount
06/26/2018	16893	LAKE STATE LAWN-LANDSCAPING	LAWN CARE 5/31/18	\$ 1,560.00
			LAWN CARE 6/07/18	\$ 1,560.00
				<u>\$ 3,120.00</u>
06/26/2018	16894	MANNIK SMITH GROUP	ASBESTOS SURVEY 1517 PATTENGILL	\$ 544.00
06/26/2018	16895	CAPITAL ONE COMMERCIAL	HOME DEPOT	\$ 602.32
06/26/2018	16896	PITNEY BOWES PURCHASE POWER		\$ 217.08
				<u>\$ 208.99</u>
				\$ 426.07
06/26/2018	16897	PLANTE & MORAN, PLLC	AUDIT SERVICES	\$ 9,350.00
06/26/2018	16898	PRECISION PIPING LLC		\$ 710.72
06/29/2018	16899	BOARD OF WATER & LIGHT		\$ 202.39
06/29/2018	16900	COMCAST		\$ 265.57
06/29/2018	16901	CONSUMERS ENERGY		\$ 28.93
06/29/2018	16902	DBI BUSINESS INTERIORS	OFFICE SUPPLIES	\$ 99.91
06/29/2018	16903	SCHUMACHER'S FOUR SEASONS	LAWN CARE 5/5 - 6/11	\$ 2,925.00
			LAWN CARE 5/5 - 6/11	\$ 2,910.00
			LAWN CARE 5/7 - 6/13	\$ 2,790.00
			LAWN CARE 5/7 - 6/13	\$ 2,910.00
			LAWN CARE 5/8 - 6/14	<u>\$ 3,385.00</u>
				\$ 14,920.00
06/29/2018	16904	FRITZY'S LAWN & SNOW	LAWN CARE JUNE 8 9	\$ 4,260.00
06/29/2018	16905	APPLIED IMAGING	COPIER	\$ 195.13
06/29/2018	16906	CITY OF LANSING	CODE VOLATIONS	\$ 2,140.00
06/29/2018	16907	THOMAS MARTIN	DAILY MILEAGE REIMBURSEMENT	\$ 59.79
06/29/2018	16908	MCKISSIC CONSTRUCTION	LAWN CARE TREASURER FRC	\$ 3,200.00
06/29/2018	16909	NORTHWEST INITIATIVE	LAWN CARE 6/4 - 6/14	\$ 2,955.00
			LAWN CARE 5/24 - 6/6	<u>\$ 1,515.00</u>
06/29/2018	16910	PNC BANK, NA	OBLIG -801 INTEREST	\$ 15,406.14
			OBLIG -819 INTEREST	<u>\$ 11,951.77</u>
				\$ 27,357.91
06/29/2018	16911	VERIZON WIRELESS		\$ 170.28
06/29/2018	16912	WE'RE DIFFERENT LAWNS	LAWN CARE	<u>\$ 2,490.00</u>
GEN TOTALS:				
Total of 78 Disbursements:				<u>\$ 215,472.35</u>

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

JUNE 30, 2018

Assets	
Cash	\$ 962,981.06
Accounts Receivable	
Land Contract Receivable	\$ 528,182.80
Land Contract Interest Receivable	\$ 28,934.46
Land Contract Escrow	\$ 9,328.60
Notes Receivable	
Specific Tax Receivable	\$ 161,726.01
Specific Tax Receivable - Prior Year	\$ 13,086.21
Payroll	\$ 3,388.74
Employer Tax Liability CDBG	
OCOF Receivable	
Ingham County Receivable	\$ 74,065.76
Lansing City Receivable - General	
CDBG County Receivable	
CDBG Receivable - Lansing Demo	
CDBG Lansing Rehab Receivable	\$ 253,168.45
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	\$ (10,880.50)
MSDHA Ash Street Rec	
Brownfield Receivable - Ingham Cnty	
Due from other funds	\$ 32,564.49
Inventory - NSP2	
Inventory	\$ 1,977,307.40
Fixed Assets	\$ 236,763.70
Land Improvements	
Fixed Assets - Rental	\$ 866,800.20
Accumulated Depreciation - Rental	\$ (272,493.31)
Total Assets	\$ 4,864,924.07

