



## BOARD OF DIRECTORS

Eric Schertzing CHAIR  
Mark Grebner VICE CHAIR  
Bryan Crenshaw TREASURER  
Derrell Slaughter DIRECTOR  
Sharon Frischman DIRECTOR

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THE BOARD WILL MEET ON MONDAY, MARCH 16, 2020 AT 4:30 P.M. IN THE MAIN CONFERENCE ROOM, LAND BANK OFFICE, 3024 TURNER ST, LANSING

### Agenda Annual Meeting

Call to order

Approve of the minutes from January 23, 2020

Additions to the agenda

Limited public comment

- Tricia Phelps - Taste the Local Difference

1. Commercial

A. Sale Status report

B. Resolution to Authorize the Sale of (112) E Malcolm X to Reo Town Holdings LLC

2. Residential

A. List of Properties - Sold & In Progress, January-February 2020

B. Resolution to Authorize the Sale of 2 Vacant Lot Parcels at 1542-1546 High St to Capital Area Housing Partnership

C. Demolitions 2019

D. Demolitions 2020

3. Administration

A. Receive Accounts Payable, January-February 2020

B. Position Grade Levels breakdown

C. Communication from Executive Director

D. Legal

4. Limited public comment

5. Adjournment

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## INGHAM COUNTY LAND BANK FAST TRACK AUTHORITY

Creating place. Creating community. Creating opportunity.

Roxanne L Case  
Executive Director  
[rcase@ingham.org](mailto:rcase@ingham.org)

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JANUARY 23, 2020 REGULAR MEETING

Ingham County Land Bank Main Conference Room  
3024 Turner St, Lansing, Michigan  
January 23, 2020 – 4:30 p.m.

**CALL TO ORDER**

Chairperson Schertzing called the January 23, 2020 Regular Meeting of the Ingham County Land Bank to order at 4:35 p.m. in the main conference room at the Land Bank, 3024 Turner Street, Lansing.

Members Present: Schertzing, Crenshaw, Slaughter, Frischman

Members Absent: Grebner

Others Present: Gordon Love, Roxanne Case, David Burns, Alan Fox, Richard Williams of Keller Williams, Tim Poxson, Meghan Webber and Jeff Thornton of Greater Lansing Association of Realtors

**APPROVAL OF THE MINUTES**

COMMISSIONER CRENSHAW MOVED TO APPROVE AS AMENDED. COMMISSIONER SLAUGHTER SUPPORTED THE MOTION. THE MOTION TO APPROVE THE MINUTES CARRIED UNANIMOUSLY. MINUTES OF DECEMBER 19, 2019 STAND AS AMENDED.

**ADDITIONS TO THE AGENDA**

None

**LIMITED PUBLIC COMMENT**

None

1. Administration

A. Welcome new Board Members, Commissioner Slaughter and Sharon Frischman, City of Lansing Assessor. Thank you for joining the Land Bank.

B. Organizational Chart - no comments or questions.

C. Board Vision Session Summary – March 30, 2015

Provided for discussion for future meetings.

## JANUARY 23, 2020 REGULAR MEETING

### D. Receive Accounts Payable, December 2019

AP has been received, accepted, and on file.

### E. Communication from Executive Director

Completing year end reporting.

Staff is applying for CDBG and HOME funding from the City of Lansing to complete another set of demolitions and a couple major renovations. Resolutions will be provided in our March meeting for approval.

Amy Kinney, Program Assistant, may go part-time or leave, due to family needs.

### F. Legal

Gordon Love stated there was an amendment to a Land Contract on Reo Rd, and Tim Perrone is working with the Land Bank to help with the documents.

## 2. Residential

Without objections, Item E. Resolution was bumped up to accommodate the public comment in the room.

### E. Resolution to Authorize Change in Deed Restrictive Covenant at 1501 E Kalamazoo St

INGHAM COUNTY LAND BANK FAST TRACK AUTHORITY

**RESOLUTION TO AUTHORIZE TO REPLACE THE DEED RESTRICTION OF 20 YEARS TO 3 YEARS FOR THE  
PROPERTY AT 1501 E KALAMAZOO STREET, LANSING**

**RESOLUTION 20-01**

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

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

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

WHEREAS, the Ingham County Land Bank Fast Track Authority (the "Land Bank"), in its Priorities, Policies, and Procedures document, indicates in Section 5.A.10. that Transactions shall be structured in a manner that permits the LBA to enforce recorded covenants or conditions upon title pertaining to development and use of the property for a specified period of time. Such restrictions may be enforced, in certain cases, through reliance on subordinated financing held by the LBA; and

