



BOARD OF DIRECTORS

Eric Schertzing CHAIR
Mark Grebner TREASURER
Bryan Crenshaw SECRETARY
Emily Stivers DIRECTOR
Chris Trubac DIRECTOR

PUBLIC NOTICE

REGULAR MEETING of the BOARD of DIRECTORS

Thursday, April 25, 2019
5:30 pm
Ingham County Land Bank

Please mute your cell phone to avoid interrupting the meeting.

AGENDA

1. Call to order
2. Approve minutes of the March 27, 2019 regular meeting
3. Amendments to the agenda
4. Limited public comment *3 Minutes per person*
5. Resolution(s)
 - A. 19-02: Authorize the issuance of Series 2019 note (PNC line of credit)
6. Updates
 - A. Lansing Urban Farm Project
 - B. Treasurer's tax foreclosure auction process support underway
 - C. Superintendent's House listing moved to the new commercial broker
 - D. Rehab of polar vortex-damaged units at Eden Glen underway
7. Financials
 - A. Receive Accounts Payable, March 2019
 - B. 2018 audit underway with Plante Moran this month
8. Staffing
9. Legal report
10. Reports
 - A. Executive Director
 - B. Board Chairperson
11. Limited public comment *3 Minutes per person*
12. Adjournment

INGHAM COUNTY LAND BANK FAST TRACK AUTHORITY

Creating place. Creating community. Creating opportunity.

Jeanna M. Paluzzi
EXECUTIVE DIRECTOR

3024 Turner Street
Lansing MI 48906

517.267.5221
inghamlandbank.org



INGHAM COUNTY LAND BANK FAST TRACK AUTHORITY

Minutes of the March 27, 2019 Regular Board Meeting

Attendance

Members present: Treasurer Schertzing, and Commissioners Crenshaw, Grebner, Stiver, and Trubec

Members excused: N/A

Staff: Executive Director Jeanna Paluzzi, Finance/Admin Manager Linda Weber

Counsel: Tim Perrone

Attendees: Deputy County Treasurer Alan Fox
Laura DeLind and Nancy McCrohan, LUFPP
Jon Addiss
Max Boortz

Minutes

1. Call to order

Schertzing called the meeting to order at 5:32 pm at the Land Bank, 3024 Turner Street, Lansing.

2. Approved minutes

A. January 23, 2018 Regular Board meeting

CRENSHAW MOVED, SECONDED BY GREBNER, APPROVAL OF THE MINUTES AS WRITTEN.

Crenshaw asked for more information about item 10A. Paluzzi responded. Crenshaw asked for a friendly amendment that the minutes be revised by adding the sentence, "The Executive Director worked with Human Resources and the County's attorney on a performance improvement plan."

MOTION WITH FRIENDLY AMENDMENT APPROVED UNANIMOUSLY.

3. Amendments to the agenda

There were no amendments to the agenda.

4. Limited public comment

John Addiss indicated he wants to buy a vacant lot on Bement Street in order to sell with one he owns, on a land contract. He said he has evidently been blacklisted and barred from buying property from the Land Bank because of drug dealer activity in a house on land contract in the Baker neighborhood. He asked the Board to clarify rules for the Executive Director. Schertzing requested a report at the next meeting. Crenshaw asked a copy of the purchase agreement. Addiss indicated he buys at the foreclosure auction.

Laura DeLind introduced herself and Nancy McCrohan, indicating that Lansing Urban Farm

Project has a 10 year history with the Land Bank that has been productive until recently. She feels that damage has been done to LUFP's reputation by Land Bank action and misrepresentations of LUFP activity, especially with respect to the rental house. She handed out hardcopy of three months of email. LUFP has been renting eight years, and the conversation has stalled regarding the purchase. She wants to continue Land Bank relations and asked for private conversations with Board members. She described the Lansing Grown initiative. Nancy McCrohan emphasized the quality of the relationship, but that they had no proposal to offer today.

Max Boortz indicated that his rehab of 414 Baker was slowed by winter weather and invited Board members to walk through the building.

5. Annual Meeting

A. Election of officers

CRENSHAW MOVED, SECONDED BY STIVERS, THE FOLLOWING SLATE OF OFFICERS: VICE CHAIR MARK GREBNER, TREASURER CRENSHAW, AND SECRETARY STIVERS.

MOTION APPROVED UNANIMOUSLY.

B. Staff presentation: 20 months in review.

Paluzzi distributed and reviewed a five page document (attached) that describes financial, administrative, and programmatic improvements during her tenure.

6. Resolution(s)

19-01 Authorize signatures on PNC checking accounts

CRENSHAW MOVED, STIVERS SECONDED, THE RESOLUTION AS DRAFTED.

In a friendly amendment, in the Further, Be It Resolved section, second line, the words "a third Board member" were replaced with "Board Secretary."

MOTION WITH WORDING REVISION APPROVED UNANIMOUSLY.

7. Updates

A. Deluxe Inn site contamination impacts on purchase agreement terms

Paluzzi provided the Board with a heads up that Buyer representatives, County Treasurer, City Economic Development and Planning, and Land Bank met to discuss options for revising the purchase agreement authorized in late 2017, based on (1) contamination found on site and (2) hotel deal requirements. The group felt most comfortable with a scenario that splits our parcel in two, north and south. The north piece would be developed as a stand-alone hotel, and the south developed later and TBD. Because of cleanup costs and hotel pre-development cost caps, the remaining brownfield bond funds would be contributed, and the Land Bank sales price would drop considerably, to about \$10K, with

an agreement to split the profits on developing the south piece. More discussion will be required before presenting the Board with a proposal. Paluzzi asked for a read from the Board. Grebner said let's try to dispose of the property.

B. Commercial broker procured

Through a competitive selection process, staff awarded NAI the commercial broker contract. An initial meeting provided NAI with listing priorities.

C. Polar vortex impacts at Eden Glen

Staff is working with the insurance carrier to determine impacts, payouts, and contractors to rehab the three units impacted by burst water pipes. The Property Maintenance Specialist was terminated.

D. Lansing Urban Farm Project

Paluzzi indicated that staff had sifted through various factors influencing potential urban ag land pricing and analyzing various pricing scenarios. Since City-funneled grant funds influence pricing, a meeting with the City to gain their support is next.

E. Website and sales updates

Paluzzi noted that was covered in the Annual Meeting.

F. Greater Lansing Small-Scale Developer Initiative

Paluzzi indicated that dates had been set for each of the events planned for the initiative, so that locations can now be identified.

8. Financials

A. Receive Accounts Payable, Jan and Feb 2019

The Board received the Accounts Payable report.

B. Discuss and receive 2018 year-end financials

Paluzzi described changes in the reporting formats and specific line items. The reports are the result of CPA/Finance Manager Linda Weber's deep dive into our accounting. The Board took no action on the Statement of Revenues, Expenses, and Changes in Net Position, as it is a work in progress.

C. Discuss July 2019 expiration of PNC lines of credit

Schertzing indicated that legal counsel Dickenson Wright would be at the April board meeting to present the terms of the extension on the lines of credit. It then has to go to the County Board for full faith and credit. PNC is the county's bank of preference, and PNC has leveraged CRA credits in the past.

9. Legal counsel

A. Status of filing requesting a cease and desist of 1733 W Holmes sale

Perrone indicated that the judge dismissed the complaint with prejudice and fined the plaintiff only \$1000 of the \$3000+ attorney fees incurred, for filing a frivolous case. Plaintiff

has 21 days to settle, otherwise he will be held in contempt.

B. Closed session: discussion of investigation findings

GREBNER MOVED, CRENSHAW SECONDED, TO MOVE INTO CLOSED SESSION TO CONSIDER ATTORNEY- CLIENT PRIVILEGED INFORMATION.

Crenshaw requested that the Executive Director and Board Chair be excused. Paluzzi protested. Request was accepted as a friendly amendment.

MOTION TO GO INTO CLOSED SESSION APPROVED UNANIMOUSLY.

STIVERS MOVED, TRUBAC SECONDED, TO ACCEPT THE ATTORNEY'S RECOMMENDATION.

MOTION PASSED. SCHERTZING ABSTAINED.

Paluzzi asked how she would learn about the investigation findings. Perrone indicated she would get an email tomorrow.

10. Reports

A. Executive Director provided in the Board packet.

Crenshaw noted that the listing for the Superintendent's House moves to our new broker in April.

B. Board Chairman

No comments.

11. Limited public comment

There was no public comment.

12. Adjournment

The meeting adjourned at 7:24 pm.

Respectfully submitted, based from meeting recording,
Jeanna M. Paluzzi

PNC Bank Lines of Credit
Transaction history through 2017

10D

PNC Line of Credit -801						PNC Line of Credit -809					
Limit \$ 3,000,000.00						Limit \$ 2,000,000.00					
Date opened July 13, 2007						Date opened October 22, 2009					
Trans date	Principal curtailmt (paid down)	Principal advance (borrowed)	Balance	Index rate change	Interest payment	Trans date	Principal curtailmt (paid down)	Principal advance (borrowed)	Balance	Index rate change	Interest payment
2007						2007					
2007 07 13		300,000.00	\$ 300,000.00								
2007 07 13		2,100,000.00	\$ 2,400,000.00								
2008						2008					
2009						2009					
2010						2010					
2010 06 11		275,000.00	\$ 2,675,000.00								
2010 08 11		200,000.00	\$ 2,875,000.00								
2010 10 01	185,000.00		\$ 2,690,000.00								
2010 10 07		200,000.00	\$ 2,890,000.00								
2011						2011					
2011 04 28	900,000.00		\$ 1,990,000.00								
2011 06 10		100,000.00	\$ 2,090,000.00								
2011 06 30	700,000.00		\$ 1,390,000.00								
2011 07 08		250,000.00	\$ 1,640,000.00								
2011 07 22		200,000.00	\$ 1,840,000.00								
2011 08 04		100,000.00	\$ 1,940,000.00								
2011 09 07		100,000.00	\$ 2,040,000.00								
2011 12 20		400,000.00	\$ 2,440,000.00								
2011 12 29	500,000.00		\$ 1,940,000.00								
Bal end 2011	\$ 2,285,000.00	\$ 4,225,000.00	\$ 1,940,000.00		\$ -		\$ 600,000.00	\$ 2,350,000.00	\$ 1,750,000.00		\$ -

PNC Bank Lines of Credit
Transaction history through 2017

10D

PNC Line of Credit -801						PNC Line of Credit -809					
Limit \$ 3,000,000.00						Limit \$ 2,000,000.00					
Date opened July 13, 2007						Date opened October 22, 2009					
Trans date	Principal curtailmt (paid down)	Principal advance (borrowed)	Balance	Index rate change	Interest payment	Trans date	Principal curtailmt (paid down)	Principal advance (borrowed)	Balance	Index rate change	Interest payment
2012						2012					
2012 01 06		500,000.00	\$ 2,440,000.00								
2012 01 18	525,000.00		\$ 1,915,000.00								
2012 01 18	525,000.00	525,000.00	\$ 1,915,000.00								
2012 03 07		250,000.00	\$ 2,165,000.00								
2012 05 08	325,000.00		\$ 1,840,000.00			2012 04 12		160,000.00	\$ 1,910,000.00		
2012 05 18		175,000.00	\$ 2,015,000.00								
2012 05 29	300,000.00		\$ 1,715,000.00			2012 07 27	150,000.00		\$ 1,760,000.00		
2012 09 14		225,000.00	\$ 1,940,000.00								
2012 09 28	250,000.00		\$ 1,690,000.00								
2012 10 11		150,000.00	\$ 1,840,000.00								
2012 11 15		175,000.00	\$ 2,015,000.00								
2012 12 27	100,000.00		\$ 1,915,000.00								
2013						2013					
2013 01 24		125,000.00	\$ 2,040,000.00								
2013 03 04	375,000.00		\$ 1,665,000.00								
2013 04 10		100,000.00	\$ 1,765,000.00								
2013 06 28		150,000.00	\$ 1,915,000.00								
2013 09 30	175,000.00		\$ 1,740,000.00								
2013 10 31						2013 10 31	50,000.00		\$ 1,710,000.00		
2013 11 27						2013 11 27	125,000.00		\$ 1,585,000.00		
2014						2014					
2014 02 14		125,000.00	\$ 1,865,000.00			2014 02 03	200,000.00	200,000.00	\$ 1,585,000.00		
2014 05 30	325,000.00		\$ 1,540,000.00			2014 03 28		50,000.00	\$ 1,635,000.00		
2014 11 04		400,000.00	\$ 1,940,000.00			2014 04 30	400,000.00		\$ 1,235,000.00		
2014 12 30	150,000.00		\$ 1,790,000.00			2014 06 26		100,000.00	\$ 1,335,000.00		
Bal end 2014	\$ 5,335,000.00	\$ 7,125,000.00	\$ 1,790,000.00		\$ -	2014 09 12		200,000.00	\$ 1,535,000.00		
							\$ 1,525,000.00	\$ 3,060,000.00	\$ 1,535,000.00		\$ -

PNC Bank Lines of Credit
Transaction history through 2017

10D

PNC Line of Credit -801						PNC Line of Credit -809					
Limit \$ 3,000,000.00			Date opened July 13, 2007			Limit \$ 2,000,000.00			Date opened October 22, 2009		
Trans date	Principal curtailmt (paid down)	Principal advance (borrowed)	Balance	Index rate change	Interest payment	Trans date	Principal curtailmt (paid down)	Principal advance (borrowed)	Balance	Index rate change	Interest payment
2015						2015					
2015 02 13		300,000.00	\$ 2,090,000.00			2015 03 13		300,000.00	\$ 1,835,000.00		
						2015 03 24	450,000.00		\$ 1,385,000.00		
						2015 05 15		200,000.00	\$ 1,585,000.00		
2015 05 29	150,000.00		\$ 1,940,000.00			2015 06 11		250,000.00	\$ 1,835,000.00		
2015 06 30					6,212.64						4,591.09
2015 07 01				0.283700						0.283700	
2015 07 23		250,000.00	\$ 2,190,000.00								
2015 09 17		500,000.00	\$ 2,690,000.00								
2015 10 01				0.325500	6,860.73					0.325500	5,706.12
2015 12 31	200,000.00		\$ 2,490,000.00								
2016						2016					
2016 01 01				0.612200		2016 01 01				0.62200	
2016 01 04					8,929.47	2016 01 04					6,091.29
2016 01 08		500,000.00	\$ 2,990,000.00			2016 01 29	250,000.00		\$ 1,585,000.00		
						2016 02 29	200,000.00		\$ 1,385,000.00		
2016 04 01				0.625100	11,176.02	2016 04 01				0.625100	5,990.16
						2016 04 28		125,000.00	\$ 1,510,000.00		
2016 05 31	100,000.00		\$ 2,890,000.00								
2016 06 30	100,000.00		\$ 2,790,000.00								
2016 07 01				0.646100	11,576.12	2016 07 01				0.646100	5,768.26
2016 10 03				0.845610	11,432.67					0.845610	6,189.91
2017						2017					
2017 01 02				0.997890		2017 01 02				0.997890	
2017 01 03					12,456.32	2017 01 03					6,741.59
2017 03 30	400,000.00		\$ 2,390,000.00								
2017 03 31					13,549.31	2017 03 31					7,333.13
2017 04 03				1.147610		2017 04 03				1.147610	
2017 05 31	250,000.00		\$ 2,140,000.00								
2017 06 30	200,000.00		\$ 1,940,000.00		11,939.37	2017 06 30					7,896.79
2017 07 03				1.298610		2017 07 03				1.298610	
2017 09 29					10,841.40	2017 09 29					8,465.24
Bal end 2017	\$ 6,735,000.00	\$ 8,675,000.00	\$ 1,940,000.00		\$ 104,974.05		\$ 2,425,000.00	\$ 3,935,000.00	\$ 1,510,000.00		\$ 64,773.58

PNC Bank Lines of Credit
Transaction history through 2017

PNC Line of Credit -801						PNC Line of Credit -809					
Limit \$ 3,000,000.00						Limit \$ 2,000,000.00					
Date opened July 13, 2007						Date opened October 22, 2009					
Trans date	Principal curtailmt (paid down)	Principal advance (borrowed)	Balance	Index rate change	Interest payment	Trans date	Principal curtailmt (paid down)	Principal advance (borrowed)	Balance	Index rate change	Interest payment
2018						2018					
2018 01 03				2.644650	11,051.89	2018 01 03				2.644650	8,602.25
2018 04 03				3.258000	12,931.98	2018 04 03				3.258000	10,065.61
2018 06 04	111,222.10					2018 06 04	111,222.10				
2018 07 02				3.287380	15,406.14	2018 07 02				3.287380	11,951.77
2018 08 17	150,000.00					2018 08 17	150,000.00				
2018 09 30				3.346000	14,380.60	2018 09 30				3.346000	10,856.35
2018 11 20		100,000.00				2018 11 20					
2018 12 05	100,000.00										
2019											
2019 01 02				3.346000	14,295.91	2019 01 02				3.346000	10,531.89
2019 04 01				3.747000	15,510.53	2019 04 01				3.747000	11,537.68
TOTALS	\$ 7,096,222.10	\$ 8,775,000.00	1,678,777.90		\$ 188,551.10		\$ 2,686,222.10	\$ 3,935,000.00	\$ 1,248,777.90		\$ 128,319.13
SUMMARY											
	Account	Line of credit	Outstanding bal	Int pymts to date							
	-801	\$ 3,000,000.00	\$ 1,678,777.90	\$ 188,551.10							
	-819	\$ 2,000,000.00	\$ 1,248,777.90	\$ 128,319.13							
		\$ 5,000,000.00	\$ 2,927,555.80	\$ 316,870.23							

RESOLUTION 19-02
AUTHORIZING THE ISSUANCE OF SERIES 2019 NOTE

At a regular meeting of the Board of Directors of the Ingham County Land Bank Fast Track Authority (the “Board”) held on the 25th day of April, 2019.

PRESENT: _____

ABSENT: _____

The following resolution was offered by _____ and seconded by _____:

WHEREAS, the Ingham County Land Bank Fast Track Authority (the “Authority”) is in need of funds in an amount not to exceed \$5,000,000 to (i) pay at maturity the balance of amounts outstanding pursuant to the Authority’s Series 2007A Note originally delivered in the principal amount of \$3,000,000 to National City Bank (now known as PNC Bank, National Association) (the “Bank”), as such Series 2007A Note has been amended (the “Series 2007A Note”), (ii) pay at maturity the balance of amounts outstanding pursuant to the Authority’s Series 2009A Note originally delivered in the principal amount of \$2,000,000 to the Bank, as such Series 2009A Note has been amended (the “Series 2009A Note” and together with the Series 2007A Note, the “Prior Notes”), and (iii) pay the costs of acquiring, developing, improving, using, assembling and disposing of tax-foreclosed and other distressed property, including necessary administrative and operational costs related thereto (together with payment of the Prior Notes, the “Project Costs”) in accordance with the Land Bank Fast Track Act, Act 258, Public Acts of Michigan, 2003 (“Act 258”) to foster the development of that property and promote economic growth; and

WHEREAS, the Authority is authorized to borrow money and issue its note for such purposes pursuant to section 24 of Act 258; and

WHEREAS, the Authority has received a proposal from the Bank to purchase the Authority's note as hereinafter set forth.

NOW, THEREFORE, BE IT RESOLVED by the Board, as follows:

1. AUTHORIZATION OF NOTE - PURPOSE. A note in the principal sum of not to exceed Five Million Dollars (\$5,000,000) (the "Note") shall be issued and sold pursuant to the provisions of Act 258 for the purpose of paying Project Costs as authorized by the provisions of Act 258. The Board hereby declares the necessity of the Note for the aforestated purpose.

2. NOTE DETAILS. The Note shall be issued in the form of a single note, designated Note No. 1, in the principal amount of \$5,000,000, or such lesser amount as determined by the Chairperson of the Authority (the "Authorized Officer"), that shall be designated "Series 2019 Note". The Note shall be dated as of the date of its delivery to the Bank and shall bear interest on the outstanding principal amount thereof for each day as shown on the books and records of the Bank from its date of delivery, payable on such date or dates as may be approved by the Authorized Officer. Interest on the Note will be payable at a variable rate reset each day until payment in full of the Note. The variable rate shall be the rate that is equal to the sum of (i) .60%, plus (ii) the Bank's Daily LIBOR Rate (as defined in the Note). The Note shall be sold to the Bank at a price and subject to such other terms as may be approved by the Authorized Officer. The principal of the Note shall be disbursed to the Authority in installments as shown on the books and records of the Bank; provided, however, that (i) no more than one disbursement of principal of the Note shall be made to the Authority within any thirty (30) day period and (ii) the outstanding principal balance of the Note shall not exceed \$5,000,000. The

principal of and interest on the Note shall be due in full three (3) years from the date of closing. In the absence of the Authorized Officer, the Secretary of the Authority shall exercise any authority granted to the Authorized Officer as contemplated by and in furtherance of the provisions of this resolution.

3. PAYMENT OF PRINCIPAL AND INTEREST. The principal of and interest on the Note shall be payable in lawful money of the United States. Principal and interest shall be paid when due by check or draft that shall be mailed to the registered owner. In the event that the Bank is the registered owner, such payment also may be made by wire transfer or internal accounting transfer.

4. PREPAYMENT OF PRINCIPAL. Principal installments of the Note may be prepaid by the Authority prior to maturity in whole or in part without premium on the first business day of each month upon the terms and conditions set forth in the form of the Note contained in section 7 hereof. Principal installments that have been prepaid shall be noted on books and records of the Bank and such installments no longer shall be considered outstanding; provided, however, that principal installments of the Note that have been prepaid may be disbursed again to the Authority within the limitations set forth in section 2 hereof.

5. SALE OF NOTE-FINANCED FACILITIES. The Authority hereby covenants and agrees that it shall use the proceeds of the sale of each facility financed by proceeds of the Note to make optional redemptions of principal installments of the Note as soon as practicable after the receipt of such sale proceeds in an amount at least equal to the amount of Note proceeds expended on such facility.

6. EXECUTION, AUTHENTICATION AND DELIVERY OF NOTE. The Note shall be executed in the name of the Authority by the manual signatures of the Chairperson and the Secretary. After the Note has been executed, it shall be delivered by the Chairperson or the Treasurer to the Bank upon receipt of the first principal installment of the Note from the Bank. The first and each subsequent principal payment received by the Authority from the Bank, and each payment of principal of the Note by the Authority to the Bank, shall be noted on the books and records of the Bank.

7. FORM OF NOTE. The Note shall be in substantially the following form, with such changes thereto as approved by the Authorized Officer within the parameters of this resolution:

No. 1

UNITED STATES OF AMERICA
STATE OF MICHIGAN
COUNTY OF INGHAM

INGHAM COUNTY LAND BANK FAST TRACK AUTHORITY

SERIES 2019 NOTE

The Ingham County Land Bank Fast Track Authority, County of Ingham, Michigan (the “Authority”), acknowledges itself indebted to, and for value received, hereby promises to pay to PNC Bank, National Association (the “Bank”) the sum of \$5,000,000, or such lesser amount as shown on the books and records of the Bank, payable on _____, 2022, together with interest on such principal sum from time to time outstanding for each day from the date each principal payment is received by the Authority as set forth on the books and records of the Bank. Principal and interest shall be payable in lawful money of the United States of America and shall be paid by wire transfer or internal accounting transfer, or such other method as agreed to by the Authority and the Bank. Principal and interest are payable in lawful money of the United States of America.

Interest on this note will be payable at a Variable Rate (as described below) reset each Business Day (as defined below) until payment in full of this note. The Variable Rate shall be determined on each reset day and shall be the rate that is equal to the sum of (i) .60%, plus (ii) the Bank’s Daily LIBOR Rate (as defined below).

As used herein: “Business Day” means any day other than a Saturday or Sunday or a legal holiday on which commercial banks are authorized or required by law to be closed for business in Lansing, Michigan.

“Daily LIBOR Rate” means, for any day, the rate per annum determined by the Bank by dividing (A) the Published Rate by (B) a number equal to 1.00 minus the percentage prescribed by the Federal Reserve for determining the maximum reserve requirements with respect to any Eurocurrency fundings by banks on such day; provided, however, if the Daily LIBOR Rate determined as provided above would be less than zero, then such rate shall be deemed to be zero. The rate of interest will be adjusted automatically as of each Business Day based on changes in the Daily LIBOR Rate without notice to the Authority.

“Published Rate” shall mean the rate of interest published each Business Day in the *Wall Street Journal* “Money Rates” listing under the caption “London Interbank Offered Rates” for a one month period (or, if no such rate is published therein for any reason, then the Published Rate shall be the Eurodollar rate for a one month period as published in another publication selected by the Bank).

Interest hereon shall be calculated on the basis of the actual number of days elapsed and a 360-day year.

The principal of this note shall be disbursed to the Authority in installments as shown on the books and records of the Bank; provided, however, that (i) no more than one disbursement shall be made within any thirty (30) day period and (ii) the outstanding principal balance of the Note shall not exceed \$5,000,000.

This note is issued by the Authority under and pursuant to and in full conformity with the Constitution and statutes of Michigan (especially Section 24 of Act No. 258, Public Acts of Michigan, 2003) and a note authorizing resolution (the "Resolution") of the Board of Directors of the Authority to (i) pay at maturity the balance of amounts outstanding pursuant to the Authority's Series 2007A Note originally delivered in the principal amount of \$3,000,000 the Bank, as such Series 2007A Note has been amended, (ii) pay at maturity the balance of amounts outstanding pursuant to the Authority's Series 2009A Note originally delivered in the principal amount of \$2,000,000 to the Bank, as such Series 2009A Note has been amended, and (iii) pay the costs of acquiring, developing, improving, using, assembling and disposing of tax-foreclosed and other distressed property, including necessary administrative and operational costs related thereto. This note is issued in anticipation of and is payable from and secured by the net revenues of the Authority (the "Net Revenues"). The Resolution has created a lien on the Net Revenues that shall be a statutory lien as provided in the Resolution. This note is of equal standing and parity of lien with any additional notes of the Authority hereafter issued as to the Net Revenues. As additional security, the County of Ingham (the "County") has pledged its full faith and credit to the prompt payment of the principal of and interest on this note. In the event and to the extent that the Net Revenues are not sufficient to pay the principal of and interest on this note, such principal and interest are payable as a first budget obligation of the County from its general funds. The ability of the County to raise such funds is subject to applicable constitutional and statutory limitations on the taxing power of the County.