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

JUNE 30, 2018

Liabilities	
Accounts Payable	\$ 96,883.53
Notes Payable - PNC Bank	\$ 3,227,555.80
Accrued time off payable	\$ 4,749.99
Due to Ingham County	\$ 671,051.42
Due to MSHDA	
Due to City of Lansing	\$ 409,050.38
Due from other funds	\$ 32,564.49
Rental Deposit	\$ 9,676.76
Good Faith Deposits	\$ 10,529.00
Land Contract Escrow	\$ 4,590.70
Deferred Revenue	
Employee Contribution - Health Care	\$ 294.28
Total Liabilities	\$ 4,466,946.35
Retained Earnings	\$ (40,271.97)
Total Net Assets	\$ 438,249.69

INGHAM COUNTY LAND BANK FAST TRACK AUTHORITY

8B2

STATEMENT OF REVENUES, EXPENSES, AND CHANGE IN NET ASSETS
JUNE 30, 2018

	2018 Amended Budget	2018 YTD 6/30/2018	%
Revenues			
Ingham County allocation	\$ 400,000.00	\$ 400,000.00	100.00%
Property Sales	\$ 958,600.00	\$ 534,645.00	55.77%
Interest Income	\$ 34,865.00	\$ 39,787.72	114.12%
Brownfield Revenue			0.00%
HOME Developer Fee Income	\$ 96,895.00		0.00%
HOME Program Revenue	\$ 623,814.00		0.00%
Specific Tax	\$ 200,000.00		0.00%
CDBG Program Revenue	\$ 225,000.00	\$ 270,000.00	120.00%
NSP1 Program Revenue	\$ 4,300.00		0.00%
NSP2 Program Revenue	\$ 4,300.00	\$ 860.00	20.00%
Hardest Hit Blight Elimination Funding	\$ 798,500.00		0.00%
Rental Income	\$ 182,400.00	\$ 84,083.70	46.10%
Lansing Reinvestment Revenue			0.00%
Late Fee Revenue	\$ 400.00	\$ 233.34	58.34%
Donation Revenue			0.00%
Miscellaneous Revenue	\$ 255,520.95	\$ 35.00	0.01%
Non-Purchase Acquisition Real Property	\$ -		0.00%
Neighborhoods in Bloom	\$ 20,000.00	\$ 20,000.00	100.00%
DNR Grant	\$ -		0.00%
Garden Program Revenue	\$ 13,000.00	\$ 7,797.21	59.98%
Total Revenue	\$ 3,817,594.95	\$ 1,357,441.97	35.56%

Non-Administrative Expense			
Property Acquisitions	\$ -	\$ -	0.00%
Loss on Inventory	\$ -	\$ -	0.00%
Depreciation/Depletion	\$ -	\$ -	0.00%
Land Bank Cost of Projects (renovations)	\$ 532,920.00	\$ 313,437.94	58.82%
Land Bank Current Year Taxes	\$ -	\$ 817.00	0.00%
Lawn/Snow/Maintenance	\$ 453,200.00	\$ 158,134.91	34.89%
Brownfield Debt	\$ -	\$ -	0.00%
HOME Grant Expenses	\$ 629,814.00	\$ 7,355.75	1.17%
CDBG Renovation Expenses	\$ 225,000.00	\$ 189,452.41	84.20%
NSP1 Lansing City	\$ 10,000.00	\$ 7,169.19	71.69%
NSP2 Expenses	\$ 18,000.00	\$ 9,485.00	52.69%
NSP3 Expenses	\$ -	\$ 75.00	0.00%
Hardest Hit Blight Elimination Funding	\$ 736,000.00	\$ 152,744.88	20.75%
MI Blight Elimination Grant Expenses	\$ -	\$ -	0.00%
Neighborhoods in Bloom	\$ 20,000.00	\$ 14,996.35	74.98%
DNR Grant	\$ -	\$ -	0.00%
Demolitions	\$ -	\$ -	0.00%
Total Non-Administrative Expenses	\$ 2,624,934.00	\$ 853,668.43	32.52%