WHEREAS, the Land Bank purchased the residential improved property from HUD at 1501 E Kalamazoo St, Lansing (# 33-01-01-15-431-081) in 2009. The Land Bank partnered with Lansing Community College's Construction Program to help provide hands-on training for skilled-trade students. However, the full renovations were never completed as the project fell apart due to miscellaneous issues. The Land Bank sold the property to Urban Core LLC in 2017 with a Declaration of Restrictive Covenant. Urban Core LLC completed renovations in 2018 and has subsequently put it up for sale; and

WHEREAS, the Restrictive Covenant states: As a condition of the sale of the Property by the Authority to the Owner, the Owner agreed, and the Owner hereby affirms and declares, that (a) the Property shall not be at any time a rental property that is subject to regulation under the Codified Ordinances of the [local municipality], Michigan, as amended from time to time, (b) this restriction is an encumbrance on the Property, runs with the Property, and is binding upon the Owner and the Owner's heirs, successors, assigns, and transferees, (c) this restriction is given and declared for the benefit of the Owner, the Property, the community in which the Property is located, and the Authority, and the Authority has the right to enforce the restriction at law or in equity to prevent a breach of the restriction or to compel compliance with the restriction, (d) during its term, this restriction may not be amended or terminated unless it is done so in a written instrument that is signed by both the Owner and the Authority and recorded in the real estate records maintained by the Ingham County Register of Deeds, (e) this restriction will terminate immediately and automatically twenty (20) years after its date unless, within the last five (5) years of the restriction, the restriction is extended for an additional period of up to twenty (20) years by a written instrument that is signed by the Authority and recorded in the real estate records maintained by the Ingham County Register of Deeds, and (f) the rights of the Authority under this declaration may be exercised by the Authority and the Authority's successors and assigns; and

WHEREAS, Urban Core LLC is struggling to sell the property with the 20-year restrictive covenant and would like to replace the covenant timeframe of 20 years to 3 years; and

THEREFORE, BE IT RESOLVED, the Land Bank authorizes its Chairperson or Executive Director to negotiate and execute the replacement of this wording for the property at 1501 E Kalamazoo St, Lansing, and recorded at the Register of Deeds Office.

The motion carried. **Yeas:** Crenshaw, Slaughter, Schertzing, Frischman. **Nays:** None. **Absent:** Grebner

COMMISSIONER SLAUGHTER MOVED TO APPROVE. COMMISSIONER CRENSHAW SUPPORTED. THE MOTION CARRIED UNANIMOUSLY.

## JANUARY 23, 2020 REGULAR MEETING

Discussion ensued.

Chairperson Schertzing explained the history of restrictive covenants. The Land Bank has initiated covenants on sold properties and the County Treasurer has a similar restrictive covenant on properties sold at auction. This particular property was taken on many years ago, and the Land Bank worked with Lansing Community College to use the property as a teaching incubator. The project wasn't completed through the Restoration Works project, and the Land Bank sold it in 2017. Mr. Mahmoud purchased it and fixed it up, and put a good amount of money into it. The Board of Realtors is concerned about the resale process with 20-year restrictive covenants. Director Case stated that it is a large home and is on a prominent corner on Kalamazoo Street. It is also considered to be in an eligible historic district.

Richard Williams stated that he has been on a Public Policy Committee with the Lansing Association of Realtors and this topic is discussed often; he thought this resolution could start a good dialog for the future. He requested the covenant to be reduced from 20-years down to 3-years.

Meghan Webber, CEO of Greater Lansing Association of Realtors, stated that a letter was sent to the Land Bank back in April 2019 asking for a discussion with the Board to remove the restrictive covenants. Ms. Webber stated that the first initial buyer may be okay with the covenant, but the resale can become an issue. She stated that although the covenants were put into place for the right reasons, sometimes as we move down the road, we see that those covenants are having a negative effect on the properties in question.

Mr. Williams stated that the property at 1501 E Kalamazoo St has had 45 showings; 14 showings in the last month, and it's been on the market for 4 months. The Listing started at \$119,000. It was reduced to \$102,900, and now at \$99,900. During this time, we found that it needed a new roof, so a new roof was installed. Possible buyer would like to purchase but is concerned, if he is transferred or some life-changing event occurs, and can't sell it with the covenant.

Director Frischman asked if this resolution was a policy change or an exception. Chairperson Schertzing replied that this was a specific property situation that probably will be a basis for future open conversations of the policy.