The Authority has reserved the right to issue additional notes of equal standing and parity of lien with this note as to the Net Revenues upon such terms as the Authority may determine.

This note is subject to redemption prior to maturity, in whole or in part, on the first Business Day of each month at the option of the Authority, upon at least 14 days' notice to the holder hereof, at a redemption price equal to the principal amount to be redeemed plus accrued interest to the redemption date. Principal of this note that has been redeemed shall be noted on the books and records of the Bank and no longer shall be considered outstanding; provided, however, that such principal may be disbursed again to the Authority within the limitations set forth in this note.

It is hereby certified, recited and declared that all acts, conditions and things required to exist, happen and be performed precedent to and in the issuance of this note, existed, have happened and have been performed in due time, form and manner as required by law, and that the total indebtedness of the Authority, including this note, does not exceed any constitutional or statutory limitation.

IN WITNESS WHEREOF, the Ingham County Land Bank Fast Track Authority, County of Ingham, Michigan, has caused this note to be executed in its name by the manual signatures of its Chairperson and its Secretary as of this _____ day of _____, 2019.

INGHAM COUNTY LAND BANK FAST TRACK
AUTHORITY

By: _____
Chairperson

And: _____
Secretary

8. SECURITY. The principal of and interest on the Note shall be payable from and are secured by the net revenues of the Authority (the “Net Revenues”), and there is hereby created a lien on the Net Revenues, which lien shall be a statutory lien on the Net Revenues. The Note is of equal standing and parity of lien with any additional notes of the Authority hereafter issued as to the Net Revenues. As additional security, the County of Ingham (the “County”) is expected to pledge its full faith and credit to the prompt payment of the principal of and interest on the Note. In the event and to the extent that the Net Revenues are not sufficient to pay the principal of and interest on the Note, such principal and interest will be payable as a first budget obligation of the County from its general funds. The ability of the County to raise such funds will be subject to applicable constitutional and statutory limitations on the taxing power of the County. The Authority hereby reserves the right to issue notes of equal standing and parity of lien with the Note as to the Net Revenues upon such terms as the Authority may determine.

9. USE OF NOTE PROCEEDS; PROJECT FUND. Proceeds of the sale of the Note as received from time to time shall be used to pay the Prior Notes at maturity and the remainder shall be set aside in a project fund and used to pay Project Costs. Any such proceeds and investment earnings thereon remaining in the project fund at the time of maturity of the Note may be used to pay principal of and interest on the Note.

10. SALE, ISSUANCE, DELIVERY AND TRANSFER OF THE NOTE. The Chairperson, the Secretary, the Treasurer and the other officers, agents and employees of the Authority are authorized to execute such documents and certificates and to take all other actions necessary and convenient to facilitate the sale and delivery of the Note.

11. CONFLICTING RESOLUTIONS. All resolutions and parts of resolutions insofar as they may be in conflict herewith are hereby rescinded.

YEAS: _____

NAYS: _____

ABSENT: _____

RESOLUTION DECLARED ADOPTED.

STATE OF MICHIGAN)
) ss
COUNTY OF INGHAM)

I hereby certify that the foregoing is a true and complete copy of a resolution duly adopted by the Board of Directors of the Ingham County Land Bank Fast Track Authority at a regular meeting held on the 25th day of April, 2019, and that the resolution has been recorded in the minutes of the Board of Directors. I further certify that notice of said meeting was given in accordance with the provisions of the open meetings act.

Secretary
Ingham County Land Bank Fast Track Authority



ALLEN

NEIGHBORHOOD CENTER

2018 Farm Food Safety & Business Workshop Series

Allen Market Place

1629 E. Kalamazoo

Lansing, MI 48915

exchange@allenneighborhoodcenter.org

517.999.3923

2018 GardenHouse Workshops & Roundtables Series

Hunter Park GardenHouse

1400 E. Kalamazoo

Lansing, MI 48915

gardeningeducator@allenneighborhoodcenter.org

517.999.3913

www.allenneighborhoodcenter.org



Allen Neighborhood Center &
Grazing Fields Present:
**2018 Farm Food Safety &
Business Workshop Series**



**January
26
5-8pm**

Pop Up Restaurant with Presentation & Discussion on Non-GMO & Seed Saving

Join us for an evening of wonderful food & discussion with Eric Kampe & Paul B. Thompson. Eric runs Ann Arbor Seed Company, a small farm that produces a diverse selection of locally grown vegetable seeds. Paul is the W.K. Kellogg Professor of Agricultural, Food and Community Ethics at MSU. Dinner will be available for purchase from Building Block Catering at the beginning of the event. Register for the event at bit.ly/ancpopup2018

**February
9
1-3pm**

Who Licenses Your Food Business?

Licensing of ready to eat and packaged food products can be tricky! You need to know how your product is categorized, who to get licensing from, and what steps you need to take. Here to help are Amy Thomas from the Ingham County Health Department and Pam Weaver of Michigan Department of Agricultural & Rural Development. Register at bit.ly/licensingworkshopanc

**February
23
1-3pm**

What Farm Certification is Right for Me?

Choosing a farm certification that is best suited for your business can be a confusing and daunting task. Many options are available and here to talk about a few of them is Jen Silviri from Michigan Food & Farming Systems. Register at bit.ly/farmcertificationworkshopanc

**March
30
1-3pm**

Branding Your Business

Small businesses today need more than a website and a logo. To stand out, you need a remarkable brand that blends strategy, design, and experience. In this session you will learn the necessary tools for defining your company's brand personality, image, key message, taglines and more. You'll come away with a strong framework for constructing your company's own comprehensive brand. Led by Laurie Lonsdorf of SBDC. Register at bit.ly/brandingworkshopanc

**April
20
5-8pm**

Pop-Up Dinner, Presentation & Discussion on Year of the Bird: Birds as an Indicator of Health

Join us for an evening of delicious food and a panel discussion on how migratory bird populations are an indicator of climate change. Dinner will be available for purchase from Teff-Rific at the beginning of the event. Registration and more information available soon at bit.ly/ancbirdpopup2018

**May
11
1-3pm**

FSMA & Writing a Farm Food Safety Manual

Join us as farm food safety expert, Phil Tocco of MSU Extension, explains farm food safety concerns for farmers. Phil will talk about the Food Safety Modernization Act (FSMA) and the impact on small farms. Learn how to identify potential food safety hazards and create a farm food safety plan. Register at bit.ly/FSMAworkshopanc



Allen Neighborhood Center Presents:

2018 GardenHouse Workshops & Roundtables Series



Urban Gardeners Program

Attend four designated workshops (starred below) and a workshop of your choice, along with 6 lab sessions, and hours clocked in the Garden House in order to receive the ANC Urban Gardener Program Certification. For more information and to register, go to bit.ly/urban-gardener

**February
10
10a-12p**

Seedstarting & Transplanting*

Learn helpful tips and tricks to grow successful vegetable plants from seed as well as how to transplant your young seedlings. Workshop facilitated by Denae Friedheim of MSU Student Organic Farm. **Workshop required for Urban Gardener Certification.* Register at hpgh-seedstarting.eventbrite.com

**March
3
2-4p**

Planning Your Garden Year*

Plan the layout, crops, and planting schedule for your home garden. Discuss best mapping strategies as well as timelining for getting things in the ground. Workshop graciously sponsored by Hammond Farms Landscape Supply, and facilitated by Kate Heflick, MSU's Student Organic Farm Garden House Manager. **Workshop required for Urban Gardener Certification.* Register at hpgh-plangardenyear.eventbrite.com

**March
14
4:30-6p**

Seed Swap

A "Seed Swap" is a gathering where gardeners and farmers can congregate to trade seeds, stories, tips and tricks for a productive garden! Please only bring seeds that have been purchased/saved in the last two years to ensure germination. Please label all seed donations! Event facilitated by MSU Extension and ANC in the **Allen Market Place Classroom**.

**March
17
12-2p**

Soil Care*

Learn how to create healthy soil for your backyard or garden space. Workshop graciously sponsored by Hammond Farms Landscape Supply, and facilitated by Brian Allnutt of Detroit Farm and Garden. **Workshop required for Urban Gardener Certification.* Register at hpgh-soil.eventbrite.com

**March
31
10a-12p**

Vermicompost*

Learn about vermicomposting and how to start your own outdoor worm composting bin at home. Workshop graciously sponsored by Hammond Farms Landscape Supply, and facilitated by Brooke Comer, graduate research assistant at MSU's Department of Horticulture and Donny Comer, Program and Education Coordinator at the Greater Lansing Food Bank. **Workshop required for Urban Gardener Certification.* Register at hpgh-getwormy.eventbrite.com



Allen Neighborhood Center Presents:



2018 GardenHouse Workshops & Roundtables Series

**April
14
10a-12p**

Gardening 101

Are you new to gardening? Learn the basics and skills to become a successful gardener. This is the place where it is okay to be embarrassed and have a lot of questions! Workshop graciously sponsored by Van Atta's, and facilitated by Hunter Park GardenHouse Manager, Egypt Krohn. Register at hpgh-gardening101.eventbrite.com

**April
28
2-4p**

Mushroom Cultivation

Learn the basic skills required to grow your own edible mushrooms. Go home with a started kit! Workshop facilitated by neighborhood expert, Robbie Kraemer. Register at hpgh-growmushrooms.eventbrite.com

**May
26
2-4p**

Apartment Gardening

Join us in learning how to garden in small spaces--be it a front yard, balcony, or even your kitchen counter! We will discuss which herbs and other plants flourish in these environments, as well as space optimization strategies from creative containers to vertical gardening. Workshop facilitated by ANC's Gardening Educator, Karalyn Grimes. Register at hpgh-aptgardening.eventbrite.com

**June
16
10a-12p**

Plant Therapy

Come to a session dedicated to the therapeutic benefits of plants. Discussion will include which plants to incorporate into your home and garden to ease various ills. Workshop facilitated by Lacey Ingrao of the Michigan Horticulture Therapy Association. Register at hpgh-planttherapy.eventbrite.com

**June
23
10a-12p**

Intermediate Beekeeping

This will be a hands-on intensive working a live bee hive and will cover: hive handling, hive inspections, testing for varroa mites, and discussing management and treatment options. Participants must be properly clothed with loose fitting jeans (no holes), closed toed shoes, a long sleeve cotton shirt (no holes) , and gloves. Register at hpgh-interbeekeeping.eventbrite.com

**July
21
10a-12p**

Flower Arranging

Learn how to create gorgeous hand-cut bouquets and plant the gardens that grow them. This year the workshop will include building your bouquet by cutting directly from the Hunter Park GardenHouse flower beds! Workshop facilitated by neighborhood expert Barb Laxton. Register at hpgh-flowers.eventbrite.com

Roundtables Series

Join us for free roundtable discussions facilitated by community members in the ANC Classroom Wednesdays 5:30-6:30 throughout our workshop season. Topics will run the gambit from "Youth Empowerment in Farming," "Race, Class, & Agriculture," "Access Auditing the Farm," and more. Given Wednesday dates to be announced during workshops and on our website. Stay tuned!

**Dates
TBA**

Vendor Code Post Date	Vendor Name Activity	Inv/Check #	Description	Invoice Amt	Check Amt
LUFF	LANSING URBAN FARM PROJECT				
05/16/2012	INVOICE	HOOP 202-101-830.000	HOOPHOUSE MATCHING GRANT GARDEN PROJECT	4,000.00	
05/17/2012	CHECK	GEN 7689			4,000.00
10/29/2014	INVOICE	10082014 202-101-830.000	GARDEN PROGRAM GARDEN PROJECT	90.00	
10/31/2014	CHECK	GEN 11419			90.00
02/24/2016	INVOICE	02052016 202-101-994.000	URBANDALE FARM COMMUNITY DEVELOPMENT PROJECTS	4,000.00	
02/24/2016	CHECK	GEN 13002			4,000.00
05/10/2016	INVOICE	05022016 202-101-994.000	LANSING URBAN FARM PROJECT COMMUNITY DEVELOPMENT PROJECTS	6,000.00	
05/12/2016	CHECK	GEN 13186			6,000.00
11/15/2016	INVOICE	10/26/2016 202-101-994.000	URBANDALE FARM COMMUNITY DEVELOPMENT PROJECTS	2,000.00	
11/16/2016	CHECK	GEN 13697			2,000.00
04/26/2017	INVOICE	03/28/2017 202-101-994.000	URBANDALE FARM - FARM ASSISTANCE COMMUNITY DEVELOPMENT PROJECTS	6,000.00	
04/27/2017	CHECK	GEN 14024			6,000.00
09/12/2017	INVOICE	09052017 202-101-994.000	2ND HALF FARM SUPPORT 2017 COMMUNITY DEVELOPMENT PROJECTS	6,000.00	
09/14/2017	CHECK	GEN 14314			6,000.00
05/09/2018	INVOICE	2018-FIRST HALF 101-101-994.000	1/2 APPROVED 2018 BUDGET APPROPRIATION COMMUNITY DEVELOPMENT PROJECTS	6,000.00	
05/15/2018	CHECK	GEN 16822			6,000.00
08/22/2018	INVOICE	20180822 202-101-994.000	SECOND HALF 2018 GRANT COMMUNITY DEVELOPMENT PROJECTS	6,000.00	
08/31/2018	CHECK	GEN 17013			6,000.00
Total:				40,090.00	40,090.00
Net of 9 Invoices / 9 Checks					
Grand Total 9 invoices and 9 checks for				40,090.00	40,090.00

Paluzzi, Jeanna

From: Paluzzi, Jeanna
Sent: Wednesday, March 27, 2019 5:28 PM
To: Schertzing, Eric; Emily Stivers; Trubac, Christopher; Mark Grebner; Crenshaw, Bryan
Subject: Fw: 653 S Hayford

Best,
Jeanna

Jeanna M. Paluzzi
Executive Director
INGHAM COUNTY LAND BANK

3024 Turner Street, Lansing MI 48906
Office: 517.267.5221
Cell: 517.348.6129
jpaluzzi@ingham.org
www.inghamlandbank.org

From: Paluzzi, Jeanna
Sent: Thursday, March 14, 2019 8:06 PM
To: Laura; nancymccrohan@gmail.com; Schertzing, Eric
Subject: RE: 653 S Hayford

You are welcome to attend the next Land Bank board meeting. Agendas are always posted on our webpage. They will likely direct discussion with me, as they have before. In supporting nonrenewal of the 653 S Hayford lease, they indicated a desire to remove the Land Bank from complicated agreements. I doubt that will change.

In past communication with LUFPI I indicated that the Land Bank would need to see a business plan for use of the house that would of course include projected revenue streams, as well as recent 501(c)3 financials, to move forward with a discussion. These items are critical to a Land Bank decision about perpetuating a house in the floodplain. You indicate that your farm manager needs to be place to develop that plan.

Unfortunately:

- the five-year lease expired last summer without LUFPI action;
- You have indicated that you have not been reimbursed for expenses incurred to date because LUFPI has not generated the revenue to do so;
- LUFPI did not require its staff's roommate/brother to pay rent;
- LUFPI did not honor my request to ensure that the property was in order prior to the scheduled rental certification inspection;
- LUFPI did not completely correct the deficiencies noted in the inspection report; and
- LUFPI recently changed the locks on the property without informing the owner.

If sometime prior to a FEMA or other award for demolition of a floodplain property, LUFPI can demonstrate better judgment in its business practices so that the house remaining in the floodplain will be appropriately stewarded, we can talk again about transferring title to the house.

Your board made purchase of the house conditional upon the ability to purchase land for farming. A LUFPI board member indicated he was going to represent the Land Bank pricing to the rest of the gardener community. As I have stated, there is no ag land pricing policy in place to guide staff. Because multiple funding

sources influence lot disposition, and the City is an important partner in our garden program, it has taken longer than you have been demanding to set terms of sale. I hope to get a meeting with the City re: our research into ag land pricing before the next Land Bank board meeting. Should LUPP remain interested in acquiring the land, I can get back to your Board.

I ask your patience and respect for this process.

Best,
Jeanna

Jeanna M. Paluzzi
EXECUTIVE DIRECTOR
INGHAM COUNTY LAND BANK



3024 Turner Street, Lansing MI 48906
Office: 517.267.5221
Cell: 517.348.6129
www.inghamlandbank.org

From: Laura <delind@msu.edu>
Sent: Thursday, March 14, 2019 8:43 AM
To: Paluzzi, Jeanna <JPaluzzi@ingham.org>; nancymccrohan@gmail.com; Schertzing, Eric <ESchertzing@ingham.org>
Subject: RE: 653 S Hayford

Hello Jeanna,

When where and when is the next ICLB Board meeting. Best, Laura

Laura B DeLind
Co-founder and Board President
Lansing Urban Farm Project

From: Paluzzi, Jeanna [<mailto:JPaluzzi@ingham.org>]
Sent: Wednesday, March 13, 2019 5:28 PM
To: Laura; nancymccrohan@gmail.com; Schertzing, Eric
Subject: 653 S Hayford

Please forward this email and attachment to other LUPP Board members.

Best,
Jeanna

Jeanna M. Paluzzi
EXECUTIVE DIRECTOR
INGHAM COUNTY LAND BANK



BOARD OF DIRECTORS

Eric Schertzing CHAIR
Mark Grebner TREASURER
Bryan Crenshaw SECRETARY
Emily Stivers DIRECTOR
Chris Trubac DIRECTOR

March 13, 2019

Board of Directors
Lansing Urban Farm Project
Via email

Lansing Urban Farm Project Board of Directors:

Yesterday my staff and I attempted to conduct a property inspection at 653 South Hayford, only to find that the locks at the front and back door had been changed by someone other than the Land Bank, denying us access to our property. A padlock was also placed on the fence gate.

Today those locks were changed.

Once we gained access to our property, we were able to inspect. Despite a November compliance date that was extended into December, there are a couple of outstanding items on the City's rental inspection violation notice. The kitchen and appliances are not clean, and a guard rail is not installed along the open side of the basement stairs. The backyard still has trash and woody debris.

Your check for January and February rent is being mailed back. Rent had not been expected, as the rental agreement expired mid-year last year, and as discussed, will not be renewed.

As of today, the house's gas, electricity, and water accounts are now in the Land Bank's name.

The Land Bank is no longer interested in selling the house to Lansing Urban Farm Project.

Please contact me to arrange a time to remove any remaining LUPP possessions.

The Land Bank continues to pursue urban farm sales pricing policy, and will advise when it is finalized.

Sincerely,

A handwritten signature in blue ink that reads "Jeanna M. Paluzzi".

Jeanna M. Paluzzi
EXECUTIVE DIRECTOR

Cell 517.348.6129
jpaluzzi@ingham.org

INGHAM COUNTY LAND BANK FAST TRACK AUTHORITY
Creating place. Creating community. Creating opportunity.

Jeanna M. Paluzzi
EXECUTIVE DIRECTOR

3024 Turner Street
Lansing MI 48906

517.267.5221
inghamlandbank.org



LANSING URBAN FARM PROJECT

1611 KALAMAZOO ST
LANSING, MI 48912

22 FEB 2019 PM 1.1



RECEIVED

FEB 25 2019

hold
this
ck

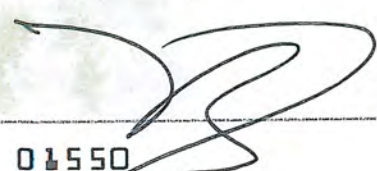
Ingham County Land Bank
3024 TURNER ST.
LANSING, MI 48906

48906-312124

hllllllll

FOR JAN AND
Feb.

Sorry I Am Late!

ALUMNI CHAPEL	
LANSING URBAN FARM PROJECT 010810 1611 E KALAMAZOO STREET LANSING, MI 48912-2701	1550 74-7966/2724
Date <u>2-21-2019</u>	
CHECK ARROW	
PAY TO THE ORDER OF <u>INGHAM County Land Bank</u>	\$ <u>250.00</u>
<u>two-hundred Fifty and 00/100</u> DOLLARS	
Photo Safe Deposit Details on back	
MICHIGAN STATE UNIVERSITY FEDERAL CREDIT UNION 3777 WEST ROAD, EAST LANSING, MI 48823	
FOR <u>33-01-01-14-363-163</u>	
⑆ 272479663⑆ 038079380⑆ 01550	

653 S Hartford

3-13-19

transfer

Call to ~~stop~~ utility service ~~prior to closing~~:

conf 27562

BWL

702-6006 x 4 Any Auto Leave On to cancel? 687351-

Consumers 855-477-9027

Last 4 tax ID 0288

4034383011

Paluzzi, Jeanna

From: Paluzzi, Jeanna
Sent: Wednesday, March 13, 2019 4:40 PM
To: 'Castillo, Amy'
Subject: RE: 653 S Hayford Ave
Attachments: LauraDelinde_WO9526_FurnaceMaintenance_2019031319434862.pdf; 2018 rental inspection violation notice annotated.pdf

Attached please find an annotated Rental Inspection Sign and Return Notice for 653 S Hayford. also attached is Applegate Heating & Insulation Company's furnace inspection report.

Lansing Urban Farm Project's tenants were evicted within about two weeks of the inspection date.

The Land Bank's rental agreement with Lansing Urban Farm Project expired and will not be renewed.

The property has been removed from our rental program. At this point, it is unlikely that we will sell it to Lansing Urban Farm Project. We will likely hold out for demolition funding given its location in the floodplain. It is included in the City's grant application to FEMA for acquisition and demolition funding.

As such, we request that a rental certification not be issued at this time.

Best,
Jeanna

Jeanna M. Paluzzi
EXECUTIVE DIRECTOR
INGHAM COUNTY LAND BANK



3024 Turner Street, Lansing MI 48906
Office: 517.267.5221
Cell: 517.348.6129
www.inghamlandbank.org

From: Castillo, Amy <Amy.Castillo@lansingmi.gov>
Sent: Tuesday, March 12, 2019 11:06 AM
To: Paluzzi, Jeanna <JPaluzzi@ingham.org>
Subject: 653 S Hayford Ave

Hi,
Can you please tell me the status of this property? Is it vacant or occupied? I am showing an outstanding correction letter dated 10/22/18.

Thank you

Amy Castillo

Code Enforcement Officer

Economic Development & Planning

316 N. Capitol Ave | Lansing, MI 48933

O: 517-702-4751 Fax: 517-377-0100

amy.castillo@lansingmi.gov



Andy Schor, Mayor



Economic Development & Planning Code Enforcement Office

316 N. Capitol Ave Lansing, MI 48933-1238
(517) 483-4361 FAX (517) 377-0100

Notice Printed: October 28, 2018

Rental Inspection Sign and Return Notice

INGHAM COUNTY LAND BANK
3024 TURNER ST
Lansing, MI 48906

Inspection Type: Rental
Inspection Date: 10/22/2018
Compliance Due Date: 11/21/2018

LB
3/13/19 inspection notes

Warning: Failure to comply with the requirements of this notice may result in the issuance of a Municipal Civil Infraction Violation Ticket. (Fines: \$500 per day for each violation)

Violation Location: 653 S HAYFORD AVE
Parcel No: 33-01-01-14-363-163

The above referenced address was found to have certain violations of the Lansing Housing and Premises Code, Chapter 107 of the Code of Ordinances. **The violations are listed below and must be corrected by the compliance due date.**

AREA: Basement

Sec 404.4.5 Sleeping room in basement does not meet code. Immediately discontinue sleeping in this area as it lacks required room dimensions and/or exits. This area was not designed or intended to be used for such occupancies. *all removed*

INSPECTOR COMMENTS: Tenant stated these beds were for house guests. He was told to remove them immediately.

Sec 307.1 Lack of guardrail at the open side of basement stairs. *not done*
Handrail on upper half.

Sec 603.1 Water heater is missing flame shield - spilling combustion products *replaced*

Sec 308.1 Accumulation of trash, debris, combustibles, multiple piles of dog feces, and soiled clothing throughout the basement. *all addressed*

INSPECTOR COMMENTS: Advised tenant to clean and sanitize immediately.

Sec 308.1 Accumulation of combustibles stored too close to furnace and or water heater. *all removed*

Sec 603.1 Furnace: Due to age and or condition, have a qualified mechanical contractor that is registered with the City of Lansing, visually inspect and perform a recognized test of the furnace heat exchanger for CO/CO2 leaks. Inspect the heat exchanger for cracks, openings, excessive rust and

corrosion. Inspect furnace casing, check for proper venting and check chimney for restrictions and obstructions. Submit a written report by contractor detailing the results and repairs completed per code. *attached*

AREA: Exterior

Sec 304.15 Front and rear storm doors have damaged and/or missing screens. *replaced*

AREA: Interior

SEC 305.3 Uncleanliness - Decay of surfaces within a dwelling that is likely to cause sickness or disease and render air, food or drink unwholesome or detrimental to the health of humans. All floors, walls, ceilings windows, doors, cabinets, countertops, plumbing fixtures and appliances must be cleaned and maintained in a sanitary condition. *still more to be done in kitchen*

Sec 308.1 Accumulation of trash, debris, combustibles, dirty dishes, and soiled clothing throughout the dwelling. *all removed*

SEC 305.1 Mold accumulation at walls in bathtub area. All affected areas are to be cleaned and sanitized with bleach. *addressed*

SEC 305.3 Caulking is damaged and/or loose at bathroom shower area walls. *repaired*

Sec 604.3 Light fixture is damaged and inoperable in rear bedroom. *repaired*

Sec 305.6 Hardware is missing from rear bedroom closet door and hardware is broken at front bedroom door. *↳ repaired* *still missing*

Sec 704.2 Lack of operational smoke detector at ceiling or walls outside each separate sleeping area, in each room used for sleeping purposes, on each story, including basement and cellars. Note: All required smoke detectors shall have a minimum 5 year battery or be hardwired. *all operational*

INSPECTOR COMMENTS: Hardwired smoke detector has been removed and is missing outside of bedroom. *replaced*

Sec 108.1.2 Extension cords used excessively - fastened to structure. *removed*

Sec 101.2 Automobile battery stored in living room. *removed*

INSPECTOR COMMENTS: Remove battery from the inside of house immediately. *gone*

This dwelling has been declared to have violations Of the Lansing Housing Code defined in section 107 of the Lansing Housing and Premises Code. If vacant, or should it become vacant before all repairs are completed, then it shall remain vacant until this office has approved all corrections.