INGHAM COUNTY LAND BANK FAST TRACK AUTHORITY

8B2

STATEMENT OF REVENUES, EXPENSES, AND CHANGE IN NET ASSETS
JUNE 30, 2018

	2018 Amended Budget	2018 YTD 6/30/2018	%
Administrative Expense			
Office Supplies	\$ 19,000.00	\$ 4,236.87	22.30%
Audit Fee	\$ 15,000.00	\$ 16,850.00	112.33%
Communication	\$ 6,500.00	\$ 4,470.32	68.77%
Security	\$ 2,000.00	\$ (799.99)	-40.00%
Membership Fees	\$ 2,000.00	\$ 540.00	27.00%
Rental Expense	\$ 600.00	\$ 350.00	58.33%
Vehicle Expense	\$ 17,500.00	\$ 10,207.51	58.33%
Postage	\$ 1,500.00	\$ 883.55	58.90%
Office Expense (Utilities, Lawn/Snow, etc.)	\$ 6,000.00	\$ 6,764.09	112.73%
Media/Public Relations	\$ 15,000.00	\$ 3,267.49	21.78%
Consultants/Legal/Contractual Services	\$ 95,710.00	\$ 37,243.41	38.91%
Computer Software Upgrade/Annual fees	\$ 30,000.00	\$ 21,454.44	71.51%
Travel/Mileage	\$ 3,600.00	\$ 1,177.26	32.70%
Prof. Training/Conferences	\$ 5,000.00	\$ 975.00	19.50%
Payroll Expense (incl. intern)	\$ 346,902.00	\$ 227,301.62	65.52%
Health Insurance and Benefit Expense	\$ 132,490.00	\$ 43,677.35	32.97%
Building Maintenance	\$ 15,000.00		0.00%
Interest Expense	\$ 70,000.00	\$ 50,358.46	71.94%
AmeriCorps	\$ 12,000.00	\$ 10,032.00	83.60%
Equipment Small Purchase	\$ 7,500.00	\$ 20.00	0.27%
Bank Fee	\$ 1,200.00	\$ 318.40	26.53%
Prior Year Expense	\$ -	\$ -	0.00%
Insurance	\$ 15,000.00	\$ -	0.00%
Garden Program Expense	\$ 10,000.00	\$ 16,157.61	161.58%
Land Contract Default	\$ 75,000.00	\$ -	0.00%
Community Development Projects	\$ 58,000.00	\$ 6,000.00	10.34%
Lansing Brownfield Expense	\$ -	\$ -	0.00%
Depreciation and Depletion	\$ -	\$ 11,838.19	0.00%
Rental Depreciation	\$ 43,350.00	\$ 43,340.03	99.98%
Rental Program Expense	\$ 18,240.00	\$ 27,381.90	150.12%
Total Administrative Expense	\$ 1,024,092.00	\$ 544,045.51	53.12%

Total Operating Expense	\$ 3,649,026.00	\$ 1,397,713.94	38.30%
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Total Net Revenue & Expense, excluding	\$ 168,568.95	\$ (40,271.97)	
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Executive Director's Report

June 2 – August 5, 2018

IMPORTANT DATES

August 28 Lansing Center Treasurer's tax foreclosure auction #2

RELATIONSHIPS

Funders

- HOME grant: Both new construction projects are underway. Finalizing the addition of a bathroom in the attic of the rehab.
- Passed the annual City of Lansing HOME grant subcontractor review.
- Passed the annual MSHDA Hardest Hit Funds compliance review.

Housing organizations

- Extended CAHP's options to purchase three parcels through September to accommodate contract negotiations with Lansing and MSHDA.

Economic development

- Nothing new to report this month.

Neighborhoods and towns

- Attending the neighborhood meetings and the Walking Wednesday activities.

Eden Glen Condo Assn

- The Board has prioritized capital improvements: first, front and back porch repairs by health and safety issue, then privacy fences.

PROGRAMS

Treasurer's annual foreclosure process

- Provided board ups, lock ups, foreclosure signs, auction signs, and lawn + cleanup + repair contractor procurement and services. Moving in to evictions now.
- Treasurer's office is holding up reimbursement of expenses incurred to date and requiring copies of all invoices prior to payment. This is not normal protocol. Normal protocol is emailing his staff with a reimbursement request on Wednesdays, the Treasurer's Office initiating an ACH payment to our checking account on Thursdays, so that checks can be distributed per Land Bank payment schedule on Fridays without impacting cash flow. I provide all backup documentation to Land Bank check signers for review prior to signing checks.
- In front of staff, Eric asked why the Land Bank felt it appropriate to spend \$25K to clean out the bottling plant foreclosure last year, as well as an additional \$25K on patching the roof. My response was that was not the Land Bank's decision. Rather it was discussions between

him and his agent Joe Bonsall that directed those expenses. I was never a part of their meetings, only heard the decisions made.