Commissioner Crenshaw asked how many other times has the Land Bank run into this issue. Chairperson Schertzing stated that there was one other property that became an issue.

Jeff Thornton stated that we all would like to see more homeowner occupied; it's healthier and easier on city services, but not always possible, and sometimes has unintended consequences. He stated that they have checked other Land Banks across the state, and did not find similar covenants. They believe that 20-years is an extraordinary restriction.

Commissioner Slaughter asked why or the reasoning behind the 20-year restriction. Chairperson Schertzing stated that it started during the formation of the Land Bank. We do need to be sensitive to specific situations, and Chairperson Schertzing is trying to figure out why mortgage companies have such an issue with it, as well. Certainly, we need to contemplate some flexibility and market-reality with this process.

Commission Crenshaw asked Mr. Thornton what the average covenant was during his research of other Land Banks. Mr. Thornton replied that other Land Banks don't have them.

Mr. Williams would like to consider discussing more of this topic and appreciated the Board's time.

Commissioner Crenshaw requested Land Bank Staff to research the covenant and bring to the Board.

Director Frischman stated that approximately 1/3 of single-family homes are rentals.

## JANUARY 23, 2020 REGULAR MEETING

### A. List of Properties - Sold & In Progress, December 2019, with Summary 2019

Director Case pointed out that this list shows the summary for 2019. 149 properties were sold. Commissioner Crenshaw asked what the swaps were. Director Case replied that through legislation, the Treasurer Office and the Land Bank have the ability to exchange properties. The Board approved swaps previously in the year.

Commissioner Slaughter asked about covenants around commercial properties. David Burns stated that there is some restrictive language, and pointed out the last couple sentences in the resolutions.

### B. Resolution to Authorize the Sale of 4 Vacant Lot Parcels at 500-504-508-510 Leshar Pl to Neogen Inc.

INGHAM COUNTY LAND BANK FAST TRACK AUTHORITY

**RESOLUTION TO AUTHORIZE SALE OF FOUR (4) VACANT PARCELS ON 500-504-508-510 LESHER PL,  
LANSING TO NEOGEN CORPORATION**

**RESOLUTION 20-02**

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

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

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

WHEREAS, the Ingham County Land Bank Fast Track Authority (the "Land Bank"), in its Priorities, Policies, and Procedures document, indicates in Section 7.B.2. that sale of three (3) or more properties to the same buyer within a twelve month period must be approved by the Land Bank Board; and

WHEREAS, the Land Bank received title to the residential vacant property at Leshar PI (500), Lansing (# 33-01-01-15-104-431) in 2020, through local unit rejection where the demolition was completed by the City of Lansing during in 2019; and

WHEREAS, the Land Bank received title to the residential improved property at Leshar PI (504), Lansing (# 33-01-01-15-104-421) in 2012, through local unit rejection and subsequently demolished the blighted structure with Community Development Block Grant (CDBG) monies; and

WHEREAS, the Land Bank received title to the residential improved property at Leshar PI (508), Lansing (# 33-01-01-15-104-401) in 2016; and subsequently demolished the blighted structure with federal Hardest Hit Funds monies; and

WHEREAS, the Land Bank purchased the residential improved property at Leshar PI (510), Lansing (# 33-01-01-15-104-391) in 2011; and subsequently demolished the blighted structure with federal Neighborhood Stabilization Program 2 (NSP2) monies; and

WHEREAS, Neogen Corporation would like to purchase the four (4) parcels, with the intent to use the space interim for parking for their employees for their office at 620 Leshar PI. Neogen would like to eventually build on the lots. Neogen is a large international company that houses their North American office in Lansing and is expanding their sales exponentially. Neogen is a good shepard of the Oak Park Neighborhood and has renovated several houses/garages to accommodate employees and walkability to work; and

THEREFORE, BE IT RESOLVED, the Land Bank authorizes its Chairperson or Executive Director to negotiate and execute the transaction of these four (4) parcels to Neogen Corporation for the market rate of \$3000 per property, plus closing costs. Total market rate equals \$12,000.

FURTHER, BE IT RESOLVED, property conveyances shall contain a reverter clause prohibiting the property's use of any sexually oriented business as defined by law, medical marijuana business or dispensary, or casino .

The motion carried. **Yeas:** Crenshaw, Slaughter, Schertzing, Frischman. **Nays:** None. **Absent:** Grebner

COMMISSIONER CRENSHAW MOVED TO APPROVE. COMMISSIONER SLAUGHTER SUPPORTED. THE MOTION CARRIED UNANIMOUSLY.