Failure to comply by the compliance due date may result in the issuance of a Municipal Civil Infraction Violation with **Fines: \$500 per day for each violation and may result in the property being vacated by this office.**

The Owner or agent must complete, sign and return affidavit.

I certify that all violations have been corrected with approved materials and methods. All required permits have been obtained. Repairs requiring a permit have been inspected and approved by the appropriate inspector.

Signature: _____

Printed Name: _____

____ Owner or ____ Manager, Date _____

Registered Owner's Copy for property located at - 653 S HAYFORD AVE

Pursuant to Section 107.2 of the IPMC, you have the right to appeal this notice of violation. In accordance with Section 106.3 any action taken by the City on such premises shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate.

If you have any questions or concerns about complying within the time indicated, you may contact at (517) 702 4751 Monday through Friday between the hours of 8-9 - AM or 12-1 - PM.

Officer: Amy Castillo amy.castillo@lansingmi.gov

This does not guarantee discovery or reporting of all code violations or property defects, manifest or latent, which exist at the property inspected. The City of Lansing, its officers and employees, shall not be liable for any injury or damage, including incidental or consequential damages, claimed to be a result of any failure to discover or report code violations or property defects.

As specified by section 107- Notices and Orders - a copy of this violation was sent to:

Registered Rental Owner: INGHAM COUNTY LAND BANK, 3024 TURNER ST, LANSING, MI 48906

Renter (subrenter) was evicted by Lansing Urban Farm Project.

Expired rental agreement with Lansing Urban Farm Project not renewed. Property removed from Land Bank rental program. Property will be sold or demolished (if FEMA funding approved.)

Jeanna M. Paluzzi

Jeanna Paluzzi

Executive Director, Land Bank

3-13-19



Applegate Heating & Insulation Co.
2805 Jolly Road
Suite 200
Okemos, MI 48864

Phone: (517) 337-7700
Fax:
todd@applegatehomecomfort.com
Applegatehomecomfort.com

Phone Number: (517) 676-5385

Email Address: delind@msu.edu

Bill To
Laura Delinde
653 S. Hayford
Lansing MI 48912

Ship To
Laura Delinde
653 S. Hayford
Lansing MI 48912

Work Order #: 9526

Assigned Tech: Nick D.

Task: \$79.95 Furnace Maint

Equipment Type: Switch

Name: GOODMAN / GMH80703ANAC

Manufacturer: GOODMAN

Model: GMH80703ANAC

Serial Number:

Install Date:

Parts Warranty Expiration:

Labor Warranty Expiration:

Furnace Maintenance

1. Inspect Thermostat Operation	<input checked="" type="checkbox"/>	2. Duct Work Is	Fair
3. Blower Wheel	Fair	4. Blower Motor Amps	3.68
5. Blower Motor Capacitor (Rated mfd)		6. Blower Motor Capacitor (Actual mfd)	
7. Filter Condition & Size	Ok	8. Clear & Flush Drains	<input checked="" type="checkbox"/>
9. Inspected Heat Exchanger	<input checked="" type="checkbox"/>	10. Clean & Inspect Burners	<input checked="" type="checkbox"/>
11. Inspect Vent/Flue	<input checked="" type="checkbox"/>	12. Check Limit & Safeties	<input checked="" type="checkbox"/>
13. Inspect Electrical Connections	<input checked="" type="checkbox"/>	14. Inspect & Clean Press. Switch & Hoses	<input checked="" type="checkbox"/>
15. Inspect Ignitor or Pilot Assem. Cleaned	<input checked="" type="checkbox"/>	16. Ignitor Ohm Value (If Applicable)	56,4
17. Flame Sensor Cleaning & mA	1,7	18. Gas Press. (Low &/or High or 50% Fire Rate)	3,5

water column



Applegate Heating & Insulation Co.
2805 Jolly Road
Suite 200
Okemos, MI 48864

Phone: (517) 337-7700
Fax:
todd@applegatehomecomfort.com
Applegatehomecomfort.com

19. Draft Motor (Rated Amps)		20. Draft Motor (Actual Amps)	1.11
21. Carbon Monoxide Level (PPM)	0	22. Temp Rise (Degrees Fahrenheit)	
23. Notes:			



Applegate Heating & Insulation Co.
2805 Jolly Road
Suite 200
Okemos, MI 48864

Phone: (517) 337-7700
Fax:
todd@applegatehomecomfort.com
Applegatehomecomfort.com

19. Draft Motor (Rated Amps)		20. Draft Motor (Actual Amps)	1.11
21. Carbon Monoxide Level (PPM)	0	22. Temp Rise (Degrees Fahrenheit)	
23. Notes:			

no repairs or replacement recommended by inspector.

Paluzzi, Jeanna

From: Laura <delind@msu.edu>
Sent: Thursday, February 21, 2019 4:01 PM
To: Paluzzi, Jeanna
Subject: LUFP / Urbandale Farm concerns

Hi Jeanna,

It's been a month since I last wrote in response to your email of 1-10-19, and we are eager to hear from you. The LUFP Board has met three times since then. We are trying to figure out how best to plan for our 2019 season and cannot do this without input from you. Here are issues that need to be resolved:

- 1) What is the outcome of your discussion with the Land Bank Board regarding the sale of 653 S Hayford and the adjacent farm field?
- 2) We are interested too in what it would cost us to purchase the lot immediately south of the farm house (i.e., the original Urbandale Farm field) and the field across the street (i.e., Red Bud). These two fields figure prominently in our future programming.
- 3) We currently have no contract for the farm house, but continue to pay rent to the Land Bank as well as the heating bill for the empty house.
- 4) In your 1-10-19 email you requested a meeting with Nancy McCrohan and myself. We think this is a good idea. When would you like to meet? The LUFP Board meets next on Tuesday, March 19th. It would be a great help to us, if we could meet well before that date.

Our search for a new farm manager has been extended to March 15th. Regardless of whether we find a suitable candidate or not, we need to decide how we'll manage our farm fields in 2019 and beyond, and your input is essential for our decision-making process.

Thank you for your willingness to work with us. Hope to hear from you soon, Laura

Hi Jeanna,

It's been a month since I last wrote in response to your email of 1-10-19. The LUFP Board has met three times since then. We are trying to figure out how best to plan for our 2019 season and cannot do this without input from you. What is the outcome of your discussion with the Land Bank Board regarding the sale of 653 S Hayford and the adjacent farm field?

As you are well aware, we currently have no contract for the farm house, but continue to pay 'rent' to the Land Bank as well as the heating bill for the empty house. This is quite a burden for our small non-profit. We wish this could be resolved.

Our search for a new farm manager has been extended to March 15th. Regardless of whether we find a suitable candidate or not, we need to decide how we'll manage our farm fields in 2019 and beyond. We are interested in what it would cost us to purchase the lot immediately south of the farm house (i.e., the original Urbandale Farm field) and the field across the street (i.e., Red Bud). These two fields figure prominently in our future programming.

In your 1-10-19 email you requested a meeting with Nancy McCrohan and myself. We think this is a good idea. When would you like to meet? The LUFP Board meets next on Tuesday, March 19th. It would be a great help to us, if we could meet well before that date.

Thank you for your willingness to work with us. Hope to hear from you soon, Laura

Laura B DeLind

Co-founder and Board President

Lansing Urban Farm Project

From: Laura [mailto:delind@msu.edu]
Sent: Monday, January 14, 2019 10:20 AM
To: 'Paluzzi, Jeanna'
Cc: 'nancy mccrohan'
Subject: LUFP up-date

Hi Jeanna,

Thanks for your detailed email below. It was very useful as the LUFP Board considered ownership of the farm house and the adjacent lot. After an extremely thoughtful discussion, the Board came out positively inclined to purchase the farm house under the conditions you presented at our December 10th meeting (i.e., \$1,000 plus closing costs). We still have some unresolved issues/concerns, however, and these will require a bit more time to resolve. I list them here:

1. Our RFP for a new farm manager deadlines on January 15th (and our final selection will not be made until the end of February). This means we do not yet know whether our next farm manager will live in the farm house – or will be taking on apprentices who might live in the farm house. Or if the farm house will be used for other farm-related purposes.
2. You asked us to provide the Land Bank board with a business plan and farm house benefit statement, which we recognize as a reasonable request. We cannot do this, however, until we have a farm manager in place and know more about how the farm will be utilized for the next three years.
3. Because of #1 and #2 above, we would like to enter into a 60 day lease contract with the Land Bank for the farm house and attached lot (essentially an extension of the contract that we had with the Land Bank that has now expired). This will allow us time to determine how the farm will be managed. It will also get the property out of its current state of liability limbo.

4. The LUFP Board is still interested in purchasing the adjacent lot (i.e., the original Urbandale Farm field). We feel it is important to own both properties, not just one of them – but need to know what the cost of the adjacent property will be.
5. Like you, we see the need to sit down and talk all this over. Nancy McCrohan and I are available to do this. Please let us know what days and times will work for you. January 15-18 are all possible days for us.
6. Finally, as the board discussed its programming for this coming year and into the future (this includes developing Lansing Grown), it became clear that we have become a model of urban ag in the city. We would like to personally present ourselves and our work to the Land Bank board, and especially to its new members, as we think that LUFP and the Land Bank can and should be allies in supporting a secure and vibrant urban farming system. To this end, we would like to be an agenda item at an up-coming Land Bank board meeting (perhaps after our discussion as mentioned in #5 above).

We understand that the Land Bank (like LUFP) is working through many issues and creating new policies. We don't have any desire to interfere in this process or to speak for the Land Bank. At the same time, we look forward to working with you and the Land Bank now and into the future. Best, Laura

From: Paluzzi, Jeanna [mailto:JPaluzzi@ingham.org]
Sent: Thursday, January 10, 2019 5:21 PM
To: Laura; nancymccrohan@gmail.com; Schertzing, Eric
Subject: RE: Greetings and an up-date at 653 S Hayford
Importance: High

Thank you for forwarding your email. I blocked work-related emails from my Gmail account a while ago.

Please share this email with your Board tonight.

Based on the nature of the discussion at the LUFP board meeting I attended last month, more thought and discussion needs to be invested before finalizing the terms of sale.

▪ **Intended use of the house.** 653 S Hayford is in the floodplain. The Land Bank has offered all its residences in the floodplain to a City FEMA application for property acquisition and demolition funding. FEMA funding restricts future use to agriculture, open space, parkland, or recreation. The Land Bank, the City and others see the 600 and 700 blocks of Urbandale taking on those land uses over time.

One LUFPP board member suggested LUFPP donate the house to someone who will donate produce grown in the tiny backyard. That is not suitable option. Providing opportunity for continued low-income homeownership in the floodplain reads as a social justice issue.

The Land Bank is willing to take 653 S Hayford out of the potential FEMA project if LUFPP proposes to maximize the benefit of ownership to LUFPP **mission** and **financial stability**. The Land Bank will likely want to see a business plan or something similar.

- **Financials from the buyer.** Typically the Land Bank board requires a couple of years of audits and annual reports when considering sale to nonprofit organizations.

- **Urban ag land sales pricing.** LUFPP wants to tie-bar sale of the house to sale of adjacent vacant land. For some reason someone expressed fear that the Land Bank would sell gardened floodplain land to someone other than a gardener/farmer, which adds another dynamic to manage.

The LUFPP Board member sitting next to me indicated that he would make it well known in the community Land Bank pricing to LUFPP. Hopefully LUFPP does not see itself as a spokesperson for the Land Bank in characterizing Land Bank pricing or program services. Please be respectful during a critical transition.

Staff has not had the time in the midst of fiscal year-end close-out to determine what that pricing schedule might be, and or had it reviewed by the Land Bank board.

- **Expired rental agreement.** This is a liability issue. We are in a transition period. We have not discussed rent, utilities, keys, and any LUFPP items in the house.

Let's set up a meeting so that Laura, Nancy, and I can have further discussion. Other board members are welcome and encouraged to participate in discussion and negotiations, although my Board has asked Eric to sit out.

Best,

Jeanna

Jeanna M. Paluzzi

EXECUTIVE DIRECTOR

INGHAM COUNTY LAND BANK



3024 Turner Street, Lansing MI 48906

Office: 517.267.5221

Cell: 517.348.6129

www.inghamlandbank.org

From: Laura <delind@msu.edu>
Sent: Saturday, December 29, 2018 7:18 PM
To: Paluzzi, Jeanna <JPaluzzi@ingham.org>
Subject: FW: Greetings and an up-date at 653 S Hayford

Hi Jeanna,

I've been sending emails to your personal account – sorry. Below is the most recent one. Hope all is well. Laura

From: Laura [<mailto:delind@msu.edu>]
Sent: Thursday, December 27, 2018 5:01 PM
To: 'Jeanna Paluzzi'
Cc: 'Nancy McCrohan'; 'Colleen Matts'
Subject: Greetings and an up-date at 653 S Hayford

Hi Jeanna,

I hope this email finds you well. I am writing for two reasons. First, the farm house furnace was inspected by Applegate Home Comfort today. The furnace is in good running order, the plumbing doesn't leak, the ducts have been cleaned and the kitchen stove has been disconnected and will be replaced. We are now getting ready to give the inside of the house a good scrub and a facelift. How much we ultimately do and whether the LUFP Board accepts your generous offer to purchase the farm house and farm house lot depends on knowing more about the lot next door – i.e., the original Urbandale Farm field. So, my second reason for writing is to ask once again whether ICLB has considered selling the adjacent lot to us and if so, what at what price? Knowing this will make our decision-making much easier when we meet on January 10th.

I look forward to hearing from you in the next few days. In the meantime, Happy New Year and thank you for your past and current support. Best, Laura

Laura B DeLind

Co-founder and Board President

Lansing Urban Farm Project

Paluzzi, Jeanna

From: Laura <delind@msu.edu>
Sent: Monday, January 14, 2019 10:20 AM
To: Paluzzi, Jeanna
Cc: 'nancy mccrohan'
Subject: LUFP up-date

Hi Jeanna,

Thanks for your detailed email below. It was very useful as the LUFP Board considered ownership of the farm house and the adjacent lot. After an extremely thoughtful discussion, the Board came out positively inclined to purchase the farm house under the conditions you presented at our December 10th meeting (i.e., \$1,000 plus closing costs). We still have some unresolved issues/concerns, however, and these will require a bit more time to resolve. I list them here:

1. Our RFP for a new farm manager deadlines on January 15th (and our final selection will not be made until the end of February). This means we do not yet know whether our next farm manager will live in the farm house – or will be taking on apprentices who might live in the farm house. Or if the farm house will be used for other farm-related purposes.
2. You asked us to provide the Land Bank board with a business plan and farm house benefit statement, which we recognize as a reasonable request. We cannot do this, however, until we have a farm manager in place and know more about how the farm will be utilized for the next three years.
3. Because of #1 and #2 above, we would like to enter into a 60 day lease contract with the Land Bank for the farm house and attached lot (essentially an extension of the contract that we had with the Land Bank that has now expired). This will allow us time to determine how the farm will be managed. It will also get the property out of its current state of liability limbo.
4. The LUFP Board is still interested in purchasing the adjacent lot (i.e., the original Urbandale Farm field). We feel it is important to own both properties, not just one of them – but need to know what the cost of the adjacent property will be.
5. Like you, we see the need to sit down and talk all this over. Nancy McCrohan and I are available to do this. Please let us know what days and times will work for you. January 15-18 are all possible days for us.
6. Finally, as the board discussed its programming for this coming year and into the future (this includes developing Lansing Grown), it became clear that we have become a model of urban ag in the city. We would like to personally present ourselves and our work to the Land Bank board, and especially to its new members, as we think that LUFP and the Land Bank can and should be allies in supporting a secure and vibrant urban farming system. To this end, we would like to be an agenda item at an up-coming Land Bank board meeting (perhaps after our discussion as mentioned in #5 above).

We understand that the Land Bank (like LUFP) is working through many issues and creating new policies. We don't have any desire to interfere in this process or to speak for the Land Bank. At the same time, we look forward to working with you and the Land Bank now and into the future. Best, Laura

From: Paluzzi, Jeanna [mailto:JPaluzzi@ingham.org]
Sent: Thursday, January 10, 2019 5:21 PM
To: Laura; nancymccrohan@gmail.com; Schertzing, Eric

Subject: RE: Greetings and an up-date at 653 S Hayford
Importance: High

Thank you for forwarding your email. I blocked work-related emails from my Gmail account a while ago.

Please share this email with your Board tonight.

Based on the nature of the discussion at the LUPF board meeting I attended last month, more thought and discussion needs to be invested before finalizing the terms of sale.

- **Intended use of the house.** 653 S Hayford is in the floodplain. The Land Bank has offered all its residences in the floodplain to a City FEMA application for property acquisition and demolition funding. FEMA funding restricts future use to agriculture, open space, parkland, or recreation. The Land Bank, the City and others see the 600 and 700 blocks of Urbandale taking on those land uses over time.

One LUPF board member suggested LUPF donate the house to someone who will donate produce grown in the tiny backyard. That is not suitable option. Providing opportunity for continued low-income homeownership in the floodplain reads as a social justice issue.

The Land Bank is willing to take 653 S Hayford out of the potential FEMA project if LUPF proposes to maximize the benefit of ownership to LUPF **mission** and **financial stability**. The Land Bank will likely want to see a business plan or something similar.

- **Financials from the buyer.** Typically the Land Bank board requires a couple of years of audits and annual reports when considering sale to nonprofit organizations.
- **Urban ag land sales pricing.** LUPF wants to tie-bar sale of the house to sale of adjacent vacant land. For some reason someone expressed fear that the Land Bank would sell gardened floodplain land to someone other than a gardener/farmer, which adds another dynamic to manage.

The LUPF Board member sitting next to me indicated that he would make it well known in the community Land Bank pricing to LUPF. Hopefully LUPF does not see itself as a spokesperson for the Land Bank in characterizing Land Bank pricing or program services. Please be respectful during a critical transition.

Staff has not had the time in the midst of fiscal year-end close-out to determine what that pricing schedule might be, and or had it reviewed by the Land Bank board.

- **Expired rental agreement.** This is a liability issue. We are in a transition period. We have not discussed rent, utilities, keys, and any LUPF items in the house.

Let's set up a meeting so that Laura, Nancy, and I can have further discussion. Other board members are welcome and encouraged to participate in discussion and negotiations, although my Board has asked Eric to sit out.

Best,
Jeanna

Jeanna M. Paluzzi
EXECUTIVE DIRECTOR
INGHAM COUNTY LAND BANK



3024 Turner Street, Lansing MI 48906
Office: 517.267.5221
Cell: 517.348.6129
www.inghamlandbank.org

From: Laura <delind@msu.edu>
Sent: Saturday, December 29, 2018 7:18 PM
To: Paluzzi, Jeanna <JPaluzzi@ingham.org>
Subject: FW: Greetings and an up-date at 653 S Hayford

Hi Jeanna,

I've been sending emails to your personal account – sorry. Below is the most recent one. Hope all is well. Laura

From: Laura [<mailto:delind@msu.edu>]
Sent: Thursday, December 27, 2018 5:01 PM
To: 'Jeanna Paluzzi'
Cc: 'Nancy McCrohan'; 'Colleen Matts'
Subject: Greetings and an up-date at 653 S Hayford

Hi Jeanna,

I hope this email finds you well. I am writing for two reasons. First, the farm house furnace was inspected by Applegate Home Comfort today. The furnace is in good running order, the plumbing doesn't leak, the ducts have been cleaned and the kitchen stove has been disconnected and will be replaced. We are now getting ready to give the inside of the house a good scrub and a facelift. How much we ultimately do and whether the LUFPP Board accepts your generous offer to purchase the farm house and farm house lot depends on knowing more about the lot next door – i.e., the original Urbandale Farm field. So, my second reason for writing is to ask once again whether ICLB has considered selling the adjacent lot to us and if so, what at what price? Knowing this will make our decision-making much easier when we meet on January 10th.

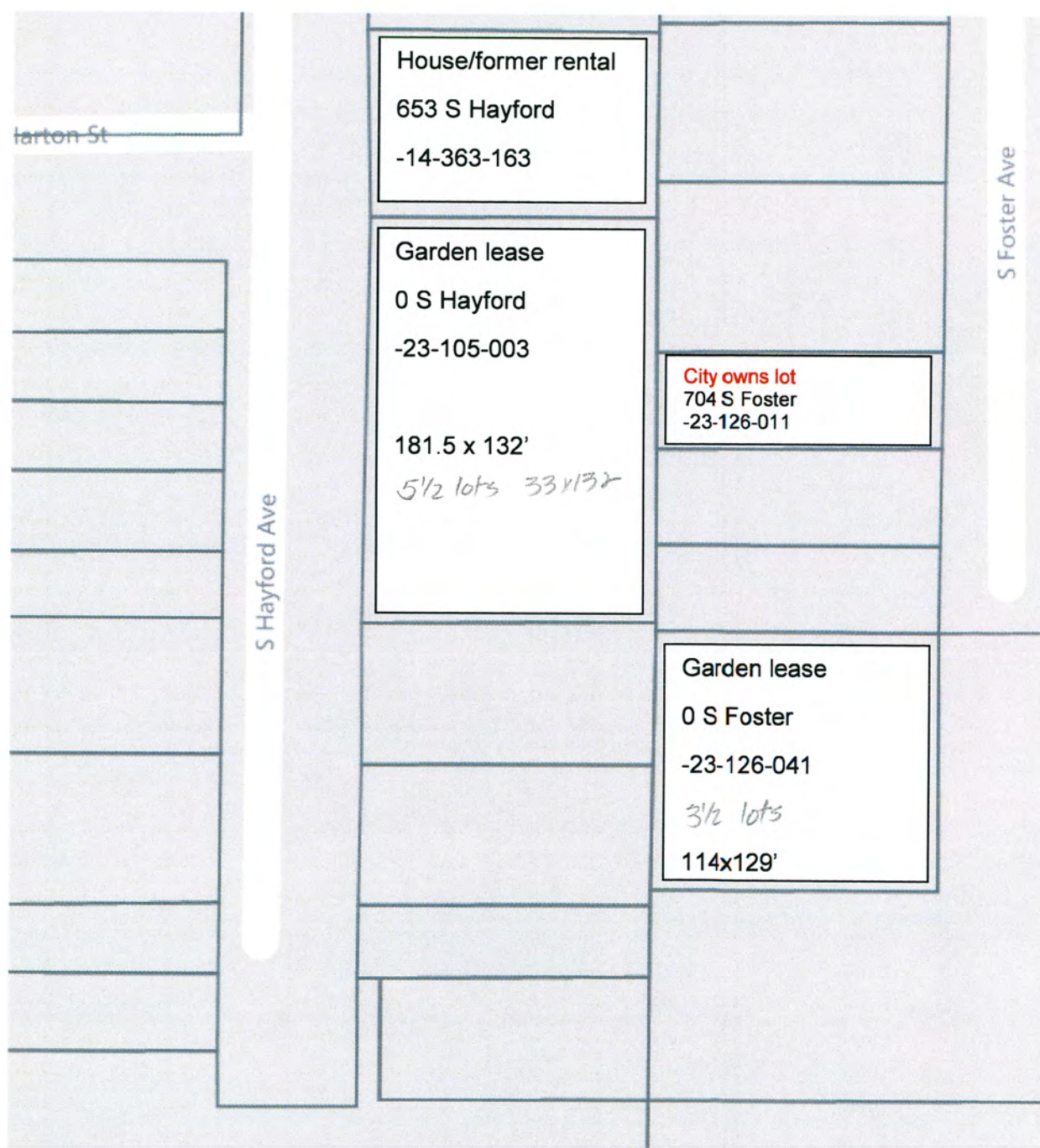
I look forward to hearing from you in the next few days. In the meantime, Happy New Year and thank you for your past and current support. Best, Laura

Laura B DeLind
Co-founder and Board President
Lansing Urban Farm Project

Ingham County Land Bank

Lansing Urban Farm Project garden leases in close proximity to 653 S Hayford

All parcel # begin with 33-01-01



Paluzzi, Jeanna

From: Laura <delind@msu.edu>
Sent: Monday, December 10, 2018 5:44 PM
To: Paluzzi, Jeanna
Subject: RE: LUFP tonight

We are meeting at the downtown library, Room A, at 7:00. The farm house is in the middle of our agenda discussion. See you soon. Laura

From: Paluzzi, Jeanna [mailto:JPaluzzi@ingham.org]
Sent: Monday, December 10, 2018 4:09 PM
To: Laura; Schertzing, Eric
Subject: RE: LUFP tonight

With Board support, Eric recused himself from the Board action, so I will need to represent the Land Bank in the discussion. What time is the meeting, and where?