- Evidently last year's foreclosures were transferred without ensuring all taxes and assessments were cleared. Eric's response to my concern was directing me to handle it, even providing me a name at the Drain Commissioner's Office to call. After discussing this with Mark Grebner, I contacted Alan Fox about my concerns, and he has been very helpful in clearing out assessments. We recently determined that the Treasurer's staff had not addressed code compliance issues in 2016, so fines went to delinquent taxes that were not cleared before transferring title to the Land Bank. Alan is also checking into specific tax collection for us.

Hardest Hit Funds-funded demolitions

- Group 18 demolitions almost complete; Group 19 demos underway. Group 20 (final group) will be set up in MSHDA reporting once MSHDA clears funding for approval for individual projects in previous Groups. Acknowledging their software limitations, MSHDA approved our request for time extension to spend the last of the \$6 million.

Disposition plan review

- Nothing new to report.

Sales pipelines

EDEN GLEN CONDOS

- Only two CDBG-funded rehabbed condos are not sold.
- Closed on one of the two 3BR condos we just rehabbed.
- 1713-1715-1717-1719 Maisonette sold at July Treasurer auction, \$4K above bid price.
- Monthly association dues now below \$5000.

112 MALCOLM X/OLD DELUXE INN SITE

- Board approved a time extension for certain activities at the June 26th meeting.

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

- Continuing to market property.
- Lansing City Council's public hearing on MMRS's proposed zoning change getting scheduled today.

Garden program

- Against my direction to rectify code compliance violations, and without my knowledge, program manager John Krohn wrote a scathing email to the mayor. I found out from one of those copied on the email. I emailed an apology to the mayor, indicating that we will comply. Walked various garden lots with a code compliance officer and director Brian McGrain. John characterized their code compliance issues as lack of support for urban gardening. I suggested that the program design and execution will be updated shortly. The Land Bank needs to provide the City with a plan to address grass/weed and storage issues by Friday, August 18.
- Earlier this year John Krohn told the Lansing Urban Farm Project that the one hydrant that BWL would fund this year would be provided to his wife's farm. When I confronted him about the conflict of interest, he refused to acknowledge it. I later found that LUFPP had already provided us with a \$500 check towards the cost of the hydrant. I directed John to set up a meeting for me with the appropriate BWL person or people. He never followed through. Instead he worked directly with Board members to obtain BWL approval for more

hydrants. He has yet to provide me with a draft agreement between the Land Bank and gardeners describing roles and responsibilities.

Property maintenance

- Evidently Joe Bonsall just threw out code compliance notices last year, leaving us with about \$50,000 in fines. I am working with the City to mitigate the fees.

Flood hazard mitigation

- Nothing new to report.

ADMINISTRATION

Accounting

- 2017 audit completed with one significant finding, the same as last year: separation of duties. That was addressed with hiring outside CPA expertise.
- Continuing to find problems with land contract payment histories. Directed Maner to recalculate each back to inception.

Staffing

- Real Estate Specialist Maria Mastej left after two weeks to work for the City of Detroit.
- Posted Controller, Real Estate Specialist, and Admin Asst positions on our website and on Indeed (with paid boosts). Also spread the word through the local network. Received and reviewed over 100 resumes.
- During interviews, Eric questioned my authority to hire, so I emailed the Board documenting my authority and requesting feedback. No one responded via email until a week and a half passed, when Bryan Crenshaw asked to halt the process until Board discussion. Angry with my saying it's time for John Krohn to move on, Eric halted my hiring. In a follow up conversation at the Land Bank office he indicated his desire to participate in the hiring process, just as I feared. Based on the muddiness of his involvement in HR issues to date, I want a clean process. He has pointedly indicated three times that interview teams have not agreed with his selection in the past, and perhaps my hiring practices in the past have been problematic.
- Contracted shingles from the stress of ongoing power struggles in the Board. I am exhausted by the tension, and the slander that has emerged.

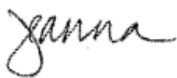
LB office + pole barn

- Roof work complete. Mold mitigation scheduled the week of August 20.

Communications + outreach

- Website update in process.