## JANUARY 23, 2020 REGULAR MEETING

Director Case stated that we have held these properties for a while. Neogen approached the Land Bank with these 4 properties, and would like to purchase the properties for parking interim, with future plans to build on them. Neogen, a good company that we need to keep in Lansing, shuttles some of their employees from other areas because parking is so tight. Commissioner Crenshaw asked about the homeowner between a couple of the properties. Chairperson Schertzing stated that Neogen is willing to work with that neighbor. This Oak Park area has been an ongoing conversation among other companies nearby, including the City of Lansing. Director Case pointed out that Neogen has bought other properties and have renovated the houses for employees, so they are sensitive to the neighborhood. Commissioner Crenshaw stated that he wants to make sure that we don't get push back in regards to parking. Director Case stated that the City of Lansing's Zoning would need to sign off before Neogen could move forward.

- B. Resolution to Authorize the Sale of 4 Vacant Lot Parcels at Ohio (1631), New York (1510-1514), and Indiana (1800) to Capital Area Housing Partnership



INGHAM COUNTY LAND BANK FAST TRACK AUTHORITY

**RESOLUTION TO AUTHORIZE SALE OF FOUR (4) VACANT PARCELS ON OHIO (1631), NEW YORK (1510-1514), AND INDIANA (1800), LANSING, TO CAPITAL AREA HOUSING PARTNERSHIP**

**RESOLUTION 20-03**

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

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

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

WHEREAS, the Ingham County Land Bank Fast Track Authority (the "Land Bank"), in its Priorities, Policies, and Procedures document, indicates in Section 7.B.2. that sale of three (3) or more properties to the same buyer within a twelve month period must be approved by the Land Bank Board; and

WHEREAS, the Land Bank received title to the residential improved property at Ohio (1631), Lansing (# 33-01-01-10-205-222) in 2011; and subsequently demolished the blighted structure with federal Hardest Hit Funds monies; and

WHEREAS, the Land Bank purchased the residential improved properties at New York (1510), Lansing (# 33-01-01-10-177-091) in 2007 and New York (1514), Lansing (# 33-01-01-10-177-081) in 2008; and subsequently demolished the blighted structures with federal Neighborhood Stabilization Program 2 (NSP2) monies; and

WHEREAS, the Land Bank received title to the residential vacant property at 1800 Indiana, Lansing (# 33-01-01-10-203-021) in 2010, through local unit rejection; and

WHEREAS, Capital Area Housing Partnership (CAHP) would like to purchase the four (4) properties to build affordable housing, using City of Lansing HOME funds. CAHP has identified the Northtown area as a neighborhood of focus for Spring/Summer 2020. They intend to build up to 5 single-family houses and will be partnering with Cristo Rey Community Center, Lansing Financial Empowerment Center, BWL, Consumers, and various other City departments during this construction period, including the Land Bank with these properties.

THEREFORE, BE IT RESOLVED, the Land Bank authorizes its Chairperson or Executive Director to negotiate and execute the transaction of these four (4) parcels to Capital Area Housing Partnership for the total market rate of \$13,100 plus closing costs.

FURTHER, BE IT RESOLVED, property conveyances shall contain a reverter clause prohibiting the property's use of any sexually oriented business as defined by law, medical marijuana business or dispensary, or casino.

The motion carried. **Yeas:** Crenshaw, Slaughter, Schertzing, Frischman. **Nays:** None. **Absent:** Grebner

COMMISSIONER SLAUGHTER MOVED TO APPROVE. COMMISSIONER CRENSHAW SUPPORTED. THE MOTION CARRIED UNANIMOUSLY.

## JANUARY 23, 2020 REGULAR MEETING

Director Case stated that Capital Area Housing Partnership is using HOME funding through the City of Lansing to build single-family homes. These 4 properties are in the Northtown area and is their focus for this year. CAHP has purchased properties through us before, for new construction and renovation, and this continues to be a good partnership and process.

- D. Resolution to Authorize the Sale of an Additional Lansing Township Vacant Lot to Steve and Gladys Tarrant

INGHAM COUNTY LAND BANK FAST TRACK AUTHORITY

**RESOLUTION TO AUTHORIZE SALE OF EIGHT (8) PARCELS ON GRACE ST, BRYNFORD AVE, AND  
CATHERINE ST IN LANSING TOWNSHIP TO STEVE AND GLADYS TARRANT**

**RESOLUTION 20-04**

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

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

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

WHEREAS, the Ingham County Land Bank Fast Track Authority (the "Land Bank"), in its Priorities, Policies, and Procedures document, indicates in Section 7.B.2. that sale of three (3) or more properties to the same buyer within a twelve month period must be approved by the Land Bank Board; and