Best,
Jeanna

Jeanna M. Paluzzi
EXECUTIVE DIRECTOR
INGHAM COUNTY LAND BANK



3024 Turner Street, Lansing MI 48906
Office: 517.267.5221
Cell: 517.348.6129
www.inghamlandbank.org

From: Laura <delind@msu.edu>
Sent: Monday, December 10, 2018 2:12 PM
To: Paluzzi, Jeanna <JPaluzzi@ingham.org>; Schertzing, Eric <ESchertzing@ingham.org>
Subject: RE: LUFP tonight

Hi Jeanna,

Yes, we are meeting tonight. And, yes, the farm house rental and/or purchase is on the agenda. It is one of a great many things we have to discuss tonight. I will report back. The farm house is now empty. The utilities are on and the furnace inspection is scheduled for Dec 27th. Best, Laura

From: Paluzzi, Jeanna [mailto:JPaluzzi@ingham.org]
Sent: Monday, December 10, 2018 2:02 PM

To: Schertzing, Eric; Laura
Subject: LUFP tonight

I have not received anything regarding LUFP's December board meeting. Is it still on for today? What time, and where? Is the rental on the agenda?

Best,
Jeanna

Jeanna M. Paluzzi
EXECUTIVE DIRECTOR
INGHAM COUNTY LAND BANK



3024 Turner Street, Lansing MI 48906
Office: 517.267.5221
Cell: 517.348.6129
www.inghamlandbank.org

11-14-18

Eric
Laura Delind LUFP

501C3

we bought it per Eric 2010-11 LUFP Bd memb
\$125/mo to buy down \$5K loan

and Monday LUFP Board Dec 10

terms of sales agenda UB Board

601 S Hayford collapsed roof Treas demo
+ — S Hayford

Rick Kibbe? disc City ag overlay

ICTO sell FRL in floodplain w/ restrictive cov.

Paluzzi, Jeanna

From: Laura <delind@msu.edu>
Sent: Tuesday, November 6, 2018 7:31 AM
To: Paluzzi, Jeanna; Schertzing, Eric
Subject: RE: Lansing Urban Farm Project rental inspection 653 S Hayford

Hi Jeanna,

LUFPP will be taking care of the air ducts and plumbing. We working on scheduling furnace maintenance for next week (and cancelling AppleGate). As I understand it, the LB would be taking care of the screen doors, and hopefully the gutter downspout issue since I don't really know what that is about. The house is in decent shape, the basement is clear. The cars are gone. The extension cord is gone. And Ryan has been told he needs to move out in one month's time. That should take care of the city's concerns. The rest will need to wait – but will get done. Thoughts? Best, Laura

From: Paluzzi, Jeanna [mailto:JPaluzzi@ingham.org]
Sent: Monday, November 5, 2018 6:16 PM
To: Laura; Schertzing, Eric
Subject: RE: Lansing Urban Farm Project rental inspection 653 S Hayford

I interpreted your email as not deciding who is responsible for the punch list until we met on the 14th. Since the compliance date is the 21st, that leaves one week to make sure the punch list is completed. That is why I requested an earlier meeting.

Best,
Jeanna

Jeanna M. Paluzzi
EXECUTIVE DIRECTOR
INGHAM COUNTY LAND BANK



3024 Turner Street, Lansing MI 48906
Office: 517.267.5221
Cell: 517.348.6129
www.inghamlandbank.org

From: Laura <delind@msu.edu>
Sent: Monday, November 5, 2018 12:55 PM
To: Paluzzi, Jeanna <JPaluzzi@ingham.org>; Schertzing, Eric <ESchertzing@ingham.org>
Subject: RE: Lansing Urban Farm Project rental inspection 653 S Hayford

There is no way we can be compliant in a week's time. The best we can do is to say we are aware of the problems and have been addressing them in good faith. I have scheduled a plumber for Thursday, November 15th, a furnace

Paluzzi, Jeanna

From: Laura <delind@msu.edu>
Sent: Monday, November 5, 2018 1:07 PM
To: Paluzzi, Jeanna; Schertzing, Eric
Cc: 'Nancy McCrohan'
Subject: RE: Lansing Urban Farm Project rental inspection 653 S Hayford

Hi All,

I have scheduled a duct cleaning for tomorrow at 9:00 with S&S Contracting. I will let Ryan know and be there to let them in. Laura

From: Paluzzi, Jeanna [mailto:JPaluzzi@ingham.org]
Sent: Monday, November 5, 2018 12:09 PM
To: Laura; Schertzing, Eric
Subject: RE: Lansing Urban Farm Project rental inspection 653 S Hayford

That leaves less than a week for compliance. How are your availabilities this week:

Wed 11/7 anytime from 12:30 onwards

Friday 11/9 at 10:30 – 11:30 am, or sometime between 1 and 3:30 pm

Best,
Jeanna

Jeanna M. Paluzzi
EXECUTIVE DIRECTOR
INGHAM COUNTY LAND BANK



3024 Turner Street, Lansing MI 48906
Office: 517.267.5221
Cell: 517.348.6129
www.inghamlandbank.org

From: Laura <delind@msu.edu>
Sent: Friday, November 2, 2018 5:20 PM
To: Schertzing, Eric <ESchertzing@ingham.org>; Paluzzi, Jeanna <JPaluzzi@ingham.org>
Subject: RE: Lansing Urban Farm Project rental inspection 653 S Hayford

That works for me – 9:30? 10:00? Laura

Paluzzi, Jeanna

From: Laura <delind@msu.edu>
Sent: Monday, November 5, 2018 12:55 PM
To: Paluzzi, Jeanna; Schertzing, Eric
Subject: RE: Lansing Urban Farm Project rental inspection 653 S Hayford

There is no way we can be compliant in a week's time. The best we can do is to say we are aware of the problems and have been addressing them in good faith. I have scheduled a plumber for Thursday, November 15th, a furnace inspection for Thursday, December 27th. And I am now going to schedule a duct cleaning with a firm that Eric just recommended for asap. Contractors are busy this time of year. Laura

p.s. I will not be available except for Brian McGrain's meeting from this Wednesday till next Wednesday. Sorry.

From: Paluzzi, Jeanna [mailto:JPaluzzi@ingham.org]
Sent: Monday, November 5, 2018 12:09 PM
To: Laura; Schertzing, Eric
Subject: RE: Lansing Urban Farm Project rental inspection 653 S Hayford

That leaves less than a week for compliance. How are your availabilities this week:

Wed 11/7 anytime from 12:30 onwards

Friday 11/9 at 10:30 – 11:30 am, or sometime between 1 and 3:30 pm

Best,
Jeanna

Jeanna M. Paluzzi
EXECUTIVE DIRECTOR
INGHAM COUNTY LAND BANK



3024 Turner Street, Lansing MI 48906
Office: 517.267.5221
Cell: 517.348.6129
www.inghamlandbank.org

From: Laura <delind@msu.edu>
Sent: Friday, November 2, 2018 5:20 PM
To: Schertzing, Eric <ESchertzing@ingham.org>; Paluzzi, Jeanna <JPaluzzi@ingham.org>
Subject: RE: Lansing Urban Farm Project rental inspection 653 S Hayford

That works for me – 9:30? 10:00? Laura

From: Schertzing, Eric [<mailto:ESchertzing@ingham.org>]
Sent: Friday, November 2, 2018 4:07 PM
To: Laura; Paluzzi, Jeanna
Subject: RE: Lansing Urban Farm Project rental inspection 653 S Hayford

How about starting the morning of the 14th with a discussion?

From: Laura [<mailto:delind@msu.edu>]
Sent: Friday, November 2, 2018 3:24 PM
To: Paluzzi, Jeanna <JPaluzzi@ingham.org>
Cc: Schertzing, Eric <ESchertzing@ingham.org>
Subject: RE: Lansing Urban Farm Project rental inspection 653 S Hayford

Hi Jeanna,

I think we – you, me and Eric – need to sit down and discuss this property at 653 S. Hayford and its history. You were not around when it was initially restored. Neither were you party to the original agreement. When are you both free for such a meeting? Best, Laura

From: Paluzzi, Jeanna [<mailto:JPaluzzi@ingham.org>]
Sent: Friday, November 2, 2018 11:40 AM
To: Laura
Cc: Schertzing, Eric
Subject: FW: Lansing Urban Farm Project rental inspection 653 S Hayford

Hi Laura,

My rehab and construction staff and I inspected LUFPP's rental at 653 S. Hayford Wednesday. See our notes, below. We appreciate Ryan's cooperation and participation while onsite.

Please note that we found a couple of additional, potentially serious issues to be addressed:

1. It isn't just an issue of mold and mildew on the bath/shower walls, as noted on the code violation. The caulking around the tub perimeter isn't just moldy, it is failing. And there is no seal around the toilet base; the wax ring is MIA. Both the shower and toilet are shedding water that is seeping into the floor and along a joist in the basement that has an electrical box and wiring attached. Ryan says water leaks downstairs every time someone showers. Tony suspects that the subfloor under the sheet vinyl is soaked, which can develop into a dangerous issue.
2. There is no longer a way to exhaust the stove. Tenants are disconnecting the smoke alarm instead.
3. Note the corner of the foundation at the foot of the basement stairs is starting to crack. Tony has recommendations below for addressing the sources of the issue.

The bulk of the code violations I highlighted in yellow on the code violation notice have been addressed, except for the shower/tub mold. I had Ryan remove the extension cord that led to the farm operation next door.

In reviewing the rental file, I noticed two things:

1. The Land Bank rental agreement with LUFPP provides for a \$125 monthly rental payment to the Land Bank. Other documents indicate rehab expenses and maintenance expenses are LUFPP's responsibility, and LUFPP charges almost three times that amount to recoup rehab and maintenance expenses incurred by LUFPP. That clarifies who is responsible for property rehab and maintenance.

Paluzzi, Jeanna

From: Paluzzi, Jeanna
Sent: Friday, November 2, 2018 11:38 AM
To: 'Laura'
Cc: ESchertzing@ingham.org
Subject: FW: Lansing Urban Farm Project rental inspection 653 S Hayford

I forgot to ask: please contact me by my work email only. I rarely look at my gmail account.

Best,
Jeanna

Jeanna M. Paluzzi
EXECUTIVE DIRECTOR
INGHAM COUNTY LAND BANK



3024 Turner Street, Lansing MI 48906
Office: 517.267.5221
Cell: 517.348.6129
www.inghamlandbank.org

From: Paluzzi, Jeanna
Sent: Friday, November 2, 2018 11:37 AM
To: 'Laura' <delind@msu.edu>
Cc: ESchertzing@ingham.org
Subject: FW: Lansing Urban Farm Project rental inspection 653 S Hayford

Hi Laura,

My rehab and construction staff and I inspected LUFPP's rental at 653 S. Hayford Wednesday. See our notes, below. We appreciate Ryan's cooperation and participation while onsite.

Please note that we found a couple of additional, potentially serious issues to be addressed:

1. It isn't just an issue of mold and mildew on the bath/shower walls, as noted on the code violation. The caulking around the tub perimeter isn't just moldy, it is failing. And there is no seal around the toilet base; the wax ring is MIA. Both the shower and toilet are shedding water that is seeping into the floor and along a joist in the basement that has an electrical box and wiring attached. Ryan says water leaks downstairs every time someone showers. Tony suspects that the subfloor under the sheet vinyl is soaked, which can develop into a dangerous issue.
2. There is no longer a way to exhaust the stove. Tenants are disconnecting the smoke alarm instead.
3. Note the corner of the foundation at the foot of the basement stairs is starting to crack. Tony has recommendations below for addressing the sources of the issue.

The bulk of the code violations I highlighted in yellow on the code violation notice have been addressed, except for the shower/tub mold. I had Ryan remove the extension cord that led to the farm operation next door.

In reviewing the rental file, I noticed two things:

1. The Land Bank rental agreement with LUFPP provides for a \$125 monthly rental payment to the Land Bank. Other documents indicate rehab expenses and maintenance expenses are LUFPP's responsibility, and LUFPP charges almost three times that amount to recoup rehab and maintenance expenses incurred by LUFPP. That clarifies who is responsible for property rehab and maintenance.
 - a. Please ensure that LUFPP resolves the code violation punch list by the compliance date. The Land Bank will ask for access to inspect again a few days prior, to ensure no fines will be incurred.
 - b. The gutter/downspout issue essentially requires a screwdriver, so that should be readily addressed.
 - c. We just used Modernistic for duct cleaning at our office.
 - d. Several contractors we procured and use regularly may be open to determining the extent of bath subfloor repairs required. In alphabetical order, they are: McKissic Construction, Scott Frederickson Construction, and Trumble Group.
2. The rental agreement expired June 30, 2017. I do not see a renewal on file. We'll need to execute another agreement shortly, if LUFPP is interested in continuing its tenancy.

Best,
Jeanna

Jeanna M. Paluzzi
EXECUTIVE DIRECTOR
INGHAM COUNTY LAND BANK



3024 Turner Street, Lansing MI 48906
Office: 517.267.5221
Cell: 517.348.6129
www.inghamlandbank.org

From: Olivarez, Tony
Sent: Thursday, November 1, 2018 12:00 PM
To: Paluzzi, Jeanna <JPaluzzi@ingham.org>
Subject: Re: Lansing Urban Farm Project rental inspection 653 S Hayford

Jeanna,

We performed an inspection at 653 Hayford Ave on October 31, 2018 re: The City Of Lansing Code Enforcement Office violations. Below are inspection report findings:

1. Basement: Sec 404.45 Sleeping room in basement. This section has been completed per City Of Lansing request.
2. Basement guardrail: Sec. 307.1 This has not been completed.
3. Hot Water Heater: Sec.603.1 The flame shield is on unit, this has been completed per City Of Lansing request.

4. Trash/Debris: Sec. 308.1 This section has been completed per City Of Lansing request.
5. Combustibles near Hot Water Heater/ Furnace: Sec. 308.1 This has been completed per City Of Lansing request.
6. Furnace: Sec. 603.1 This section has not been completed. (Service and cleaning of unit)
7. Exterior/Storm Door Screens: Sec.304.15 This section has not be completed. (Just need to secure the upper screens with a staple gun.
8. Interior/Uncleanliness: Sec. 305.3 This section has been completed. NOTE: Recommend replacement of gas range. Unit still dirty.
9. Accumulation Of Trash/Dishes/Clothing: Sec. 308.1 This section has been completed per City Of Lansing request.
10. Mold Accumulation Bathroom: Sec. 305.1/ Sec. 305.3 This section has not been completed. Recommend removal of existing caulk at tub and wall surfaces. Properly prepare the tub and wall surfaces for new caulking as needed for a tight seal.
11. Rear Bedroom Ceiling Fixture: Sec.604.3 This section has not been completed. Recommend replacement of ceiling fixture and single pole switch.
12. Rear Bedroom Closet Hardware: Sec. 305.6 This section has not been completed. Older hardware noted, consider removal of closet door.
13. Front Bedroom Door Hardware: Sec.305.6 This section has not been completed. Missing set screw on existing door hardware.
14. Smoke Detectors: Sec. 704.2 This section has been completed per City Of Lansing request. NOTE: Tenant removed the smoke detector in Living room while cooking in kitchen. This is a safety issue recommend not removing the smoke detector while cooking. Consider installing a vent fan above the range unit. Vent fan should vent to the exterior.
15. Extension Cords: Sec. 108.12 This section has been completed per City Of Lansing request.
16. Automobile Battery In Living Room: Sec. 101,2 This section has been completed per City Of Lansing request.

Additional items:

1. Bathroom: Bad seal noted at water closet. Recommend installing new wax seal.
2. Bathroom Floor: Water damage noted at subfloor and substructures. Recommend replacement as needed for a sound support system. Provide and properly apply new seal of caulk at tub/floor areas. NOTE: Tenant stated that the water from the bathroom leaks through the floor surface and on to the junction box location below the bathroom. This is a safety issue and should be corrected.
3. Mechanical: Recommend cleaning of all ductwork with service and cleaning of furnace. Furnace filter was replaced a month ago and already dirty. Current and previous tenants have/had dogs and cats. Check for proper filter size.
4. Gutters/Downspouts: Rear 30" extension was not connected to downspout elbow. Recommend to secure extension to downspout elbow for proper water run-off away from the foundation system. NOTE: Foundation cracking noted at top corner (interior). Recommend sealing as needed.

Any questions or concerns, please call or e-mail.

Thank you,

Tony

Tony Olivarez
Construction Coordinator
3024 Turner St
Lansing, MI 48906
tolivarez@ingham.org
517-267-5221 office
517-490-0935 cell

From: Paluzzi, Jeanna
Sent: Monday, October 29, 2018 3:57 PM
To: Laura
Cc: Schertzing, Eric; Olivarez, Tony
Subject: FW: Lansing Urban Farm Project rental inspection 653 S Hayford

Attached please find the code violation notice for the interior issues. I have included a note that the Land Bank needs to have all yellow highlighted violations addressed by Monday at 9am, so that its staff and contractors can enter to complete the rest of the violations listed.

Best,
Jeanna

Jeanna M. Paluzzi
EXECUTIVE DIRECTOR
INGHAM COUNTY LAND BANK



3024 Turner Street, Lansing MI 48906
Office: 517.267.5221
Cell: 517.348.6129
www.inghamlandbank.org

From: Paluzzi, Jeanna
Sent: Tuesday, October 23, 2018 10:15 AM
To: 'Laura' <delind@msu.edu>
Cc: ESchertzing@ingham.org; JKrohn@ingham.org; Grebner, Mark <MGrebner@ingham.org>; Brian Crenshaw (bcrenshaw@ingham.org) <bcrenshaw@ingham.org>; Deb Nolan (debnolan1@yahoo.com) <debnolan1@yahoo.com>
Subject: Lansing Urban Farm Project rental inspection 653 S Hayford

Yesterday Lansing Code Compliance and I inspected the house at 653 S Hayford that is rented to the Lansing Urban Farm Project for its farm manager.

I only recently learned in passing that it is not the farm manager living there at a heavily subsidized rate of \$125/month, but rather a LUFPP employee who works two other jobs and has his brother living there also. Why are we subsidizing rent for someone other than the farm manager?

LUFPP employee Ryan said he was never advised of the inspection, as well as my desire to have the place clean for inspection.

The rental failed inspection, primarily for sanitation reasons. Dog feces were found in two locations in the basement. Clothes are strewn everywhere upstairs and down, at hoarder level, including dirty drawers and socks, some stacked in close proximity to the water heater downstairs. There are two large beds in the basement, which cannot be approved as bedroom as there is no egress window. The smoke alarm upstairs in the living room is missing. Garbage is present on the front porch and back yard. The screens are ripped out of the front and back doors. Lawns are not mowed. Two disabled motor vehicles are in the driveway, forcing a car to partially block the sidewalk. No burn permit exists for the backyard fire pit.

The house was tagged. A code violation notice will be sent to the rental address, as well as the Land Bank. I will forward once received.

Code compliance and I will need to return Monday. I took Ryan aside, indicating that the house and grounds needs to be thoroughly cleaned, including bleaching the basement floor, by the time we return.

My staff will be attending to the bedroom light fixture, and replacing the smoke alarm and the screens.

Best,
Jeanna

Jeanna M. Paluzzi
EXECUTIVE DIRECTOR
INGHAM COUNTY LAND BANK



3024 Turner Street, Lansing MI 48906
Office: 517.267.5221
Cell: 517.348.6129
www.inghamlandbank.org

Paluzzi, Jeanna

From: Paluzzi, Jeanna
Sent: Tuesday, October 30, 2018 2:20 PM
To: 'Laura'
Cc: Schertzing, Eric; Olivarez, Tony; 'Miller, Matthew'; ''
Subject: RE: Lansing Urban Farm Project rental inspection 653 S Hayford

We'll take care of it. Thanks.

Best,
Jeanna

Jeanna M. Paluzzi
EXECUTIVE DIRECTOR
INGHAM COUNTY LAND BANK



3024 Turner Street, Lansing MI 48906
Office: 517.267.5221
Cell: 517.348.6129
www.inghamlandbank.org

From: Laura <delind@msu.edu>
Sent: Tuesday, October 30, 2018 12:52 PM
To: Paluzzi, Jeanna <JPaluzzi@ingham.org>
Cc: Schertzing, Eric <ESchertzing@ingham.org>; Olivarez, Tony <TOlivarez@ingham.org>; 'Miller, Matthew' <mrmliller@lsj.com>; '' <rywhelp1983@ymail.com>
Subject: RE: Lansing Urban Farm Project rental inspection 653 S Hayford

The renter didn't do that. They were torn when he arrived. They have just gotten worse. LUFPP can get them fixed if that's an issue but it will take a few days. Laura

From: Paluzzi, Jeanna [<mailto:JPaluzzi@ingham.org>]
Sent: Tuesday, October 30, 2018 12:33 PM
To: Laura
Cc: Schertzing, Eric; Olivarez, Tony; 'Miller, Matthew'; ''
Subject: RE: Lansing Urban Farm Project rental inspection 653 S Hayford

I heard last week that the renter's brother would take care of that. If the renter damaged the screens, they should repair.

Best,
Jeanna

Jeanna M. Paluzzi
EXECUTIVE DIRECTOR
INGHAM COUNTY LAND BANK



3024 Turner Street, Lansing MI 48906
Office: 517.267.5221
Cell: 517.348.6129
www.inghamlandbank.org

From: Laura <delind@msu.edu>
Sent: Tuesday, October 30, 2018 11:04 AM
To: Paluzzi, Jeanna <JPaluzzi@ingham.org>
Cc: Schertzing, Eric <ESchertzing@ingham.org>; Olivarez, Tony <TOlivarez@ingham.org>; 'Miller, Matthew' <mrmliller@lsj.com>; '' <rywhelpley1983@ymail.com>
Subject: RE: Lansing Urban Farm Project rental inspection 653 S Hayford

Hi Jeanna,

Everything has been addressed, except the screen doors as I thought you said the LB would be fixing those along with the bedroom light. If that is not the case then we'll figure out how to get that done this week sometime. The renter's name and contact information is below. Best, Laura

Ryan Whelpley
517-743-6714
Rywhelpley1983@ymail.com

From: Paluzzi, Jeanna [<mailto:JPaluzzi@ingham.org>]
Sent: Tuesday, October 30, 2018 9:50 AM
To: Laura
Cc: Schertzing, Eric; Olivarez, Tony; 'Miller, Matthew'; ''
Subject: RE: Lansing Urban Farm Project rental inspection 653 S Hayford

Hi Laura,

There is no need to be confused. The notice accurately reflects the conditions at the time of city inspection. As the owner, the Land Bank needs to ensure the renter, Lansing Urban Farm Project, was advised to the extent of the rental inspection violations. The notice is a punch list of items to be addressed.

Thanks for the update on the status of remediating the hoarding and fire hazards. Was the basement floor bleach-washed? Is the mold gone from the bathroom?

Will the market manager be fixing the screens at the front and back door?

I'm glad to hear that the smoke alarm has been located and reinstalled. We will verify that it is in working order, as well as determining that the other items on the punch list will be addressed.

Please provide the tenant's name, best phone number, and email address so that we can schedule contractors.

Best,
Jeanna

Jeanna M. Paluzzi
EXECUTIVE DIRECTOR
INGHAM COUNTY LAND BANK



3024 Turner Street, Lansing MI 48906
Office: 517.267.5221
Cell: 517.348.6129
www.inghamlandbank.org

From: Laura <delind@msu.edu>
Sent: Monday, October 29, 2018 5:44 PM
To: Paluzzi, Jeanna <JPaluzzi@ingham.org>
Cc: Schertzing, Eric <ESchertzing@ingham.org>; Olivarez, Tony <TOlivarez@ingham.org>; 'Miller, Matthew' <mrmiller@lsj.com>; ' ' <rywhelp1983@ymail.com>
Subject: RE: Lansing Urban Farm Project rental inspection 653 S Hayford

Hi Jeanna,

I am thoroughly confused. This morning Matt Miller and I (both LUF Board Members) inspected the grounds and the inside of the farm house at 653 S Hayford. There was little to find fault with. We suggested that the tenant trim around the tree outside the house and haul away some plant/ tree debris. The disabled cars were gone and the grounds were mowed. The inside of the house was neat and clean. The smoke detector was attached and operative. There was nothing impinging on the furnace or the water heater in the basement, and there were no mattresses or piles of clothing laying about. In short, there is no reason why the house can't be entered by LB contractors. I'd recommend contacting the tenant (who works nights and sleeps in the a.m.) when contractors will be there. There should be no problem with access. Best, Laura

From: Paluzzi, Jeanna [<mailto:JPaluzzi@ingham.org>]
Sent: Monday, October 29, 2018 3:57 PM
To: Laura
Cc: Schertzing, Eric; Olivarez, Tony
Subject: FW: Lansing Urban Farm Project rental inspection 653 S Hayford

Attached please find the code violation notice for the interior issues. I have included a note that the Land Bank needs to have all yellow highlighted violations addressed by Monday at 9am, so that its staff and contractors can enter to complete the rest of the violations listed.

Best,
Jeanna

Jeanna M. Paluzzi
EXECUTIVE DIRECTOR
INGHAM COUNTY LAND BANK



3024 Turner Street, Lansing MI 48906
Office: 517.267.5221
Cell: 517.348.6129
www.inghamlandbank.org

From: Paluzzi, Jeanna
Sent: Tuesday, October 23, 2018 10:15 AM
To: 'Laura' <delind@msu.edu>
Cc: ESchertzing@ingham.org; JKrohn@ingham.org; Grebner, Mark <MGrebner@ingham.org>; Brian Crenshaw <bcrenshaw@ingham.org> <bcrenshaw@ingham.org>; Deb Nolan (<debnolan1@yahoo.com>) <debnolan1@yahoo.com>
Subject: Lansing Urban Farm Project rental inspection 653 S Hayford

Yesterday Lansing Code Compliance and I inspected the house at 653 S Hayford that is rented to the Lansing Urban Farm Project for its farm manager.

I only recently learned in passing that it is not the farm manager living there at a heavily subsidized rate of \$125/month, but rather a LUFPP employee who works two other jobs and has his brother living there also. Why are we subsidizing rent for someone other than the farm manager?

LUFPP employee Ryan said he was never advised of the inspection, as well as my desire to have the place clean for inspection.