Respectfully submitted,



Jeanna M. Paluzzi
Executive Director

LOT#	ADDRESS	PARCEL	STARTING BID		WINNING	
33-001	928 BANGHART ST	33-01-01-03-309-061	\$	5,043.68	\$	8,000.00
33-002	2014 MELVIN CT	33-01-01-05-351-021	\$	3,744.94	\$	27,500.00
33-003	4400 N GRAND RIVER AVE	33-01-01-06-201-061	\$	37,467.90	\$	169,000.00
33-004	2725 NORTHWEST AVE	33-01-01-06-327-161	\$	10,224.74	\$	72,500.00
33-007	1137 HYLAND ST	33-01-01-08-454-281	\$	16,650.97	\$	23,000.00
33-007A	CENTER ST	33-01-01-09-276-011	\$	3,535.92	\$	3,535.92
33-008	818 BLUFF ST	33-01-01-09-352-071	\$	11,698.32	\$	13,000.00
33-011	1205 E OAKLAND AVE	33-01-01-10-331-171	\$	7,109.59	\$	7,109.59
33-012	933 MARYLAND AVE	33-01-01-10-410-231	\$	14,153.26	\$	22,000.00
33-013	503 N HAYFORD ST	33-01-01-14-104-261	\$	6,695.38	\$	48,000.00
33-015	815 E ST JOSEPH ST + ADJ LOT	33-01-01-15-358-051/061	\$	13,346.50	\$	18,000.00
33-018	524 LATHROP ST	33-01-01-15-453-191	\$	12,780.93	\$	12,780.93
33-019	709 W SAGINAW ST	33-01-01-16-101-011	\$	12,937.80	\$	25,000.00
33-020	1010 W GENESEE ST	33-01-01-17-228-101	\$	14,009.61	\$	23,500.00
33-022	1405 W OTTAWA ST	33-01-01-17-259-261	\$	8,812.32	\$	35,000.00
33-025	1123 W ALLEGAN ST	33-01-01-17-102-301	\$	12,018.81	\$	28,000.00
33-027	1707 WILLIAM ST	33-01-01-20-133-161	\$	8,343.12	\$	26,000.00
33-029	201 W BARNES AVE	33-01-01-21-380-131	\$	10,945.72	\$	23,000.00
33-030	1812 COLEMAN AVE	33-01-01-21-383-151	\$	11,516.50	\$	24,000.00
33-031	1005 MCCULLOUGH ST	33-01-01-22-208-011	\$	8,504.20	\$	20,000.00
33-033	1008 REGENT ST	33-01-01-22-231-181	\$	8,587.87	\$	16,000.00
33-035	S FAIRVIEW AVE	33-01-01-23-103-020	\$	1,711.18	\$	2,250.00
33-036	2016 LYONS AVE	33-01-01-27-105-041	\$	9,154.75	\$	38,000.00
33-037	2201 S PENNSYLVANIA AVE	33-01-01-27-134-001	\$	11,234.48	\$	31,000.00
33-038	RUTH AVE LOTS	33-01-01-27-428-071/081	\$	3,979.25	\$	3,979.25
33-041	2406 W JOLLY RD	33-01-01-31-478-101	\$	16,769.37	\$	23,000.00
33-042	5017 HUGHES RD	33-01-01-32-353-201	\$	10,551.41	\$	17,500.00
33-044	4918 WOODLYN DR	33-01-01-34-352-081	\$	1,376.02	\$	46,000.00
33-046	5443 S CEDAR ST	33-01-05-04-277-004	\$	163,310.30	\$	220,000.00
33-048	2136 NEWARK AVE	33-01-05-05-351-021	\$	2,474.06	\$	17,000.00
33-051	FOUR EDEN GLEN CONDOS	33-01-05-10-227-71/2/3/4	\$	60,388.71	\$	67,000.00
33-054	4706 CORNELL, OKEMOS	33-02-02-23-401-001	\$	12,023.43	\$	42,000.00
33-057	S EVERY RD, MASON	33-10-10-12-300-004	\$	4,016.10	\$	17,500.00
33-060	920 OLDS RD, LESLIE	33-14-14-25-300-009	\$	3,629.06	\$	11,000.00
33-061	339 ADAMS, LESLIE	33-17-14-21-404-010	\$	11,467.55	\$	11,467.55
33-065	5690 LADDERBACK DR, HOLT	33-25-05-20-253-013	\$	6,918.00	\$	20,000.00
33-066	350 S WATER ST, STOCKBRIDGE	33-42-16-26-165-001	\$	2,825.56	\$	2,825.56
			\$	559,957.31	\$	1,215,448.80