The rental failed inspection, primarily for sanitation reasons. Dog feces were found in two locations in the basement. Clothes are strewn everywhere upstairs and down, at hoarder level, including dirty drawers and socks, some stacked in close proximity to the water heater downstairs. There are two large beds in the basement, which cannot be approved as bedroom as there is no egress window. The smoke alarm upstairs in the living room is missing. Garbage is present on the front porch and back yard. The screens are ripped out of the front and back doors. Lawns are not mowed. Two disabled motor vehicles are in the driveway, forcing a car to partially block the sidewalk. No burn permit exists for the backyard fire pit.

The house was tagged. A code violation notice will be sent to the rental address, as well as the Land Bank. I will forward once received.

Code compliance and I will need to return Monday. I took Ryan aside, indicating that the house and grounds needs to be thoroughly cleaned, including bleaching the basement floor, by the time we return.

My staff will be attending to the bedroom light fixture, and replacing the smoke alarm and the screens.

Best,
Jeanna

Paluzzi, Jeanna

From: Paluzzi, Jeanna
Sent: Wednesday, October 24, 2018 3:00 PM
To: 'Laura'
Cc: ESchertzing@ingham.org; JKrohn@ingham.org
Subject: FW: Trash violation
Attachments: tmp6DCB.rtf

This is the first of **four** code violation notices generated by the rental inspection of Lansing Urban Farm Project's subsidized rental at 653 S Hayford. Please ensure that all items are addressed by the deadline.

There will also be a housing correction letter, to be forwarded once received. Please advise the tenant that all those items must be addressed by the letter's deadline. The Land Bank also requires a clearing and bleach wash of the basement floor, due to the animal feces.

The Land Bank has never had so many violations issued on any of its properties.

Best,
Jeanna

Jeanna M. Paluzzi
EXECUTIVE DIRECTOR
INGHAM COUNTY LAND BANK



3024 Turner Street, Lansing MI 48906
Office: 517.267.5221
Cell: 517.348.6129
www.inghamlandbank.org

From: Castillo, Amy <Amy.Castillo@lansingmi.gov>
Sent: Wednesday, October 24, 2018 12:10 PM
To: Paluzzi, Jeanna <JPaluzzi@ingham.org>
Subject: Trash violation

Paluzzi, Jeanna

From: Paluzzi, Jeanna
Sent: Wednesday, October 24, 2018 7:28 PM
To: 'Laura'
Cc: ESchertzing@ingham.org; JKrohn@ingham.org
Subject: FW: Trash violation
Attachments: tmp6DCB.rtf

Best,
Jeanna

Jeanna M. Paluzzi
EXECUTIVE DIRECTOR
INGHAM COUNTY LAND BANK



3024 Turner Street, Lansing MI 48906
Office: 517.267.5221
Cell: 517.348.6129
www.inghamlandbank.org

From: Castillo, Amy <Amy.Castillo@lansingmi.gov>
Sent: Wednesday, October 24, 2018 12:10 PM
To: Paluzzi, Jeanna <JPaluzzi@ingham.org>
Subject: Trash violation

Paluzzi, Jeanna

From: Paluzzi, Jeanna
Sent: Wednesday, October 24, 2018 7:27 PM
To: 'Laura'
Cc: ESchertzing@ingham.org; JKrohn@ingham.org
Subject: FW: Disabled motor vehicle #1
Attachments: tmpF962.rtf

Best,
Jeanna

Jeanna M. Paluzzi
EXECUTIVE DIRECTOR
INGHAM COUNTY LAND BANK



3024 Turner Street, Lansing MI 48906
Office: 517.267.5221
Cell: 517.348.6129
www.inghamlandbank.org

From: Castillo, Amy <Amy.Castillo@lansingmi.gov>
Sent: Wednesday, October 24, 2018 12:10 PM
To: Paluzzi, Jeanna <JPaluzzi@ingham.org>
Subject: Disabled motor vehicle #1

Paluzzi, Jeanna

From: Paluzzi, Jeanna
Sent: Wednesday, October 24, 2018 7:27 PM
To: 'Laura'
Cc: ESchertzing@ingham.org; JKrohn@ingham.org
Subject: FW: Disabled motor vehicle #2
Attachments: tmpAD13.rtf

Best,
Jeanna

Jeanna M. Paluzzi
EXECUTIVE DIRECTOR
INGHAM COUNTY LAND BANK



3024 Turner Street, Lansing MI 48906
Office: 517.267.5221
Cell: 517.348.6129
www.inghamlandbank.org

From: Castillo, Amy <Amy.Castillo@lansingmi.gov>
Sent: Wednesday, October 24, 2018 12:11 PM
To: Paluzzi, Jeanna <JPaluzzi@ingham.org>
Subject: Disabled motor vehicle #2

Paluzzi, Jeanna

From: Paluzzi, Jeanna
Sent: Tuesday, October 23, 2018 10:15 AM
To: 'Laura'
Cc: ESchertzing@ingham.org; JKrohn@ingham.org; Grebner, Mark; Brian Crenshaw (bcrenshaw@ingham.org); Deb Nolan (deb Nolan (deb Nolan1@yahoo.com))
Subject: Lansing Urban Farm Project rental inspection 653 S Hayford

Yesterday Lansing Code Compliance and I inspected the house at 653 S Hayford that is rented to the Lansing Urban Farm Project for its farm manager.

I only recently learned in passing that it is not the farm manager living there at a heavily subsidized rate of \$125/month, but rather a LUFPP employee who works two other jobs and has his brother living there also. Why are we subsidizing rent for someone other than the farm manager?

LUFPP employee Ryan said he was never advised of the inspection, as well as my desire to have the place clean for inspection.

The rental failed inspection, primarily for sanitation reasons. Dog feces were found in two locations in the basement. Clothes are strewn everywhere upstairs and down, at hoarder level, including dirty drawers and socks, some stacked in close proximity to the water heater downstairs. There are two large beds in the basement, which cannot be approved as bedroom as there is no egress window. The smoke alarm upstairs in the living room is missing. Garbage is present on the front porch and back yard. The screens are ripped out of the front and back doors. Lawns are not mowed. Two disabled motor vehicles are in the driveway, forcing a car to partially block the sidewalk. No burn permit exists for the backyard fire pit.

The house was tagged. A code violation notice will be sent to the rental address, as well as the Land Bank. I will forward once received.

Code compliance and I will need to return Monday. I took Ryan aside, indicating that the house and grounds needs to be thoroughly cleaned, including bleaching the basement floor, by the time we return.

My staff will be attending to the bedroom light fixture, and replacing the smoke alarm and the screens.

Best,
Jeanna

Jeanna M. Paluzzi
EXECUTIVE DIRECTOR
INGHAM COUNTY LAND BANK



3024 Turner Street, Lansing MI 48906
Office: 517.267.5221
Cell: 517.348.6129

Paluzzi, Jeanna

From: Paluzzi, Jeanna
Sent: Wednesday, October 17, 2018 5:58 PM
To: JKrohn@ingham.org; 'Laura'
Subject: FW: 653 s Hayford

Please make sure tenant is advised that the City will be conducting a long overdue rental inspection of 653 S Hayford Monday.

It will be very helpful if he cleans prior to inspection.

It will also be very helpful if any suspected non-compliance issues due to tenant behavior is taken care of.

Best,
Jeanna

Jeanna M. Paluzzi
EXECUTIVE DIRECTOR
INGHAM COUNTY LAND BANK



3024 Turner Street, Lansing MI 48906
Office: 517.267.5221
Cell: 517.348.6129
www.inghamlandbank.org

From: Castillo, Amy <Amy.Castillo@lansingmi.gov>
Sent: Wednesday, October 17, 2018 4:29 PM
To: Paluzzi, Jeanna <JPaluzzi@ingham.org>
Subject: RE: 653 s Hayford

Monday October 22, 2018 will work for my schedule. I will meet you at the property. Please inform the occupants in advance.

Thank you

Amy Castillo
Code Enforcement Officer
Economic Development & Planning
316 N. Capitol Ave | Lansing, MI 48933
O: 517-702-4751 Fax: 517-377-0100
amy.castillo@lansingmi.gov



From: Paluzzi, Jeanna <JPaluzzi@ingham.org>
Sent: Wednesday, October 17, 2018 1:28 PM
To: Castillo, Amy <Amy.Castillo@lansingmi.gov>
Cc: Olivarez, Tony <TOlivarez@ingham.org>
Subject: RE: 653 s Hayford

I'm booked solid from 9 am - 4 pm. I can meet you at 4:15 if you like. Or I can meet you very early, as long as I can leave by 8:40 to make the 9 am appt.

Otherwise how does Monday anytime from 1130 on, or Tuesday before 10?

Tony can meet you anytime Tuesday or Wednesday; he will be the one following up on any deficiencies.

Best,
Jeanna

Jeanna M. Paluzzi
EXECUTIVE DIRECTOR
INGHAM COUNTY LAND BANK



3024 Turner Street, Lansing MI 48906
Office: 517.267.5221
Cell: 517.348.6129
www.inghamlandbank.org

From: Castillo, Amy <Amy.Castillo@lansingmi.gov>
Sent: Wednesday, October 17, 2018 12:13 PM
To: Paluzzi, Jeanna <JPaluzzi@ingham.org>
Subject: RE: 653 s Hayford

Do you have any times available this Friday 10/19/18?

Amy Castillo
Code Enforcement Officer
Economic Development & Planning
316 N. Capitol Ave | Lansing, MI 48933
O: 517-702-4751 Fax: 517-377-0100
amy.castillo@lansingmi.gov



From: Paluzzi, Jeanna <JPaluzzi@ingham.org>
Sent: Thursday, October 11, 2018 2:24 PM
To: Castillo, Amy <Amy.Castillo@lansingmi.gov>
Subject: 653 s Hayford

Please list my contact information for rental inspections and certificates for 653 S Hayford.

When would you like to inspect this property? I am available

tomorrow 9-11:30 am and after 1:30

Wednesday 10/17 8-945, or after 11:30

Thurs 10/18 8-915 or between 1130-1, or after 415 pm

Best,
Jeanna

Jeanna M. Paluzzi
EXECUTIVE DIRECTOR
INGHAM COUNTY LAND BANK



3024 Turner Street, Lansing MI 48906
Office: 517.267.5221
Cell: 517.348.6129
www.inghamlandbank.org

Paluzzi, Jeanna

From: Paluzzi, Jeanna
Sent: Wednesday, August 22, 2018 9:43 AM
To: 'Laura'
Subject: RE: try, try again

Good morning, Laura.

We have checks scheduled to be cut next week, so I will submit a request for payment for the second half of the \$12,000 commitment we made this year.

I've RSVP'd for the gala online. Looking forward to it!

Best,
Jeanna

Jeanna M. Paluzzi
EXECUTIVE DIRECTOR
INGHAM COUNTY LAND BANK



3024 Turner Street, Lansing MI 48906
Office: 517.267.5221
Cell: 517.348.6129
www.inghamlandbank.org

From: Laura <delind@msu.edu>
Sent: Wednesday, August 22, 2018 8:43 AM
To: 'Jeanna Paluzzi' <jeanna.paluzzi@gmail.com>; Paluzzi, Jeanna <JPaluzzi@ingham.org>
Subject: try, try again

Hi Jeanna,

I could have sworn that I sent you an email a week or two ago, but when I looked for it this morning, there was no record of it anywhere. Either I failed to send it, or it got gobbled up by the either. So, I will try again.

I am writing for two reasons. First, I'd like to request the remaining \$6,000 that the Land Bank has granted the Lansing Urban Farm Project for 2018. We will be using these funds to help pay our apprentice stipends and purchase some new hand tools and soil amendments as we prepare to put our fields 'to bed' for the winter.

Second, I'd like to invite you to come to our Harvest Gala fundraiser on Saturday, September 15th as our guest (see attached). We appreciate all the support you have given us throughout the year and would be

delighted if you would join us as we celebrate the 2018 season. Please let me know if you will be able to come.

On a somewhat different note (and as you probably already know), LUFU/ Urbandale Farm is in transition programmatically. We have begun the city-wide Lansing Grown campaign and are taking a hard look at our own farming operation (prompted in part by the city's code compliance concerns). We realize that we have gotten too large for the available labor and will need to scale back some if we are to serve as a model for urban agriculture – something we want to do. So, we will be making changes over the next several months to make us a more efficient operation and a better neighbor. I'll keep you posted.

Hopefully, this email finds its way to you. Best, Laura



Economic Development & Planning Code Enforcement Office

316 N. Capitol Ave Lansing, MI 48933-1238
(517) 483-4361 FAX (517) 377-0100

Notice Printed: October 28, 2018

Rental Inspection Sign and Return Notice

INGHAM COUNTY LAND BANK
3024 TURNER ST
Lansing, MI 48906

Inspection Type: Rental
Inspection Date: 10/22/2018
Compliance Due Date: 11/21/2018



Warning: Failure to comply with the requirements of this notice may result in the issuance of a Municipal Civil Infraction Violation Ticket. (Fines: \$500 per day for each violation)

Violation Location: 653 S HAYFORD AVE
Parcel No: 33-01-01-14-363-163

The above referenced address was found to have certain violations of the Lansing Housing and Premises Code, Chapter 107 of the Code of Ordinances. **The violations are listed below and must be corrected by the compliance due date.**

AREA: Basement

Sec 404.4.5 Sleeping room in basement does not meet code. Immediately discontinue sleeping in this area as it lacks required room dimensions and/or exits. This area was not designed or intended to be used for such occupancies.

INSPECTOR COMMENTS: Tenant stated these beds were for house guests. He was told to remove them immediately.

Sec 307.1 Lack of guardrail at the open side of basement stairs.

Sec 603.1 Water heater is missing flame shield - spilling combustion products

Sec 308.1 Accumulation of trash, debris, combustibles, multiple piles of dog feces, and soiled clothing throughout the basement.

INSPECTOR COMMENTS: Advised tenant to clean and sanitize immediately.

Sec 308.1 Accumulation of combustibles stored too close to furnace and or water heater.

Sec 603.1 Furnace: Due to age and or condition, have a qualified mechanical contractor that is registered with the City of Lansing, visually inspect and perform a recognized test of the furnace heat exchanger for CO/CO2 leaks. Inspect the heat exchanger for cracks, openings, excessive rust and

corrosion. Inspect furnace casing, check for proper venting and check chimney for restrictions and obstructions. Submit a written report by contractor detailing the results and repairs completed per code.

AREA: Exterior

Sec 304.15 Front and rear storm doors have damaged and/or missing screens.

AREA: Interior

SEC 305.3 Uncleanliness - Decay of surfaces within a dwelling that is likely to cause sickness or disease and render air, food or drink unwholesome or detrimental to the health of humans. All floors, walls, ceilings windows, doors, cabinets, countertops, plumbing fixtures and appliances must be cleaned and maintained in a sanitary condition.

Sec 308.1 Accumulation of trash, debris, combustibles, dirty dishes, and soiled clothing throughout the dwelling.

SEC 305.1 Mold accumulation at walls in bathtub area. All affected areas are to be cleaned and sanitized with bleach.

SEC 305.3 Caulking is damaged and/or loose at bathroom shower area walls.

Sec 604.3 Light fixture is damaged and inoperable in rear bedroom.

Sec 305.6 Hardware is missing from rear bedroom closet door and hardware is broken at front bedroom door.

Sec 704.2 Lack of operational smoke detector at ceiling or walls outside each separate sleeping area, in each room used for sleeping purposes, on each story, including basement and cellars. Note: All required smoke detectors shall have a minimum 5 year battery or be hardwired.

INSPECTOR COMMENTS: Hardwired smoke detector has been removed and is missing outside of bedroom.

Sec 108.1.2 Extension cords used excessively - fastened to structure.

Sec 101.2 Automobile battery stored in living room.

INSPECTOR COMMENTS: Remove battery from the inside of house immediately.

This dwelling has been declared to have violations Of the Lansing Housing Code defined in section 107 of the Lansing Housing and Premises Code. If vacant, or should it become vacant before all repairs are completed, then it shall remain vacant until this office has approved all corrections.

Failure to comply by the compliance due date may result in the issuance of a Municipal Civil Infraction Violation with **Fines: \$500 per day for each violation and may result in the property being vacated by this office.**

The Owner or agent must complete, sign and return affidavit.

I certify that all violations have been corrected with approved materials and methods. All required permits have been obtained. Repairs requiring a permit have been inspected and approved by the appropriate inspector.

Signature: _____

Printed Name: _____

____ Owner or ____ Manager, Date _____

Registered Owner's Copy for property located at - 653 S HAYFORD AVE

Pursuant to Section 107.2 of the IPMC, you have the right to appeal this notice of violation. In accordance with Section 106.3 any action taken by the City on such premises shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate.

If you have any questions or concerns about complying within the time indicated, you may contact at (517) 702 4751 Monday through Friday between the hours of **8-9 - AM** or **12-1 - PM**.

Officer: Amy Castillo amy.castillo@lansingmi.gov

This does not guarantee discovery or reporting of all code violations or property defects, manifest or latent, which exist at the property inspected. The City of Lansing, its officers and employees, shall not be liable for any injury or damage, including incidental or consequential damages, claimed to be a result of any failure to discover or report code violations or property defects.

As specified by section 107- Notices and Orders - a copy of this violation was sent to:

Registered Rental Owner: INGHAM COUNTY LAND BANK, 3024 TURNER ST, LANSING, MI 48906

Paluzzi, Jeanna

From: Paluzzi, Jeanna
Sent: Friday, November 2, 2018 11:38 AM
To: TOlivarez@ingham.org
Subject: FW: Lansing Urban Farm Project rental inspection 653 S Hayford

Tony, fyi the email below. Thanks for your work on this.

Best,
Jeanna

Jeanna M. Paluzzi
EXECUTIVE DIRECTOR
INGHAM COUNTY LAND BANK



3024 Turner Street, Lansing MI 48906
Office: 517.267.5221
Cell: 517.348.6129
www.inghamlandbank.org

From: Paluzzi, Jeanna
Sent: Friday, November 2, 2018 11:37 AM
To: 'Laura' <delind@msu.edu>
Cc: ESchertzing@ingham.org
Subject: FW: Lansing Urban Farm Project rental inspection 653 S Hayford

Hi Laura,

My rehab and construction staff and I inspected LUF's rental at 653 S. Hayford Wednesday. See our notes, below. We appreciate Ryan's cooperation and participation while onsite.

Please note that we found a couple of additional, potentially serious issues to be addressed:

1. It isn't just an issue of mold and mildew on the bath/shower walls, as noted on the code violation. The caulking around the tub perimeter isn't just moldy, it is failing. And there is no seal around the toilet base; the wax ring is MIA. Both the shower and toilet are shedding water that is seeping into the floor and along a joist in the basement that has an electrical box and wiring attached. Ryan says water leaks downstairs every time someone showers. Tony suspects that the subfloor under the sheet vinyl is soaked, which can develop into a dangerous issue.
2. There is no longer a way to exhaust the stove. Tenants are disconnecting the smoke alarm instead.
3. Note the corner of the foundation at the foot of the basement stairs is starting to crack. Tony has recommendations below for addressing the sources of the issue.

The bulk of the code violations I highlighted in yellow on the code violation notice have been addressed, except for the shower/tub mold. I had Ryan remove the extension cord that led to the farm operation next door.

In reviewing the rental file, I noticed two things:

1. The Land Bank rental agreement with LUFPP provides for a \$125 monthly rental payment to the Land Bank. Other documents indicate rehab expenses and maintenance expenses are LUFPP's responsibility, and LUFPP charges almost three times that amount to recoup rehab and maintenance expenses incurred by LUFPP. That clarifies who is responsible for property rehab and maintenance.
 - a. Please ensure that LUFPP resolves the code violation punch list by the compliance date. The Land Bank will ask for access to inspect again a few days prior, to ensure no fines will be incurred.
 - b. The gutter/downspout issue essentially requires a screwdriver, so that should be readily addressed.
 - c. We just used Modernistic for duct cleaning at our office.
 - d. Several contractors we procured and use regularly may be open to determining the extent of bath subfloor repairs required. In alphabetical order, they are: McKissic Construction, Scott Frederickson Construction, and Trumble Group.
2. The rental agreement expired June 30, 2017. I do not see a renewal on file. We'll need to execute another agreement shortly, if LUFPP is interested in continuing its tenancy.

Best,
Jeanna

Jeanna M. Paluzzi
EXECUTIVE DIRECTOR
INGHAM COUNTY LAND BANK



3024 Turner Street, Lansing MI 48906
Office: 517.267.5221
Cell: 517.348.6129
www.inghamlandbank.org

From: Olivarez, Tony
Sent: Thursday, November 1, 2018 12:00 PM
To: Paluzzi, Jeanna <JPaluzzi@ingham.org>
Subject: Re: Lansing Urban Farm Project rental inspection 653 S Hayford

Jeanna,

We performed an inspection at 653 Hayford Ave on October 31, 2018 re: The City Of Lansing Code Enforcement Office violations. Below are inspection report findings:

1. Basement: Sec 404.45 Sleeping room in basement. This section has been completed per City Of Lansing request.
2. Basement guardrail: Sec. 307.1 This has not been completed.
3. Hot Water Heater: Sec.603.1 The flame shield is on unit, this has been completed per City Of Lansing request.

4. Trash/Debris: Sec. 308.1 This section has been completed per City Of Lansing request.
5. Combustibles near Hot Water Heater/ Furnace: Sec. 308.1 This has been completed per City Of Lansing request.
6. Furnace: Sec. 603.1 This section has not been completed. (Service and cleaning of unit)
7. Exterior/Storm Door Screens: Sec.304.15 This section has not be completed. (Just need to secure the upper screens with a staple gun.
8. Interior/Uncleanliness: Sec. 305.3 This section has been completed. NOTE: Recommend replacement of gas range. Unit still dirty.
9. Accumulation Of Trash/Dishes/Clothing: Sec. 308.1 This section has been completed per City Of Lansing request.
10. Mold Accumulation Bathroom: Sec. 305.1/ Sec. 305.3 This section has not been completed. Recommend removal of existing caulk at tub and wall surfaces. Properly prepare the tub and wall surfaces for new caulking as needed for a tight seal.
11. Rear Bedroom Ceiling Fixture: Sec.604.3 This section has not been completed. Recommend replacement of ceiling fixture and single pole switch.
12. Rear Bedroom Closet Hardware: Sec. 305.6 This section has not been completed. Older hardware noted, consider removal of closet door.
13. Front Bedroom Door Hardware: Sec.305.6 This section has not been completed. Missing set screw on existing door hardware.
14. Smoke Detectors: Sec. 704.2 This section has been completed per City Of Lansing request. NOTE: Tenant removed the smoke detector in Living room while cooking in kitchen. This is a safety issue recommend not removing the smoke detector while cooking. Consider installing a vent fan above the range unit. Vent fan should vent to the exterior.
15. Extension Cords: Sec. 108.12 This section has been completed per City Of Lansing request.
16. Automobile Battery In Living Room: Sec. 101.2 This section has been completed per City Of Lansing request.

Additional items:

1. Bathroom: Bad seal noted at water closet. Recommend installing new wax seal.
2. Bathroom Floor: Water damage noted at subfloor and substructures. Recommend replacement as needed for a sound support system. Provide and properly apply new seal of caulk at tub/floor areas. NOTE: Tenant stated that the water from the bathroom leaks through the floor surface and on to the junction box location below the bathroom. This is a safety issue and should be corrected.
3. Mechanical: Recommend cleaning of all ductwork with service and cleaning of furnace. Furnace filter was replaced a month ago and already dirty. Current and previous tenants have/had dogs and cats. Check for proper filter size.
4. Gutters/Downspouts: Rear 30" extension was not connected to downspout elbow. Recommend to secure extension to downspout elbow for proper water run-off away from the foundation system. NOTE: Foundation cracking noted at top corner (interior). Recommend sealing as needed.

Any questions or concerns, please call or e-mail.

Thank you,

Tony

Tony Olivarez
Construction Coordinator
3024 Turner St
Lansing, MI 48906
tolivarez@ingham.org
517-267-5221 office
517-490-0935 cell

From: Paluzzi, Jeanna
Sent: Monday, October 29, 2018 3:57 PM
To: Laura
Cc: Schertzing, Eric; Olivarez, Tony
Subject: FW: Lansing Urban Farm Project rental inspection 653 S Hayford

Attached please find the code violation notice for the interior issues. I have included a note that the Land Bank needs to have all yellow highlighted violations addressed by Monday at 9am, so that its staff and contractors can enter to complete the rest of the violations listed.

Best,
Jeanna

Jeanna M. Paluzzi
EXECUTIVE DIRECTOR
INGHAM COUNTY LAND BANK



3024 Turner Street, Lansing MI 48906
Office: 517.267.5221
Cell: 517.348.6129
www.inghamlandbank.org

From: Paluzzi, Jeanna
Sent: Tuesday, October 23, 2018 10:15 AM
To: 'Laura' <delind@msu.edu>
Cc: ESchertzing@ingham.org; JKrohn@ingham.org; Grebner, Mark <MGrebner@ingham.org>; Brian Crenshaw (bcrenshaw@ingham.org) <bcrenshaw@ingham.org>; Deb Nolan (debnolan1@yahoo.com) <debnolan1@yahoo.com>
Subject: Lansing Urban Farm Project rental inspection 653 S Hayford

Yesterday Lansing Code Compliance and I inspected the house at 653 S Hayford that is rented to the Lansing Urban Farm Project for its farm manager.

I only recently learned in passing that it is not the farm manager living there at a heavily subsidized rate of \$125/month, but rather a LUFP employee who works two other jobs and has his brother living there also. Why are we subsidizing rent for someone other than the farm manager?

LUFP employee Ryan said he was never advised of the inspection, as well as my desire to have the place clean for inspection.

The rental failed inspection, primarily for sanitation reasons. Dog feces were found in two locations in the basement. Clothes are strewn everywhere upstairs and down, at hoarder level, including dirty drawers and socks, some stacked in close proximity to the water heater downstairs. There are two large beds in the basement, which cannot be approved as bedroom as there is no egress window. The smoke alarm upstairs in the living room is missing. Garbage is present on the front porch and back yard. The screens are ripped out of the front and back doors. Lawns are not mowed. Two disabled motor vehicles are in the driveway, forcing a car to partially block the sidewalk. No burn permit exists for the backyard fire pit.

Paluzzi, Jeanna

From: Paluzzi, Jeanna
Sent: Monday, October 29, 2018 3:54 PM
To: 'Laura'
Cc: ESchertzing@ingham.org; TOlivarez@ingham.org
Subject: FW: Lansing Urban Farm Project rental inspection 653 S Hayford
Attachments: 653 S hayford code violation notice as amended by jmp.pdf

Attached please find the code violation notice for the interior issues. I have included a note that the Land Bank needs to have all yellow highlighted violations addressed by Monday at 9am, so that its staff and contractors can enter to complete the rest of the violations listed.

Best,
Jeanna

Jeanna M. Paluzzi
EXECUTIVE DIRECTOR
INGHAM COUNTY LAND BANK



3024 Turner Street, Lansing MI 48906
Office: 517.267.5221
Cell: 517.348.6129
www.inghamlandbank.org

From: Paluzzi, Jeanna
Sent: Tuesday, October 23, 2018 10:15 AM
To: 'Laura' <delind@msu.edu>
Cc: ESchertzing@ingham.org; JKrohn@ingham.org; Grebner, Mark <MGrebner@ingham.org>; Brian Crenshaw (bcrenshaw@ingham.org) <bcrenshaw@ingham.org>; Deb Nolan (deb Nolan1@yahoo.com) <deb Nolan1@yahoo.com>
Subject: Lansing Urban Farm Project rental inspection 653 S Hayford

Yesterday Lansing Code Compliance and I inspected the house at 653 S Hayford that is rented to the Lansing Urban Farm Project for its farm manager.

I only recently learned in passing that it is not the farm manager living there at a heavily subsidized rate of \$125/month, but rather a LUFPP employee who works two other jobs and has his brother living there also. Why are we subsidizing rent for someone other than the farm manager?

LUFPP employee Ryan said he was never advised of the inspection, as well as my desire to have the place clean for inspection.

The rental failed inspection, primarily for sanitation reasons. Dog feces were found in two locations in the basement. Clothes are strewn everywhere upstairs and down, at hoarder level, including dirty drawers and

socks, some stacked in close proximity to the water heater downstairs. There are two large beds in the basement, which cannot be approved as bedroom as there is no egress window. The smoke alarm upstairs in the living room is missing. Garbage is present on the front porch and back yard. The screens are ripped out of the front and back doors. Lawns are not mowed. Two disabled motor vehicles are in the driveway, forcing a car to partially block the sidewalk. No burn permit exists for the backyard fire pit.

The house was tagged. A code violation notice will be sent to the rental address, as well as the Land Bank. I will forward once received.

Code compliance and I will need to return Monday. I took Ryan aside, indicating that the house and grounds needs to be thoroughly cleaned, including bleaching the basement floor, by the time we return.

My staff will be attending to the bedroom light fixture, and replacing the smoke alarm and the screens.

Best,
Jeanna

Jeanna M. Paluzzi
EXECUTIVE DIRECTOR
INGHAM COUNTY LAND BANK



3024 Turner Street, Lansing MI 48906
Office: 517.267.5221
Cell: 517.348.6129
www.inghamlandbank.org



Economic Development & Planning Code Enforcement Office

316 N. Capitol Ave Lansing, MI 48933-1238
(517) 483-4361 FAX (517) 377-0100

Notice Printed: October 28, 2018

Rental Inspection Sign and Return Notice

INGHAM COUNTY LAND BANK
3024 TURNER ST
LANSING, MI 48906

Inspection Type: Rental

Inspection Date: 10/22/2018

Compliance Due Date: 11/21/2018

Warning: *Failure to comply with the requirements of this notice may result in the issuance of a Municipal Civil Infraction Violation Ticket. (Fines: \$500 per day for each violation)*

Violation Location: 653 S HAYFORD AVE

Parcel No: 33-01-01-14-363-163

The above referenced address was found to have certain violations of the Lansing Housing and Premises Code, Chapter 107 of the Code of Ordinances. **The violations are listed below and must be corrected by the compliance due date.**

*** The Land Bank and its contractors require sanitary conditions to complete repairs by the Code Compliance due date. Therefore, it renter, **the Lansing Urban Farm Project**, has until Monday, November 5, 2018 at 9 am to complete all violations highlighted in yellow. Renter is advised of need to provide Land Bank staff and contractors access the house. Please provide email and phone number of occupants to apprise them of repair schedules.***

AREA: Basement

Sec 404.4.5 Sleeping room in basement does not meet code. Immediately discontinue sleeping in this area as it lacks required room dimensions and/or exits. This area was not designed or intended to be used for such occupancies.

INSPECTOR COMMENTS: *Tenant stated these beds were for house guests. He was told to remove them immediately.*

Sec 307.1 Lack of guardrail at the open side of basement stairs.

Sec 603.1 Water heater is missing flame shield - spilling combustion products

Sec 308.1 Accumulation of trash, debris, combustibles, multiple piles of dog feces, and soiled clothing throughout the basement.

INSPECTOR COMMENTS: *Advised tenant to clean and sanitize immediately.*

Sec 308.1 Accumulation of combustibles stored too close to furnace and or water heater.

Sec 603.1 Furnace: Due to age and or condition, have a qualified mechanical contractor that is registered with the City of Lansing, visually inspect and perform a recognized test of the furnace heat exchanger for CO/CO2 leaks. Inspect the heat exchanger for cracks, openings, excessive rust and corrosion. Inspect furnace casing, check for proper venting and check chimney for restrictions and obstructions. Submit a written report by contractor detailing the results and repairs completed per code.

AREA: Exterior

Sec 304.15 Front and rear storm doors have damaged and/or missing screens.

AREA: Interior

SEC 305.3 Uncleanliness - Decay of surfaces within a dwelling that is likely to cause sickness or disease and render air, food or drink unwholesome or detrimental to the health of humans. All floors, walls, ceilings windows, doors, cabinets, countertops, plumbing fixtures and appliances must be cleaned and maintained in a sanitary condition.

Sec 308.1 Accumulation of trash, debris, combustibles, dirty dishes, and soiled clothing throughout the dwelling.

SEC 305.1 Mold accumulation at walls in bathtub area. All affected areas are to be cleaned and sanitized with bleach.

SEC 305.3 Caulking is damaged and/or loose at bathroom shower area walls.

Sec 604.3 Light fixture is damaged and inoperable in rear bedroom.

Sec 305.6 Hardware is missing from rear bedroom closet door and hardware is broken at front bedroom door.

Sec 704.2 Lack of operational smoke detector at ceiling or walls outside each separate sleeping area, in each room used for sleeping purposes, on each story, including basement and cellars. Note: All required smoke detectors shall have a minimum 5 year battery or be hardwired.

INSPECTOR COMMENTS: Hardwired smoke detector has been removed and is missing outside of bedroom.

Sec 108.1.2 Extension cords used excessively - fastened to structure.

Sec 101.2 Automobile battery stored in living room.

INSPECTOR COMMENTS: Remove battery from the inside of house immediately.

This dwelling has been declared to have violations Of the Lansing Housing Code defined in section 107 of the Lansing Housing and Premises Code. If vacant, or should it become vacant before all repairs are completed, then it shall remain vacant until this office has approved all corrections.

Failure to comply by the compliance due date may result in the issuance of a Municipal Civil Infraction Violation with **Fines: \$500 per day for each violation and may result in the property being vacated by this office.**

The Owner or agent must complete, sign and return affidavit.

I certify that all violations have been corrected with approved materials and methods. All required permits have been obtained. Repairs requiring a permit have been inspected and approved by the appropriate inspector.

Signature: _____

Printed Name: _____

____ Owner or ____ Manager, Date _____

Registered Owner's Copy for property located at - 653 S HAYFORD AVE

Pursuant to Section 107.2 of the IPMC, you have the right to appeal this notice of violation. In accordance with Section 106.3 any action taken by the City on such premises shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate.

If you have any questions or concerns about complying within the time indicated, you may contact at (517) 702 4751 Monday through Friday between the hours of 8-9 - AM or 12-1 - PM.

Officer: Amy Castillo
amy.castillo@lansingmi.gov

This does not guarantee discovery or reporting of all code violations or property defects, manifest or latent, which exist at the property inspected. The City of Lansing, its officers and employees, shall not be liable for any injury or damage, including incidental or consequential damages, claimed to be a result of any failure to discover or report code violations or property defects.

As specified by section 107- Notices and Orders - a copy of this violation was sent to:

Registered Rental Owner: INGHAM COUNTY LAND BANK, 3024 TURNER ST,
LANSING, MI 48906



Andy Schor, Mayor

Economic Development & Planning Code Enforcement Office

316 N. Capitol, Ste C-1, Lansing, MI 48933-1238
(517) 483-4361 FAX (517) 377-0100

TRASH AND DEBRIS CORRECTION NOTICE

INGHAM COUNTY LAND BANK
422 ADAMS ST
LANSING, MI 48906-5201

RECEIVED OCT 26 2018

Violation Date: 10/22/2018
Violation Location: 653 S HAYFORD AVE
Parcel No: 33-01-01-14-363-163
Compliance Due Date: October 29, 2018

You are hereby notified that this Office has found a violation of the City of Lansing Housing Code Section 302 EXTERIOR PROPERTY at the above referenced location.

Violation: Brush & Tree Limb debris

INSPECTOR COMMENTS: *Entire yard including porches and driveway.*

Violation: Carpeting/Carpet Padding debris

Violation: Clothing/Cloth Products

Violation: Deteriorated furniture

Violation: Paper/Glass/Plastic/Metal/Cardboard debris

Failure to correct this violation by the Compliance Due Date shall cause this office to immediately hire a contractor to complete the cleanup. **If any other additional trash and/or debris (as defined in Section 302) is found on the premises by the contractor it will also be removed without additional notice.** The contractor's expenses plus a \$265.00 administrative services fee will be billed to you. If this bill is not paid within 30 days of the billing date, the amount will be assessed as a lien against your property. **Please be advised that, in an effort to discourage repeat offenses of this nature, the City will assess you an extra \$75.00 fee for each time there is an additional premise violation at the violation address above during this calendar year.** If you have any questions or concerns about complying within the time indicated, you may contact me Monday through Friday between the hours of 8-9 AM or 12-1 PM.

Pursuant to Section 107.2 of the IPMC, you have the right to appeal this notice of violation. In accordance with Section 106.3 any action taken by the City on such premises shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate.

Code Officer: Amy Castillo (517) 702 4751 amy.castillo@lansingmi.gov



Economic Development & Planning Code Enforcement Office

316 N. Capitol, Ste C-1, Lansing, MI 48933-1238
(517) 483-4361 FAX (517) 377-0100

GRASS AND WEEDS CORRECTION NOTICE

INGHAM COUNTY LAND BANK or Current Occupant
422 ADAMS ST
LANSING, MI 48906-5201

RECEIVED OCT 26 2018

Violation date: 10/22/2018

Violation Location: 653 S HAYFORD AVE
Parcel No: 33-01-01-14-363-163
Compliance Due Date: 10/29/2018

You are hereby notified that this Office has found a violation of the City of Lansing Housing Code Section 302 EXTERIOR PROPERTY AREA at the above referenced location.

Description

Grass & Weeds: Entire Yard *Grass and weeds must be below the 8" maximum allowed length.*

Any Premises or portion thereof on which there exists growth of grass and/or weeds exceeding eight inches in height located anywhere on the premises - which includes but not limited to front, side, rear, back yard, driveway, next to fences, between curb and sidewalk or next to vehicles - shall be deemed , and hereby declared to be a substandard premises and is subject to abatement pursuant to Section 302.4 of the Lansing Housing Code.

Failure to comply by the compliance due date will leave no alternative but to have the work completed by our contractor. All costs incurred, which consist of the contractors fees plus \$265.00 City service charge, shall be charged to you as an assessment against your property. **Please be advised that, in an effort to discourage repeat offenses of this nature, the City will assess you an extra \$75.00 fee for each time there is an additional premise violation at the violation address above during this calendar year.**

If you have any questions or concerns about complying within the time indicated, you may contact me Monday through Friday between the hours of 8-9 - AM or 12-1 - PM

Pursuant to Section 107.2 of the IPMC, you have the right to appeal this notice of violation. In accordance with Section 106.3 any action taken by the City on such premises shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate.

Officer: Amy Castillo (517) 702 4751 amy.castillo@lansingmi.gov

Taxpayer's Copy



Andy Schor, Mayor

Economic Development & Planning Code Enforcement Office

316 N. Capitol, Ste C-1, Lansing, MI 48933-1238

(517) 483-4361 FAX (517) 377-0100

Disabled/Abandoned Motor Vehicles, Correction Notice

INGHAM COUNTY LAND BANK or Current Occupant
422 ADAMS ST
LANSING, MI 48906-5201

RECEIVED OCT 26 2018

Violation Date: 10/22/2018

Violation Location: 653 S HAYFORD AVE

Parcel No: 33-01-01-14-363-163

Compliance Due Date: 10/29/2018

Problem: Other

INSPECTOR COMMENTS: Dodge Nitro Silver unplated.

You are hereby notified that this Office has found a violation of the City of Lansing Housing Code Section 302.8 at the above referenced location: *No motor vehicle that is inoperative, stripped, dismantled, or in a state of major disassembly or disrepair may be kept on any exterior premises. Motor vehicles may be removed from private property in accordance with the towing regulations established by the State of Michigan.*

Failure to comply by the compliance due date will leave this office no alternative but to remove vehicle(s). Towing and storage fees must be paid before vehicle(s) can be released. **The vehicle(s) may be sold by the wrecker companies at auction under the provisions of state/local law enforcement and/or they may pursue their legal options in the courts to recover their costs.**

An extension may be requested by calling the undersigned.

If you have any questions or concerns about complying within the time indicated, you may contact me Monday through Friday between the hours of 8:00 AM and 5:00 PM

Pursuant to Section 107.2 of the IPMC, you have the right to appeal this notice of violation. In accordance with Section 106.3 any action taken by the City on such premises shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate.

Officer: Amy Castillo (517) 702 4751 amy.castillo@lansingmi.gov

Taxpayer's Copy



Andy Schor, Mayor

Economic Development & Planning Code Enforcement Office

316 N. Capitol, Ste C-1, Lansing, MI 48933-1238
(517) 483-4361 FAX (517) 377-0100

Disabled/Abandoned Motor Vehicles, Correction Notice

INGHAM COUNTY LAND BANK or Current Occupant
422 ADAMS ST
LANSING, MI 48906-5201

Violation Date: 10/22/2018

RECEIVED OCT 26 2018

Violation Location: 653 S HAYFORD AVE

Parcel No: 33-01-01-14-363-163

Compliance Due Date: 10/29/2018

Problem: Other

INSPECTOR COMMENTS: Chevy Venture Van Silver unplated.

You are hereby notified that this Office has found a violation of the City of Lansing Housing Code Section 302.8 at the above referenced location: *No motor vehicle that is inoperative, stripped, dismantled, or in a state of major disassembly or disrepair may be kept on any exterior premises. Motor vehicles may be removed from private property in accordance with the towing regulations established by the State of Michigan.*

Failure to comply by the compliance due date will leave this office no alternative but to remove vehicle(s). Towing and storage fees must be paid before vehicle(s) can be released. **The vehicle(s) may be sold by the wrecker companies at auction under the provisions of state/local law enforcement and/or they may pursue their legal options in the courts to recover their costs.**

An extension may be requested by calling the undersigned.

If you have any questions or concerns about complying within the time indicated, you may contact me Monday through Friday between the hours of 8:00 AM and 5:00 PM

Pursuant to Section 107.2 of the IPMC, you have the right to appeal this notice of violation. In accordance with Section 106.3 any action taken by the City on such premises shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate.

Officer: Amy Castillo (517) 702 4751 amy.castillo@lansingmi.gov

Taxpayer's Copy

Fw: Tag on the farmhouse

Burdick, Jeff

Mon 11/30/2015 9:15 AM

VanHalst, Dawn <DVanHalst@ingham.org>

Importance: High

 Attachment

IMG_20151126_141814144.jpg;

Dawn,

I think you had a conversation with Amy Castillo about this house. Did she state why it's currently not compliant?

Thanks,
Jeff

Jeffrey Burdick

Ingham County Land Bank - Executive Director

3024 Turner Street

Lansing, MI 48906

P: 517-267-5221

F: 517-267-5224

jburdick@ingham.orgwww.inghamlandbank.org**From:** Laura <delind@msu.edu>**Sent:** Thursday, November 26, 2015 6:38 PM**To:** 'Dawn Gorman'; Schertzing, Eric; Burdick, Jeff; Brad Emery**Cc:** 'Linda Anderson'**Subject:** Tag on the farmhouse

Hi All,

The Urbandale Farm house has been red tagged (see the photo attached). It seems an over-zealous city worker has found fault with the way this property is being maintained. In late spring Linda and I spoke with Brad Emery from the Lansing Housing Commission and a woman representing the city who were inspecting houses in Urbandale. We were told to remove the couch on the front porch – which we did. We never received any further instructions or report re: non-compliance. Dawn does not remember receiving anything either. In fact, Linda and the current tenant have contacted the Lansing Housing Commission for help taking care of a leak in the house without any success.

Since both ICLB and LUFP have an investment in this property, can we find out what is going on? Who do

12/1/2015

Fw: Tag on the farmhouse - VanHalst, Dawn

we need to speak with and what do we need to do to bring the property up to code? Since we plan on renting it to our new farm manager, Caitlin Schneider, this spring, time is of the essence. Thank you for your help. Best, Laura

Laura B. DeLind, Ph.D.
Senior Specialist Emeritus
Department of Anthropology
Michigan State University
517-676-5385
delind@msu.edu
lansingurbanfarmproject.wordpress.com
laurabdelind-linocuts.com/

RE: 653 s. Hayford inspection?

Laura <delind@msu.edu>

Mon 11/30/2015 2:54 PM

to: VanHalst, Dawn <DVanHalst@ingham.org>; 'Linda Anderson' <lindaa2338@gmail.com>;

cc: Burdick, Jeff <JBurdick@ingham.org>; Schertzing, Eric <ESchertzing@ingham.org>;

Hi Dawn,

As I recall it was the couch (which has been gone for months) and an outside handrail. We never received anything in writing, however. Thank you for all your help. Best, Laura

Laura B. DeLind, Ph.D.

Senior Specialist Emeritus

Department of Anthropology

Michigan State University

517-676-5385

delind@msu.edu

lansingurbanfarmproject.wordpress.com

laurabdelind-linocuts.com/

From: VanHalst, Dawn [mailto:DVanHalst@ingham.org]

Sent: Monday, November 30, 2015 2:35 PM

To: Laura; 'Linda Anderson'

Cc: Burdick, Jeff; Schertzing, Eric

Subject: Re: 653 s. Hayford inspection?

Amy Castillo is the person who tagged the house - she is the code officer for that area. I spoke with her last week and left her a message this morning. If I don't hear back from her by tomorrow I will call her again. We should be able to get this resolved this week unless there were major issues found but they should have discussed the problems while doing the inspection. Was the couch the only item you remember or were there more mentioned?

Dawn Van Halst

Program Director, Ingham County Land Bank

Brownfield Coordinator, Ingham County

3024 Turner Street

Lansing, MI 48906

Phone: (517) 267-5221

Fax: (517) 267-5224

Email: dvanhalst@ingham.org

www.inghamlandbank.org

From: Laura <delind@msu.edu>

Sent: Monday, November 30, 2015 2:26 . M
To: VanHalst, Dawn; 'Linda Anderson'
Cc: Burdick, Jeff; Schertzing, Eric
Subject: RE: 653 s. Hayford inspection?

Thank you Dawn. I have done the same. Would it make sense for me to call the person who red tagged the house?
I'm looking forward to a quick resolution of this issue. Best, Laura

Laura B. DeLind, Ph.D.
Senior Specialist Emeritus
Department of Anthropology
Michigan State University
517-676-5385
delind@msu.edu
lansingurbanfarmproject.wordpress.com
laurabdelind-linocuts.com/

From: VanHalst, Dawn [<mailto:DVanHalst@ingham.org>]
Sent: Monday, November 30, 2015 9:41 AM
To: Laura; 'Linda Anderson'
Cc: Burdick, Jeff; Schertzing, Eric
Subject: Re: 653 s. Hayford inspection?

Morning everyone -

I have been in contact with Amy Castillo at the City of Lansing and asked that she forward the rental inspection report to me for 653 S Hayford so we can get any outstanding items resolved. Hopefully she will send this to me today and we can get everything taken care of - the Land Bank staff may need access to the house depending on what was found during inspection - I will let you know. I've also contacted the Ingham County Housing Commission to see if they were aware of any issues and try to have better communication on all ends.

Keep you posted.

Dawn Van Halst

Program Director, Ingham County Land Bank
Brownfield Coordinator, Ingham County
3024 Turner Street
Lansing, MI 48906
Phone: (517) 267-5221
Fax: (517) 267-5224
Email: dvanhalst@ingham.org
www.inghamlandbank.org

From: Laura <delind@msu.edu>
Sent: Tuesday, November 24, 2015 6:08 PM
To: VanHalst, Dawn; 'Linda Anderson'
Cc: Burdick, Jeff; Schertzing, Eric

Subject: RE: 653 s. Hayford inspection?

Thank you Dawn! This is all news to us. We have never received notification that anything was non-conforming. If we could get a full report or a statement of what needs to be done (and who needs to do it – city, LB, us) that would be wonderful. We plan to have a new farm manager and her family move into the house this May (or earlier), so getting this resolved is critical. Best, Laura

Laura B. DeLind, Ph.D.
Senior Specialist Emeritus
Department of Anthropology
Michigan State University
517-676-5385
delind@msu.edu
lansingurbanfarmproject.wordpress.com
laurabdelind-linocuts.com/

From: VanHalst, Dawn [<mailto:DVanHalst@ingham.org>]

Sent: Tuesday, November 24, 2015 2:58 PM

To: Linda Anderson

Cc: Laura Delind; Burdick, Jeff; Schertzing, Eric

Subject: Re: 653 s. Hayford inspection?

I will call Amy Castillo at the City - we have not received any communication from them on this property. Did you have an inspection earlier this year? The City records show a rental license on hold from June 2015 which indicates to me they came out and are waiting on repairs to be completed. It also shows that a letter was sent on 10/19/2015 for non-compliance but our office has no record of receiving that as well. I'll let you know what I find out.

Dawn Van Halst

Program Director, Ingham County Land Bank
Brownfield Coordinator, Ingham County
3024 Turner Street
Lansing, MI 48906
Phone: (517) 267-5221
Fax: (517) 267-5224
Email: dvanhalst@ingham.org
www.inghamlandbank.org

From: Linda Anderson <lindaa2338@gmail.com>

Sent: Tuesday, November 24, 2015 2:35 PM

To: VanHalst, Dawn

Cc: Laura Delind; Burdick, Jeff; Schertzing, Eric

Subject: Fwd: 653 s. Hayford inspection?

Hello, Dawn. I'm not sure you're still the person to contact about this, but I thought I'd start with you since you helped us with the original rental approvals.

The Land Bank-owned house at 653 S. Hayford is leased to the Lansing Urban Farm Project (LUFP), and we

sub-lease it to someone who helps with the farm.

The tenant, Ryan Carpenter, just called me to say there was a pink sticker on the door saying "Notice to Vacate" by Jan. 1 because of "Lack of valid certificate of compliance." The contact person is Amy Castillo in the Office of Code Enforcement.

Can you help resolve this? Or let us know what LUFPP should do. Thanks.

----- Forwarded message -----

From: **VanHalst, Dawn** <tr_VanHalst@ingham.org>

Date: Fri, Feb 10, 2012 at 4:51 PM

Subject: RE: 653 s. Hayford inspection?

To: Linda Anderson <lindaa2338@gmail.com>

We have the rental license!!! I will get back to you next week with a date and time to come in to sign a lease - Joe Bonsall in our office drafts the lease agreements and I need to find out when he will have it ready. There should be no problem with a March move in - probably sooner.

Have a great weekend.

Dawn Van Halst
Brownfield Coordinator
Ingham County Land Bank
422 Adams Street
Lansing, MI 48906
Phone: [\(517\) 267-5221](tel:(517)267-5221)
Fax: [\(517\) 267-5224](tel:(517)267-5224)
Email: dvanhalst@ingham.org
www.inghamlandbank.org

From: Linda Anderson [lindaa2338@gmail.com]

Sent: Friday, February 10, 2012 11:02 AM

To: VanHalst, Dawn

Subject: Re: 653 s. Hayford inspection?

Any word yet on whether the house is ready for a renter?

Also, we assume the LB will need us (LUFPP) to sign a lease and make some financial arrangements, so just let us know if/when you need us to come by.

Thanks.

On Wed, Feb 8, 2012 at 8:40 AM, VanHalst, Dawn <tr_VanHalst@ingham.org> wrote:

I have not heard back from the City of Lansing regarding the certificate or if they want to re-inspect. I'll call this morning and see what I can find out.

From: Linda Anderson [lindaa2338@gmail.com]

Sent: Tuesday, February 07, 2012 5:33 PM

To: VanHalst, Dawn

Subject: 653 s. Hayford inspection?

Hi, Dawn. Sorry to be a bother, but we're anxious about the house inspection. Any word yet? We're hoping to get Sarah and Dan Fillius moved in by March 1. Thanks! By the way, the gutters are great!



Mayor Virg Bernero

**Lansing Fire Department
Fire Marshal's Office
Code Enforcement Section**

316 N. Capitol Ave Lansing, MI 48933-1238
(517) 483-4361 FAX (517) 377-0100

COPY

Notice Printed: June 16, 2015

Rental Inspection Sign and Return Notice

INGHAM COUNTY LAND BANK
3024 TURNER ST
LANSING, MI 48906

Inspection Type: Rental
Inspection Date: 06/16/2015
Compliance Due Date: 07/16/2015

Warning: *Failure to comply with the requirements of this notice may result in the issuance of a Municipal Civil Infraction Violation Ticket. (Fines: \$500 per day for each violation)*

Violation Location: 653 S HAYFORD AVE
Parcel No: 33-01-01-14-363-163

The above referenced address was found to have certain violations of the Lansing Housing and Premises Code, Chapter 107 of the Code of Ordinances. **The violations are listed below and must be corrected by the compliance due date.**

Sec 307.1 Handrail is missing at bottom half of basement stairs.

Sec 702.3 Rear entrance door has double cylinder deadbolt lock. All egress doors shall be easily opened from the side which egress is to be made without the need for keys, special knowledge or effort.

Sec 704.1 Lack of hardwired smoke detector with a back up battery. Install properly functioning smoke detector per manufacture specifications. Note: All required smoke detectors shall have a minimum 5 year battery or be hardwired.

INSPECTOR COMMENTS: *Installed hardwired smoke detector is missing in living room between bedrooms.*

This dwelling has been declared to have violations Of the Lansing Housing Code defined in section 107 of the Lansing Housing and Premises Code. If vacant, or should it become vacant before all repairs are completed, then it shall remain vacant until this office has approved all corrections.

Failure to comply by the compliance due date may result in the issuance of a Municipal Civil Infraction Violation with **Fines: \$500 per day for each violation and may result in the property being vacated by this office.**

The Owner or agent must complete, sign and return affidavit.

I certify that all violations have been corrected with approved materials and methods. All required permits have been obtained. Repairs requiring a permit have been inspected and approved by the appropriate inspector.

Signature: JKZ

Printed Name: Jeffrey Burdick

✓ Owner or Manager, Date 12.10.15

Registered Owner's Copy for property located at - 653 S HAYFORD AVE

Pursuant to Section 107.2 of the IPMC, you have the right to appeal this notice of violation. In accordance with Section 106.3 any action taken by the City on such premises shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate.

If you have any questions or concerns about complying within the time indicated, you may contact at (517) 702 4751 Monday through Thursday between the hours of 8-9 - AM or 12-1 - PM.

Officer: Amy Castillo

This does not guarantee discovery or reporting of all code violations or property defects, manifest or latent, which exist at the property inspected. The City of Lansing, its officers and employees, shall not be liable for any injury or damage, including incidental or consequential damages, claimed to be a result of any failure to discover or report code violations or property defects.

As specified by section 107- Notices and Orders - a copy of this violation was sent to:

Registered Rental Owner: INGHAM COUNTY LAND BANK, 3024 TURNER ST, LANSING, MI 48906



Virg Bernero, Mayor

Office of Code Compliance
Department of Planning and Neighborhood Development
316 North Capital Ave, Suite C-1 & C-2
Lansing, Michigan 48933-1238
(517) 483-4361

REGISTRATION NUMBER

CR11-0971

Date: 02/08/2012

INGHAM COUNTY LAND BANK
422 ADAMS ST
LANSING MI 48906

Certificate of Compliance For Rental Dwelling

This certifies that the inspection of the rental dwelling listed below has been completed and the building complies with the Lansing Uniform Housing Code. This Certificate is issued on the condition that the premises remain in a safe, healthful and fit condition for occupancy and that it complies with the requirements of Lansing Planning and Zoning Code.

Date Certificate Expires: **12/01/2014**

Location: **653 S HAYFORD AVE**

Parcel #: **33-01-01-14-363-163**

Name Of Complex:

Rental Owner:

INGHAM COUNTY LAND BANK
422 ADAMS ST
LANSING MI 48906

Owner's Agent:

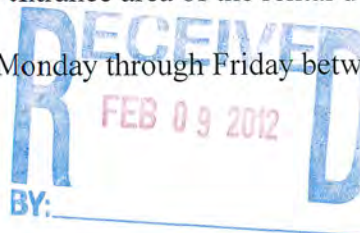
INGHAM COUNTY LAND BANK
422 ADAMS ST
LANSING MI 48906

A Certificate of Compliance expires on the anniversary of the initial registration of the property, regardless of inspection or approval dates.

During the 60 days prior to expiration of this Certificate, it is the responsibility of the Owner/Manager to schedule the next inspection. Call (517) 483-4361 to schedule an inspection.

City of Lansing Housing Code Section 1460.49 requires that one copy of the certificate shall be prominently displayed in the front entrance area of the rental dwelling in dwellings containing one or more rental units when any rental unit in the dwelling is vacant. If both rental units are rented then the certificate need only be kept with 3 or more rental units must prominently display the certificate in the front entrance area of the rental dwelling.

If you have any questions regarding this matter, please contact our office Monday through Friday between the hours of 8:00 a.m. & 5:00 p.m. at (517) 483-4361.



Urban Farm expenses (Does NOT include costs paid directly by ANC from grant funds)

House Expenses only.

Date purchased	Item	Where purchased	Budget Category	Sub-category	Amount	Who bought?	Notes	Who gets reimbursed from rent?
10/7/10	Supplies for Work-a-Thon	Laura DeLind	House	clean-up	\$ 62.28	LD	orig. paid by LUFF ck# 1014 to reimburse Laura	LUFF
10/8/10	supplies for house renovations	Dollar Castle	House	Other	\$ 7.42	LD	to be reimbursed to Laura	DeLind
10/10/10	supplies for house renovations	Dollar castle	House		\$ 7.00	LD	to be reimbursed to Laura	DeLind
10/16/10	frame/rip blade	Aco Hardware	House	other	\$ 14.85	LD	to be reimbursed to Laura	DeLind
10/16/10	"23/32 sturdifloor", nails	Lowes	House		\$ 50.29	LD	to be reimbursed to Laura	DeLind
10/24/10	plumbing supplies	Mason Ace Hardware	House	Plumbing	\$ 20.99	LD	Recpt. Also shows faucet purchase for 49.99 but that was returned	DeLind
11/19/10	mop & misc. supplies	Menards	House	clean-up	\$ 43.96	LD	to be reimbursed to Laura	DeLind
11/23/10	Plumbing work	Waye Smith	House	Plumbing	\$ 600.00	LD	orig. pad by LUFF ck# 1016	LUFF
11/23/10	Electrical work	Rick Ramon	House	Electrical	\$ 1,000.00	LD	orig. pad by LUFF ck#1017	LUFF
11/28/10	plumbing supplies?	Mason Ace Hdwr	House	Plumbing?	\$ 75.24	LD	to be reimbursed to Laura	DeLind
12/1/10	Dumpster at 653	Granger	House	clean-up	\$ 270.00	LD	orig. paid by LUFF ck#1018	LUFF
12/5/10	deposit basement windows	Glass Blocks & More	House	Windows	\$ 300.00	LD	orig. paid by LUFF ck#1019	LUFF
12/13/10	Balance on basement windows	Glass Blocks and More	House	Windows	\$ 178.50	LA	orig. paid by LUFF ck#1021	LUFF
1/9/11	Reimbursement of house repair supplies	John Hooper	House	Other	\$ 107.98	LD	orig. pd. By LUFF ck#1023	LUFF
2/3/11	Bathroom window	Glass Blocks and More	House	Windows	\$ 205.00	LD	pd. by LUFF ck# 1025	LUFF
2/15/11	House materials	John Hooper	House	other	\$ 44.47	LD-LUFF	pd. w/ LUFF ck#1027	LUFF
2/28/11	Dry wall	Home Renovations	House	other	\$ 800.00	LD-LUFF	pd. w/ LUFF ck#1028	LUFF
3/12/11	tiles & grout	Menards	House	bathroom	\$ 264.58	LD	to be reimbursed to Laura; orig. rcpt. is for 290.91, with 26.33 returned.	DeLind
3/22/11	tiles & grout		House	kitchen	\$ 244.10	LD	to be reimbursed to Laura; orig. rcpt for 280.36, then tile returned for 154.35, replaced for 124.95, plus caulk return for 6.86	DeLind
3/22/11	tile work	Arian Hooper	House	bathroom	\$ 350.00	LD	to be reimbursed to Laura	DeLind
3/24/11	painting supplies	Family Farm & Home	House		\$ 5.90	LD	to be reimbursed to Laura	DeLind
3/25/11	Tile expenses	John Hooper	House	floors	\$ 159.33		pd. w/ ck# LUFF 1033 to reimburse John Hooper	LUFF
4/7/11	flooring	Home Depot	House		\$ 206.38	LD	to be reimbursed to Laura	DeLind
4/8/11	Materials for house	John Hooper	House	materials	\$ 78.60	LD	pd. w/ LUFF ck#1036 to reimburse John Hooper	LUFF
4/8/11	Tile work	Arian Hooper	House	floors	\$ 350.00	LD	pd. w/ LUFF ck.# 1035	LUFF
4/8/11	paint supplies, stepstool	Menards	House		\$ 20.19	LD	to be reimbursed to Laura	DeLind
4/10/11	"24x18 white combo"	Menards	House		\$ 67.84	LD	to be reimbursed to Laura	DeLind
4/14/11	Paint for inside walls	Calkins	House	Painting	\$ 24.37	LA	to be reimbursed to Linda. They also donated 2 gallons "oops" paint	Anderson
4/14/11	Front door, knobs, paint supplies	Home Depot	House	Painting, other	\$ 319.38	LA	to be reimbursed to Linda	Anderson
4/15/11	painting supplies	Mason Ace Hdwr	House		\$ 36.34	LD	to be reimbursed to Laura	DeLind
4/19/11	paint?	Calkins	House		\$ 24.34	LD	to be reimbursed to Laura	DeLind
4/25/11	duofoam underlayment	Menards	House		\$ 105.87	LD	to be reimbursed to Laura	DeLind
4/25/11	paint	O'Leary Paints	House		\$ 54.26	LD	to be reimbursed to Laura	DeLind
5/1/11	flooring	Home Depot	House		\$ 20.64	LD	to be reimbursed to Laura	DeLind
5/3/11	kitchen cabinets	Menards	House	kitchen	\$ 424.51	LA	to be reimbursed to Linda	Anderson
5/6/11	Laminate floor installation	Arian Hooper	House	floors	\$ 300.00	LD	pd. w/ LUFF ck.# 1037	LUFF
5/6/11	Materials for house	John Hooper	House	materials	\$ 109.05	LD	pd. w/ ck.# 1038 to reimburse John Hooper	LUFF
5/13/11	paintbrushes, varnish	Mason Ace Hdwr	House		\$ 14.79	LD	to be reimbursed to Laura	DeLind
6/13/11	wall panels	Menards	House		\$ 12.68	LD	to be reimbursed to Laura	DeLind
6/14/11	Materials for house	John Hooper	House		\$ 29.09	LD	pd. w/ LUFF ck# 1040	LUFF

Re: Farm House Lease

Linda Anderson [lindaa2338@gmail.com]

Sent: Wednesday, March 21, 2012 9:24 AM**To:** VanHalst, Dawn**Cc:** Laura Delind [delind@msu.edu]

Thanks, yes, we can talk. One factor in our position is that we (either out of our farm account or Laura or me individually) have paid for all of the improvements (except for the gutters), which at last count was more than \$13,000 (we have receipts for everything). We have been assuming that we can repay ourselves gradually over 3 to 4 years from the rent of \$350/month.

On Wed, Mar 21, 2012 at 9:15 AM, VanHalst, Dawn <tr_VanHalst@ingham.org> wrote:

My notes from our last meeting with Laura, Mary, and Eric show that the house would be rented for \$350 to \$400 and the Land Bank would receive \$200 per month from those rents collected? If that is not the case we do need to have a discussion. Mary is out of the office until next week but approved the agreements. We'll figure it out and make it work!

Dawn Van Halst

Brownfield Coordinator

Ingham County Land Bank

422 Adams Street

Lansing, MI 48906

Phone: [\(517\) 267-5221](tel:(517)267-5221)Fax: [\(517\) 267-5224](tel:(517)267-5224)Email: dvanhalst@ingham.orgwww.inghamlandbank.org

From: Linda Anderson [lindaa2338@gmail.com]**Sent:** Wednesday, March 21, 2012 8:51 AM**To:** VanHalst, Dawn**Cc:** Laura Delind**Subject:** Re: Farm House Lease

2400
3
—
7200

Thanks, Dawn. One problem jumped out at me, though. Although we were expecting some costs related to the rental inspection, etc., that we would pay back to the Land Bank, all along we had expected that the lease would be like other properties we lease from the Land Bank----more like \$1 or

\$10 a year. This lease says \$200/month. Please confirm if that's the case, and if so, we need to talk.

I will look over the rest of the lease and other agreements later today and check in with Laura and we'll get back to you. Thanks, again for getting this paperwork to us. You enjoy this surprising weather too!

2012/3/21 VanHalst, Dawn <tr_VanHalst@ingham.org>

I apologize - Eric was supposed to give the lease to you weeks ago and assumed you were looking it over. Anyway, I have attached the lease agreement, sublease agreement, and an option to purchase agreement.

If you have any questions please let me know.

Again I apologize. Enjoy the weather!

Dawn Van Halst

Brownfield Coordinator

Ingham County Land Bank

422 Adams Street

Lansing, MI 48906

Phone: [\(517\) 267-5221](tel:(517)267-5221)

Fax: [\(517\) 267-5224](tel:(517)267-5224)

Email: dvanhalst@ingham.org

www.inghamlandbank.org



Virg Bernero, Mayor

Office of Code Compliance
Department of Planning and Neighborhood Development

316 N. Capitol, Ste C-1, Lansing, MI 48933-1238
(517) 483-4361 FAX (517) 377-0169

Notice Printed: 01/05/2012

Rental Inspection Sign and Return Notice

Inspection Type: Rental
Inspection Date: 01/05/2012
Compliance Due Date: 02/04/2012

INGHAM COUNTY LAND BANK
422 ADAMS ST
LANSING, MI 48906

Warning: *Failure to comply with the requirements of this notice may result in the issuance of a Municipal Civil Infraction Violation Ticket. (Fines: \$500 per day for each violation)*

Violation Location: 653 S HAYFORD AVE
Parcel No: 33-01-01-14-363-163

The above referenced address was found to have certain violations of the Lansing Housing and Premises Code, Chapter 1460 of the Code of Ordinances. **The violations are listed below and must be corrected by the compliance due date.**

Sec 1460.08(A) (4) Service ground connection is missing jumper bond at water meter.

Sec 1460.08(A) (6) Furnace lacks proper size filter.

Sec 1460.08(A) (4) GFCI protected outlet will not trip the test button and is not operating properly in the kitchen.

Sec 1460.08(A) (10) Windows in bedrooms / living room / dinning room are not capable of being held in the open position with it's own hardware.

AREA: Exterior

Sec 1460.08(A) (2) Handrail is improperly installed.

INSPECTOR COMMENTS: Handrail is not graspable at front porch.

Sec 1460.08(A) (6) Clothes dryer vent exterior weather hood is missing. .

Sec 1460.08(A) (6) Plastic bag covering old plumbing stack vent at roof.

RECEIVED
JAN 06 2012
SK

The Owner or agent must complete, sign and return affidavit.

I certify that all violations have been corrected with approved materials and methods. All required permits have been obtained. Repairs requiring a permit have been inspected and approved by the appropriate inspector.

Signature: _____

Printed Name: _____

____ Owner or ☒ Manager, Date 1/25/12

Registered Owner's Copy for property located at - 653 S HAYFORD AVE

If you have any questions or concerns about complying within the time indicated, you may contact at (517) 483 4335 Monday through Thursday between the hours of **8-9 - AM** or **12-1 - PM**.

Officer: Walter Allen

1:30 - 2 pm

This does not guarantee discovery or reporting of all code violations or property defects, manifest or latent, which exist at the property inspected. The City of Lansing, its officers and employees, shall not be liable for any injury or damage, including incidental or consequential damages, claimed to be a result of any failure to discover or report code violations or property defects.

As specified by section 1460.07(a)- Notice of Violation - a copy of this violation was sent to:

Registered Rental Owner: INGHAM COUNTY LAND BANK, 422 ADAMS ST, LANSING, MI 48906

Land Bank match for LUFP hoophouse

Linda Anderson [lindaa2338@gmail.com]

Sent: Tuesday, April 10, 2012 1:55 PM**To:** VanHalst, Dawn**Cc:** Schertzing, Eric**Attachments:** Urbandale Farm 30x48-1.pdf (74 KB)

Hi, Dawn. Eric said to send this request to you. Last year, the Land Bank Board authorized a match of \$4000 for a hoophouse for the Lansing Urban Farm Project if we obtained the rest of the funding, which we will have from CDBG funds. Because the CDBG money isn't yet available, Eric said that the LB could cut a check if we needed it sooner.

We have selected the hoophouse, and now need to place the order so that we will be ready to build in June. The deposit is \$4000. (The contract is attached.) We need to submit by May 1 or the prices are likely to increase.

The vendor is Jeff McCabe, and his company is NiftyHoops; address is on the contract. Or you could write a check to Lansing Urban Farm Project and we would then pay Jeff from our account.

Thanks, and please let me know if you need more information.

City T.V. - Photo's
Bus Tour - May 5th Postcard
\$100
\$125 | 5 years - July 1, 2012
lease begins
no more than 1 day
2 cats



Ingham County Land Bank Fast Track Authority

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

60-MONTH LEASE AGREEMENT

This LEASE AGREEMENT is made and entered into this 1st day of July, 2012, by and between the INGHAM COUNTY LAND BANK (hereinafter referred to as "Management"), and the Lansing Urban Farm Project (hereinafter referred to as "Tenant").

- Premises and Term:** Management leases to Tenant and Tenant leases from Management, upon the terms and conditions contained herein, the dwelling located at 653 S Hayford Ave, Lansing, Michigan 48911, parcel number 33-01-01-14-363-163, on a 60-month basis, expiring June 30, 2017.
- Joint and Several Liability:** Tenants are jointly and severally liable for all obligations under this lease. This means that each person is responsible not only for his or her individual obligations, but also for the obligations of all other Tenants. This includes paying rent and performing all other terms of this lease. A judgment entered against one or more Tenant(s) does not bar an action against the others.
- Security Deposit and Rent:** Tenant has paid a \$0.00 deposit and shall pay rent in the amount of \$125.00 per month, payable on or in advance of the 1st day of each month starting on July 1, 2012, and every succeeding calendar month, mailed to the Ingham County Land Bank, PO Box 27609, Lansing, MI. Include parcel number on check and mark it rent.

The security deposit shall be deposited with PNC Bank, 120 N Washington Square Lansing, Michigan 48933.

Tenant must notify Management in writing within 4 days after moving of a forwarding address where they will receive mail; otherwise Management shall be relieved of sending Tenant an itemized list of damages and the penalties adherent to that failure.

- Late Fees and Returned Checks:** A late charge of \$25.00 will be assessed if payments are not received on or before the 5th day of the month.

A fee of \$25.00 shall be assessed for all dishonored checks and deemed additional rent due immediately. Management may require future payments be made in certified funds after receipt of two or more NSF checks from Tenant in a twelve month period.
- Utilities:** Management shall supply at its expense the following utilities: None. Tenant shall be responsible for payment of all utilities furnished to the property during the term of this Lease and the utilities must be in the Tenant's name.
- Occupancy:** Only the persons named below may reside at the premises:

_____	_____
_____	_____
_____	_____

If more than four (4) persons occupy the premises, the Management may terminate this tenancy. Occupancy must not exceed the number mandated by local ordinance. Tenant may accommodate guests for reasonable periods (up to 2 weeks); other arrangements require Management's consent.

- Sleeping Rooms:** Basements, attics, and other rooms must not be used as sleeping rooms if they do not comply with the local ordinance for windows, minimum square footage, exits, and ventilation. This is meant to protect Tenant's health and safety.

The following areas may not be used as sleeping rooms: basement, living room, kitchen, dining room, or bathrooms.
- Unauthorized Use of Mailing Address:** Only occupants listed in this Lease may use the mailing address of the premises.

(1) LA (2) LB (3) _____ (4) _____ (Each Tenant must initial)

9. **Condition of Premises at the Beginning of Tenant's Occupancy:** Tenant acknowledges receipt of two blank copies of an inventory checklist. Tenant must complete both checklists and return one to the Management within 7 days after Tenant takes possession of the premises. Except for those items specifically noted by the Tenant in detail on the inventory checklist, Tenant accepts the premises, and the appliances and furnishings, in good condition. The inventory checklist is used only to assess damages and is not a warranty or promise by Management that any item listed on the checklist, but not present on the premises, will be provided.
10. **Lead-Based Paint Disclosure:**
- ☐ The dwelling on the Property was built before 1978. Lead from paint, paint chips, and dust can pose health hazards if not taken care of properly. The Property is not known to have any lead paint in or on it, and there is no known lead paint danger associated with the Property. The Seller shall provide a Federally-approved lead-based paint hazards pamphlet, which also includes lead poisoning prevention.
- ☐ The dwelling on the Property was built in 1978 or later, therefore, the Federally-mandated lead-based paint disclosure regulations do not apply to this property.
11. **Appliances and Other Furnishings:** Tenant must not remove or loan any item provided with the premises as indicated on the Inventory Checklist.
12. **Entry:** Management and Management's agents have the right to enter the Premises in an emergency at any time, and access during reasonable hours to inspect the property with twenty-four (24) hour notice to Tenant if not an emergency. Management agrees to enter only after knocking, to leave the Premises in substantially the same condition as when entered, and to lock the Premises when leaving. A request to make a repair constitutes permission to enter the Premises to make that repair.
13. **Repairs:** Tenant shall be responsible for all repairs to the Premises. Tenant agrees to notify Management in writing of all repairs conducted within seven days of completion of said repairs. Any needed repairs, identified as a result of an inspection of the Premises, either by Management or any governmental authority shall be completed within twenty (20) days. In the event Tenant fails to complete repairs in the specified time period, Management may, at its own discretion, complete the required repairs. Tenant must immediately pay the repair costs as additional rent. If Tenant fails to do so, Management may take legal action to recover any unpaid rent.
14. **Insurance and Damage to Tenant's Property:** The Management shall not be responsible for any theft, damage, loss or destruction of Tenant's property, unless such damage is directly caused by Management's negligence or failure to maintain Premises as required by this lease or a duty imposed by law. The Tenant shall procure and maintain, at their expense, renters insurance covering losses to Tenant's personal property. In the event Tenant fails to obtain insurance, Tenant releases Management from any liability for losses, which would have been covered by a renter's insurance policy.
15. **Smoke Detectors:** Management must install smoke-detection devices as required by law. Management states the premises contains the required number of smoke-detection devices, all working satisfactorily. Once the tenancy begins, Tenant must regularly test the detectors to ensure that they are working. Tenant must never remove the battery from the smoke-detection device except when necessary to replace it. Tenant must inform Management immediately, in writing, of any defect or malfunction in its operation.
16. **Alterations:** Tenant shall not do or permit to be done any repairs, alterations, additions, improvement, painting, decorating or wallpapering in the Premises or in the Community without Management's prior written consent. If Tenant makes any alterations or additions without consent, Tenant can be required, at Tenant's cost, to remove the alterations or additions and return the Premises and/or Common Areas to its condition prior to the alterations or additions. Any alterations or additions made without Management's consent, at Management's option, become Management's property.
17. **Pipe-Freeze Prevention:** If Tenant plans to be away from the premises for any length of time, the heat must be left on during the cold season and the windows closed to avoid broken pipes and water damage.
18. **Use of the Premises:** Tenant must use the premises for private residential purposes only. Tenant must not do any of the following, or allow someone else to do any of the following:
- Harass, annoy, or endanger any other tenant or neighbor, or their guests, or create any excessive noise or public nuisance;
 - Do anything to the structure or its surroundings that may be hazardous or that will cause Management's insurance to be cancelled or premiums to increase;
 - Keep any flammable or explosive materials or any dangerous, hazardous, or toxic substance in or around the premises;
 - Deface or damage, or allow another to deface or damage, any part of the premises;
 - Change the locks or install any additional locks or bolts without Management's written consent;
 - Place a waterbed or other heavy article on the premises without Management's written consent;

- g. Pour any commercial anti-clogging agent into the sink or drain that may harm the water pipes; or
- h. Install any antenna or satellite without Management's written consent.

19. **Lease Termination for Criminal Activity:** Tenant, any member of the Tenant's family, guest, visitor or other person under the Tenant's control: (a) shall not engage in criminal activity, including drug-related criminal activity, on the said Premises. "Drug related criminal activity" means the illegal manufacture, sale, distribution, use or possession with intent to manufacture, sell, distribute, or use of a controlled substance (b) shall not engage in any act intended to facilitate criminal activity, including drug-related activity (c) shall not permit the Premises to be used for, or to facilitate criminal activity, including drug related criminal activity, regardless of whether the individual engaged in such an activity is a member of the family, visitor, or a guest (d) shall not engage in the unlawful manufacturing, selling, using, storing, keeping or giving of a controlled substance at any location within the premises community (e) shall not engage in any illegal activity including prostitution, criminal street gang activity, threatening or intimidating actions, assault, including but not limited to the unlawful discharge of firearms, within the premises community or any breach of the Lease Agreement that jeopardizes the health, safety and welfare of the Management, its agents or other Tenants or which may result in serious property damage.

When aware of a violation of this provision, Management will file a formal police report. Any violation of the above provisions shall be a material violation of the terms of the Lease Agreement and be good cause of termination of tenancy. It is understood that a single violation of this provision shall be deemed a serious violation, a material and irreparable noncompliance, and shall be good cause for immediate termination of the resident's occupancy. Management may recover possession of the premises by summary proceedings when Tenant holds over the premises for 24 hours after service of a written demand for possession for termination of this Lease under this provision.

20. **Parking:** Management will provide parking for Tenant's automobiles. Tenant must keep the parking area free of all debris. Tenant has the following vehicles:

VEHICLE #1 _____ (yr, make, model & plate)

owner _____

VEHICLE #2 _____ (yr, make, model & plate)

owner _____

VEHICLE #3 _____ (yr, make, model & plate)

owner _____

VEHICLE #4 _____ (yr, make, model & plate)

owner _____

21. **Other Costs and Obligations:** Check the appropriate party below:
- | | | | |
|--|-------------------------------------|---|---|
| <input checked="" type="checkbox"/> Tenant | <input type="checkbox"/> Management | <input type="checkbox"/> Not Applicable | pays for electricity. |
| <input checked="" type="checkbox"/> Tenant | <input type="checkbox"/> Management | <input type="checkbox"/> Not Applicable | pays for gas or fuel oil. |
| <input checked="" type="checkbox"/> Tenant | <input type="checkbox"/> Management | <input type="checkbox"/> Not Applicable | pays for water and sewage. |
| <input checked="" type="checkbox"/> Tenant | <input type="checkbox"/> Management | <input type="checkbox"/> Not Applicable | pays for trash removal. |
| <input checked="" type="checkbox"/> Tenant | <input type="checkbox"/> Management | <input type="checkbox"/> Not Applicable | must dispose of all trash by placing in a designated container. |
| <input checked="" type="checkbox"/> Tenant | <input type="checkbox"/> Management | <input type="checkbox"/> Not Applicable | must mow the lawn. |
| <input checked="" type="checkbox"/> Tenant | <input type="checkbox"/> Management | <input type="checkbox"/> Not Applicable | must rake the leaves. |
| <input checked="" type="checkbox"/> Tenant | <input type="checkbox"/> Management | <input type="checkbox"/> Not Applicable | must remove snow and ice from the driveway, parking area, sidewalks and steps. |
| <input checked="" type="checkbox"/> Tenant | <input type="checkbox"/> Management | <input type="checkbox"/> Not Applicable | must change the screens and storm doors as weather dictates. |

22. **Keys/Locks:** Tenant will be given one premises key per leaseholder and one mailbox key. Tenant shall return all premises keys and mailbox keys upon move out. If keys are not returned, the cost of a new lock and keys shall be charged to Tenant, up to \$150.00.

If Tenant loses the keys or gets locked out of the premises, Management will provide an extra key to Tenant and may charge Tenant \$25.00. Tenant must never gain entrance to the premises by force through a window or door, or otherwise without a key. Tenant must not change or add locks without Management's written consent and without providing Management a copy of the keys.

23. **Quiet Enjoyment:** In exchange for Tenant's timely payment of rent and performance of all the terms of this lease, Tenant shall be entitled to the quiet enjoyment of the Premises throughout the tenancy.

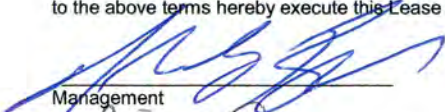
(1) RA (2) LBD (3) _____ (4) _____ (Each Tenant must initial)

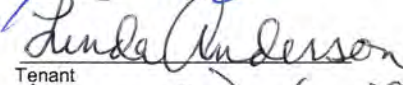
24. **Subletting and Assignment:** Tenant shall not sublet or assign the Premises without the prior written consent of Management. Subletting or assignment does not relieve Tenant from liability under the terms of this lease and Management may hold Tenant and any sublessee jointly and severally liable for all obligations under this lease or sublease agreement. Consent shall not be unreasonably withheld by Management. If Management gives written consent, Management must also provide Tenant with an appropriate sublease form.
25. **Damage to Premises and Untenantability:** In case the Premises are injured or destroyed in whole or in part by fire or other casualty during the term of this lease, the lease will become voidable at Management's option. Tenant shall have the option to declare the lease void only if the Premises are destroyed in whole. If Management elects to make repairs, the repairs shall be made within a reasonable time frame. Provided the fire or other casualty was not attributable to the negligence of Tenant or Tenant's guests, the rent shall abate entirely if the entire Premises are rendered untenantable and shall abate on a pro rata basis in the event that only a portion of the Premises are rendered untenantable, until such time as the Premises are restored to a habitable condition. Decks or balconies and other nonessential elements shall not be counted in determining the habitable parts of the Premises or Common Area.
- If any part of the Common Area is damaged by casualty, even if the Premises is not damaged, Management shall have the right upon 30 days notice to Tenant to declare the lease terminated. The lease shall terminate at the end date in the notice and Tenants shall vacate the Premises on or before that date.
- If the Premises or any part of the Community is damaged or destroyed by fire or other casualty resulting from any negligent or intentional act by Tenant or Tenant's family, guests or visitors, Tenant shall be liable to Management for all losses arising from the act.
26. **Condemnation:** If any part of the Community is condemned by a governmental authority, Management shall have the right upon 30 days written notice to terminate this lease. The lease will terminate as of the date specified in the notice and Tenant shall vacate the Premises on or before that date. Tenant shall not be entitled to any payment from the government because of the condemnation.
27. **Notice to Vacate:** Tenant shall give Management at least 30 days written notice of intent to vacate the Premises at the end of the term. Tenant may be assessed an additional month's rent for failure to deliver timely notice of an intent to vacate.
28. **End of Lease Term:** Tenant shall vacate at the end of the lease term and remove all items of personal property and leave the Premises and Common Areas in good and clean order, except for ordinary wear and tear. Failure to return the Premises and Common Areas in the same condition as when taken, except for ordinary wear and tear, shall result in deductions from the security deposit and assessing charges for damages in excess of the security deposit. Personal property left behind by Tenant shall be considered abandoned and disposed of by Management at a cost to be assessed to Tenant as permitted by law.
29. **Condition of the Premises at the End of Tenant's Occupancy:** At the end of Tenant's occupancy, Management must complete a termination inventory checklist to assess damages that Management claims were caused by the Tenant. This includes unpaid rent, unpaid utilities, and damages beyond reasonable wear and tear. Tenant may ask to be present when the termination inventory checklist is to be completed. Management must mail to the Tenant, within 30 days of Tenant's termination of occupancy, an itemized list of damages claimed for which the security deposit may be used—provided, of course, that the Tenant has given a forwarding address.
30. **Breach of Lease and Right to Re-Enter and Regain Possession:** If Tenant fails to pay rent or violates any other term of this lease, Management may terminate the tenancy, re-enter the premises, and regain possession in accordance with the law. If Management violates any term of this lease, Tenant may terminate the tenancy.
31. **Notice:** Notice to Management shall be delivered to:
- Ingham County Land Bank
PO Box 27609
Lansing, MI 48909
- Or at such other address as Management may designate.
- Delivering or mailing the notice to the Premises shall give notice to Tenant. If more than one person is listed as Tenant, one notice will be sufficient for all Tenants unless otherwise required by law.
32. **Limited Liability:** Management is not liable for any loss, expense or damage to Tenant, Tenant's family, guests or visitors for any personal injury or property damage, unless such damage or injury resulted from our negligence or the negligence of our employees, contractors or agents and would not otherwise be covered by a renter's insurance policy.
33. **Enforcement of Lease Provisions:** Failure to strictly enforce any provision of this lease, by either the Management or the Tenant, does not constitute acceptance of a change in its terms. Management and Tenant are still obligated to perform as indicated in this lease.

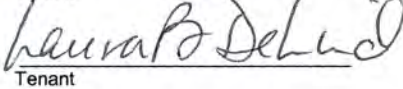
(1) JA (2) LB (3) _____ (4) _____ (Each Tenant must initial)

34. **Changes to Lease:** This lease, and any additional pages or rules and regulations incorporated, contains the entire agreement between Management and Tenant; no oral agreement is valid. Changes to the terms of this Lease **must be in writing, signed by all parties.**
35. **Severability:** In the event that any one or more of the provisions contained herein shall, for any reason, be held to be invalid, illegal or unenforceable in any respect, such invalidity, illegality or unenforceability shall not affect any other provisions of this Lease, but this Lease shall be construed as if such invalid, illegal or unenforceable provisions had never been contained herein.
36. **Lease Addendums, Rules and Regulations:** Additional pages or rules and regulations, **signed by all parties,** are incorporated as part of this Lease, and Management must provide copies to the Tenant.

IN WITNESS WHEREOF, Management and Tenant having read, having understood, and having agreed to the above terms hereby execute this Lease the day and year first written above.




Management


Tenant


Tenant

Tenant

Tenant

(1)  (2)  (3) _____ (4) _____ (Each Tenant must initial)

Check Date	Check	Vendor Name	Description	Amount
Bank GEN PNC GENERAL CHECKING				
03/08/2019	17471	ADT SECURITY SERVICES, INC	ACCT # 4808078 MONITORING 02/20/19- 04/1	90.71
03/08/2019	17472	ALL STAR SNOW REMOVAL	SNOW REMOVAL 2019 01 28	1,600.00
			SNOW REMOVAL 2019 01 19	1,600.00
				<u>3,200.00</u>
03/08/2019	17473	ALPHA & OMEGA CHIMNEY & MASONRY	CONTRACTOR WORK - 1517 PATTENGILL	399.00
03/08/2019	17474	APPLIED IMAGING	ACCT #LAF888	169.13
03/08/2019	17475	BOARD OF WATER & LIGHT	387651-191-0 1506 N GRAND RIVER AVE	122.73
			387651-029-2 1141 N PINE ST	156.00
			387651-081-3 6209 MARYWOOD AVE	76.38
			387651-172-0 3024 TURNER ST	389.09
			387651-190-2 1700 ILLINOIS AVE	19.99
			387651-195-1 2130 W HOLMES RD	47.26
			387651-196-9 1617 PATTENGILL AVE	16.64
			387651-081-3 6209 MARYWOOD AVE	(9.77)
				<u>818.32</u>
03/08/2019	17476	CINNAIRE TITLE SERVICES, LLC	CLOSING 5507 S WASHINGTON AVE	250.00
03/08/2019	17477	CITY OF LANSING	836 E KALAMAZOO ST 2018 WINTER TAXES	3,686.37
03/08/2019	17478	CONSUMERS ENERGY	1030-3161-2478 1756 MAISONETTE DR	34.13
03/08/2019	17479	DAVID BURNS	DAILY MILEAGE AND SUPPLIES	246.90
03/08/2019	17480	DBI BUSINESS INTERIORS	ACCT #1010027 TONER/FOLDERS/ISSUES/	431.71
03/08/2019	17481	DELHI TOWNSHIP	ACCT # 0002-00129-02-1 SEWER 1737 AURE	16.80
03/08/2019	17482	FELDPUSCH CLEANING SERVICES, LLC	JANITORIAL-FEBRUARY	245.00
03/08/2019	17483	FRITZY'S LAWN & SNOW	SNOW REMOVAL 2019 02 18	1,160.00
			DRIVEWAYS AND PARKING LOTS CLEARED/	900.00
				<u>2,060.00</u>
03/08/2019	17484	GRAVITY WORKS DESIGN, LLC	2019 WEBSITE HOSTING JANUARY-DECEMB	600.00
03/08/2019	17485	HOLDERS HEATING & AIR	SERVICE AND INSPECT FURNACE-6139 SCO	125.00
			INSPECT FURNACE-6107 SCOTMAR	75.00
			INSPECT FURNACE-1705 MAISONETTE	75.00
			INSPECT FURNACE-1754 MAISONETTE	75.00
			INSPECT FURNACE; CLEANED BURNERS/BL	125.00
			INSPECT FURNACE-1727 MAISONETTE	75.00
				<u>550.00</u>
03/08/2019	17486	HOLISTIC LANDSCAPE, INC	SNOW REMOVAL 2019 02 11	1,500.00

Check Date	Check	Vendor Name	Description	Amount
			SNOW REMOVAL 2019 02 13	1,500.00
			SNOW REMOVAL 2019 02 18	1,500.00
				<u>4,500.00</u>
03/08/2019	17487	KWIK CAR WASH	ACCOUNT 120	17.98
03/08/2019	17488	LAFONTAINE FORD, INC	FORD TRUCK NEW BATTERY	189.72
03/08/2019	17489	MCKISSIC CONSTRUCTION	SNOW REMOVAL 2019 FEB 18 FEB 27	3,240.00
03/08/2019	17490	MICHIGAN FLEET FUELING SOLUTIONS	ACCOUNT 1-082146	296.90
03/08/2019	17491	MIDWEST POWER EQUIPMENT	POST DIGGER MAINTENANCE	61.78
03/08/2019	17492	PRECISION PIPING LLC	REPLACE TWO VALVES: 1721 MAISONETTE	23.32
03/08/2019	17493	ROXANNE CASE	DAILY MILEAGE	33.64
03/08/2019	17494	THOMAS MARTIN	FUEL AND SOIL SAMPLE SHIPPING	43.62
03/08/2019	17495	TRUMBLE GROUP	SNOW REMOVAL 2019 FEB 14	1,600.00
03/08/2019	17496	VERIZON WIRELESS	842013532-00001	150.55
03/08/2019	17497	VET'S ACE HARDWARE	WIRE BRUSH/WHEEL, GRINDING DISC, WIR	22.36
			DOUBLE LAYER DROP CLOTH	8.99
			HANGERS	5.99
				<u>37.34</u>
03/08/2019	17498	WE'RE DIFFERENT LAWNS & MORE	SNOW REMOVAL 2019 01/29 2/13 2/19	4,740.00
			SNOW REMOVAL 2019 01 20	1,547.00
				<u>6,287.00</u>
03/08/2019	17499	BOARD OF WATER & LIGHT	387651-197-7 4501 WAINWRIGHT AVE	24.47
03/22/2019	17500	ALL STAR SNOW REMOVAL	SNOW REMOVAL 2019 02 12	1,600.00
			SNOW REMOVAL 2019 02 13	1,600.00
			SNOW REMOVAL 2019 02 18	1,600.00
			SNOW REMOVAL 2019 02 25	1,600.00
			SNOW REMOVAL 2019 02 27	1,600.00
				<u>8,000.00</u>
03/22/2019	17501	BOARD OF WATER & LIGHT	387651-080-5 1752 MAISONETTE DR	34.27
03/22/2019	17502	CINNAIRE TITLE SERVICES, LLC	CLOSING 1017 S GRAND AVE	3,200.00
			CLOSING 1411 BRIDLEWOOD LAND	230.00
				<u>3,430.00</u>
03/22/2019	17503	CITY OF LANSING	1025 E OAKLAND AVE CODE COMPLIANCE T	217.50
03/22/2019	17504	CITY PULSE	PUBLIC NOTICES 3/6/19	222.00
03/22/2019	17505	CONSUMERS ENERGY	1030 3249 7762 547 SAMANTHA AVE	91.02
			1030-3161-2478 1756 MAISONETTE DR	29.84
				<u>29.84</u>

DB: lclb

CHECK REGISTER FOR INGHAM COUNTY LAND BANK

CHECK DATE FROM 03/01/2019 - 03/31/2019

Check Date	Check	Vendor Name	Description	Amount
				120.86
03/22/2019	17506	DBI BUSINESS INTERIORS	ACCT #1010027 CLIPS/BINDERS/HIGHLIGHT	34.42
03/22/2019	17507	EDEN GLEN CONDO ASSOCIATION	MONTHLY ASSOCIATION FEES APR 2019	2,930.00
03/22/2019	17508	FELDPAUSCH CLEANING SERVICES, LLC	JANITORIAL MARCH	245.00
03/22/2019	17509	FRITZY'S LAWN & SNOW	DRIVEWAYS AND PARKING LOTS CLEARED/ SNOW REMOVAL 2019 02 27	900.00 1,160.00
				2,060.00
03/22/2019	17510	GRANGER	2463720 3024 TURNER ST 2382580 1715 E KALAMAZOO ST	138.00 101.00
				239.00
03/22/2019	17511	HOME DEPOT CREDIT SERVICES	6035 3225 4093 7558	8.98
03/22/2019	17512	INGHAM COUNTY TREASURER	EMPLOYEE HEALTH CARE COVERAGE APRIL	5,229.10
03/22/2019	17513	KEBS, INC.	1517 PATTENGILL AVE SURVEY	425.00
03/22/2019	17514	KWIK REPO INC	REMOVE SHED & DEBRIS 325 8TH ST BASEMENT EMERGENCY CLEANOUT; REMO	350.00 400.00
				750.00
03/22/2019	17515	LINDA WEBER	TAX FORMS AND SOFTWARE	83.22
03/22/2019	17516	MICHIGAN COMMUNITY DEVELOPMENT	MEMBERSHIP JAN 2019 - JAN 2020	100.00
03/22/2019	17517	NORTHWEST INITIATIVE	SNOW REMOVAL 2019 FEB 12 18 27 ROUND	4,480.00
03/22/2019	17518	PNC BANK, NA	INTEREST INTEREST	15,510.53 11,537.68
				27,048.21
03/22/2019	17519	PRECISION PIPING LLC	6139 SCOTMAR FIX LEAK ON TO OF WATER	180.58
03/22/2019	17520	SCHUMACHER'S FOUR SEASONS	SNOW REMOVAL 2019 JAN 15 SNOW REMOVAL 2019 JAN 15 SNOW REMOVAL 2019 JAN 15 SNOW REMOVAL 2019 JAN 15 SNOW REMOVAL 2019 FEB 7 11 13 18 25 27 SNOW REMOVAL 2019 FEB 7 11 13 18 25 27 SNOW REMOVAL 2019 FEB 7 11 13 18 25 27 SNOW REMOVAL 2019 FEB 7 11 13 18 25 27 PLOW AND SALT ENTIRE PARKING LOT/SAL PLOW AND SALT ENTIRE PARKING LOT/SHO	500.00 500.00 500.00 345.00 3,000.00 3,000.00 3,000.00 2,070.00 220.00 330.00
				13,465.00

Check Date	Check	Vendor Name	Description	Amount
03/22/2019	17521	TRUMBLE GROUP	SNOW REMOVAL 2019 FEB 18	1,600.00
			SNOW REMOVAL 2019 FEB 27	1,600.00
				<u>3,200.00</u>
03/22/2019	17522	VERIZON WIRELESS	842013532-00001	150.52
03/22/2019	17523	VET'S ACE HARDWARE	112 WOODWORTH ADHESIVE TO BOARD UP	8.99
			2019 TAX FORECLOSURES WASHERS, SCR	520.98
				<u>529.97</u>
03/22/2019	17524	WE'RE DIFFERENT LAWNS & MORE	SNOW REMOVAL 2019 02 28	1,580.00
03/22/2019	17525	WILDTYPE	NEIGHBORHOOD PLANTS	1,198.80
			NEIGHBORHOOD PLANTS	1,249.25
			NEIGHBORHOOD PLANTS	123.50
				<u>2,571.55</u>

GEN TOTALS:

Total of 55 Disbursements:

106,639.57

Check Date	Check	Vendor Name	Description	Amount
Bank PR PNC PAYROLL CHECKING				
03/06/2019	9(E)	PITNEY BOWES PURCHASE POWER	FIN CHARGES+LATE FEES+RET CK FEE	135.59
03/22/2019	10(E)	BOARD OF WATER & LIGHT	387651-061-5 1748 MAISONETTE DR	24.23
			387651-065-6 1756 MAISONETTE DR	108.79
			387651-071-4 6139 SCOTMAR DR	34.13
			387651-160-5 124 S EIGHTH ST	113.52
			387651-183-7 6135 SCOTMAR DR	95.56
			387651-186-0 1014 S PENNSYLVANIA AVE	64.42
			387651-191-0 1506 N GRAND RIVER AVE/172	273.62
				<u>714.27</u>
03/22/2019	11(E)	COMCAST	8529 11 398 1162874	269.28
03/22/2019	12(E)	CONSUMERS ENERGY	1030 2926 0264 124 E EVERETTTDALE AVE	11.68
			1030 3309 1085 4501 WAINWRIGHT AVE	61.30
			1030 2437 5117 6135 SCOTMAR DR	45.77
			1030 3119 1093 1752 MAISONETTE DR	30.25
			1030 2437 5141 1721 MAISONETTE DR	56.10
			1030 1973 8022 6139 SCOTMAR DR	36.07
			1030 2456 8323 1748 MAISONETTE DR	31.54
			1030 1049 4757 3024 TURNER ST	195.52
			1030 2813 3520 120 S 8TH ST	11.68
			1030 3074 4603 124 S 8TH ST	85.85
			1030 1921 2416 1141 N PINE ST	129.43
			1030 2437 5117 6135 SCOTMAR DR	8.90
			1030 1973 8022 6139 SCOTMAR DR	7.60
			1030 2437 5141 1721 MAISONETTE DR	12.12
			1030 2456 8323 1748 MAISONETTE DR	6.31
			1030 3119 1093 1752 MAISONETTE DR	8.00
			1030 3060 3973 1014 S PENNSYLVANIA AVE	120.76
				<u>858.88</u>
03/22/2019	13(E)	VOID		0.00 V
		Void Reason: Created From Check Run Process		
<u>PR TOTALS:</u>				
(1 Check Voided)				
Total of 4 Disbursements:				1,978.02

REPORT TOTALS:

04/23/2019 01:33 PM

User: JEANNA

DB: lclb

CHECK REGISTER FOR INGHAM COUNTY LAND BANK

CHECK DATE FROM 03/01/2019 - 03/31/2019

Page: 6/6

Check Date	Check	Vendor Name	Description	Amount
------------	-------	-------------	-------------	--------

(1 Check Voided)

Total of 59 Disbursements:

108,617.59



Executive Director's Report

March 23 – April 24, 2019

IMPORTANT DATES

Apr 29 – May 1	Building Michigan Communities conference at the Lansing Center
May 8 -10 + 13	Jeanna is on vacation
July 17	Incremental Development Alliance's small builder recruitment lecture
July 30	ICTO tax foreclosure auction #1
September 10	ICTO tax foreclosure auction #2
September 19	Incremental Development Alliance's small builder workshop
Nov 2019 or Jan 2020	Small builder fair with workshops and financier speed - dating
February 8 - 9	Incremental Development Alliance's small builder boot camp

RELATIONSHIPS

Funders

- A City of Lansing CDBG Community Development Block Grant contract will provided demolition funding for about a dozen foreclosures, primarily from 2018. The City has to public notice the HUD funding allocation, so we anticipate funds being available in June.

Eden Glen Condo Association Board

- Continue to serve on the condo association board until most of the Land Bank condos are sold. Out of 59 units acquired in 2010, there are 20 left to sell: 4 empty, 6 land contract, and 10 rentals.
- Annual Board election in June.
- A couple of our renters are problematic, so I am working with the Housing Commission to resolve their condo bylaw violations.

City of Lansing

- Met with Planning Director and Neogen rep about acquiring vacant lots along Leshar Place for employee parking last month. Land Bank lot dimensions themselves will not meet City parking requirements. Neogen is not able to acquire the lot in the middle of ours from its private landowner, so there will be no deal.

PROGRAMS

Treasurer's annual tax foreclosure auction process

- Kicked off the 2019 season with a meeting of ICTO and Land Bank staff to discuss tasks and critical dates. There are about 90 foreclosures; about 65 have homes or buildings to be secured.
- Tony and Mike have started tagging and padlocking foreclosures.

Demolitions

- See comment above regarding City CDBG funding status.

Brownfields

- No change: David met with City of Leslie representatives and their State Rep to tour the old Leslie High School. State Rep pledged to research state funding for demolition. City is on its way to achieve MEDC Redevelopment Ready Community designation.
- MDEQ is starting work to clean up an old gas station in Webberville.

Rehabs

- Reviewed bids to rehab 1517 Pattengill with City of Lansing CDBG funds. Scheduling a walk-through with lowest bidder.

New construction projects

- No new construction projects in the works.

Rentals

- City rental inspections for rental certificate renewals are complete. Pursuing closure of inspection punch list.
- Finance and Admin Manager Linda and I anticipate evaluating the profitability of each rental this summer to determine which to retain and which to sell off.

RESIDENTIAL SALES PIPELINES

Eden Glen condos

- Sold one fixer upper.
- Renovations have started on the three units impacted by burst water pipes during the polar vortex.

Vacant lot sales

- John continues to load vacant lots on to Zillow and Craigslist.

Fixer upper listings

- Listed thirteen fixer-upper single family homes on MLS. Six have sold already, almost all the rest are under contract.

Greater Lansing small developer initiative

- Event planning and sponsorship strategy moving along. Finalized dates with the Incremental Development Alliance.

COMMERCIAL + INDUSTRIAL SALES PIPELINES

Commercial broker

- NAI has a half dozen commercial properties listed.
- Staff met to identify residential properties along commercial corridors that might sell for commercial use.

112 Malcolm X/Old Deluxe Inn site

- Buyer to confirm demolition costs so that Treasurer, Land Bank, and City can negotiate an agreement to make redevelopment happen on this site.

1141 N Pine/School for the Blind Superintendent's House

- Listing with Bippus has expired. Buyer who was interested in purchasing it as a residence has backed out of the deal.
- Listing is now with NAI.

Bottling plant

- The City of Lansing graciously allowed the bottling plant to receive its MEDC Redevelopment Ready Communities program benefit of \$25K in predevelopment activity funding. Real Estate Specialist David escorted a structural engineer around the site. The southwest and southeast buildings need to be demolished. The southeast is also partially in the floodplain, but the while the north building can remain. Next step is to determine demolition costs and funding sources.

Pleasant Grove School

- Now listed.

414 Baker

- No update.

GARDEN PROGRAM

- Lots of tilling, bed shaping, compost deliveries happening now.
- Meeting with City to finalize urban ag pricing strategy still pending.

PROPERTY MAINTENANCE

- Issued an RFQ for lawn care; reviewing qualifications this week.
- Assessing the equity of the mowing fee per vacant lot.

FLOOD HAZARD MITIGATION

- Nothing new to report.

ADMINISTRATION

Staffing

- Hired a Property Maintenance Specialist and Program Associate.

Finance and accounting

- Preparing for Plante Moran site visit for the 2018 audit.

Procurement

- See above.

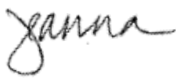
Communications + outreach

- Nothing new to report.

Legal

- Concerned that the recent Cohl Stoker letter to the Board regarding its recent investigation contains factual errors.

Respectfully submitted,



Jeanna M. Paluzzi
Executive Director