WHEREAS, the Land Bank received title to the residential vacant lot at 608 N Grace St, Lansing (#33-21-01-18-204-008) in Lansing Township in 2017 through local unit rejection; and

WHEREAS, the Land Bank Board of Directors approved the Resolution #19-17 in September 2019 for the sale of 7 other Lansing Township properties listed below to Steve and Gladys Tarrant, who live in the neighborhood and have experience and tenure in remodeling and constructing new homes. The intent is to build a house eventually on this parcel, but interim, will be used as a temporary staging area, with the intent for the following:

217 N Grace St (33-21-01-18-253-024) in 2009 >> renovate home and sell to homeowner occupancy  
N Grace St (217) vacant lot (33-21-01-18-253-025) in 2009 >> combine with renovated home  
321 Brynford St (33-21-01-18-205-011) in 2010 >> demolish, build new construction, sell to homeowner occupancy  
527 N Catherine St (33-21-01-18-202-021) in 2011 >> demolish, build new construction, sell to homeowner occupancy  
N Catherine St (527) vacant lot (33-21-01-18-202-022) in 2011 >> combine with new construction  
529 N Grace St (33-21-01-18-203-025) in 2014 >> renovate home and sell to homeowner occupancy  
N Catherine St (406) vacant lot (33-21-01-18-207-007) >> build new construction, sell to homeowner occupancy  
608 N Grace St (#33-21-01-18-204-008) in 2017 >> to use as a temporary staging area, with intent to build; and

WHEREAS, the Land Bank has been in contact with Lansing Township, and has approved and vetted Steve and Gladys Tarrant as a capable and responsible developer; and

THEREFORE, BE IT RESOLVED, the Land Bank authorizes its Chairperson or Executive Director to negotiate and execute the transfer of this vacant parcel to Steve and Gladys Tarrant for the total amount of \$1,000, bringing the grand total of sales to \$12,000, plus closing costs. The property conveyances shall contain a reverter clause prohibiting the property's use of any sexually oriented business as defined by law, medical marijuana business or dispensary, or casino.

The motion carried. **Yeas:** Crenshaw, Slaughter, Schertzing, Frischman. **Nays:** None. **Absent:** Grebner

COMMISSIONER SLAUGHTER MOVED TO APPROVE. COMMISSIONER CRENSHAW SUPPORTED. THE MOTION CARRIED UNANIMOUSLY.

## JANUARY 23, 2020 REGULAR MEETING

David Burns stated that we are adding an eighth vacant lot to this resolution, bringing the grand total to 8 parcels. Chairperson Schertzing pointed out that when the Land Bank is selling 3 or more parcels to one individual, a resolution is brought before the Board, so that the Board understands the cumulative impact. Director Case stated that we have not sold any of these properties yet, but will soon.

### 3. Commercial

#### A. Sale Status report

David Burns stated that Ferguson Development has started their due diligence on the old Pleasant Grove School. Ferguson Development met and provided their proposal to the Southside Coalition, and it was the same as what was discussed with the Land Bank Board.

Director Frischman asked what was being proposed at the school. David Burns replied that Ferguson Development is planning to raze the building and construct a new medical building in partnership with McLaren, with visiting doctors, dentists, and eye care, along with proposed residential housing.

### 4. Limited Public Comment

None

Commissioner Crenshaw pointed out that we needed to elect board members. He volunteered to remain as Treasurer. Commissioner Slaughter volunteered to be Secretary. Director Case stated that the Conflict of Interest memo needs to be signed by all, returned, and will be saved on file for recordkeeping.

COMMISSIONER CRENSHAW MOVED THAT ERIC SCHERTZING REMAIN AS CHAIRPERSON, MARK GREBNER AS VICE CHAIR, BRYAN CRENSHAW REMAINS AS TREASURER, AND DERRELL SLAUGHTER AS SECRETARY. COMMISSIONER SLAUGHTER SUPPORTED THE MOTION. THE MOTION CARRIED UNANIMOUSLY.

The motion carried. **Yeas:** Crenshaw, Slaughter, Schertzing, Frischman. **Nays:** None.

**Absent:** Grebner

### 5. Adjournment

Chairperson Schertzing adjourned the meeting at 5:29pm.

**Commercial Property - Sale Status Report**

3/5/2020

	<b>Parcel Number</b>	<b>Address1</b>	<b>City</b>	<b>List Price</b>	<b>Status &amp; Date (On Market, Pending, Sold)</b>
1	33-01-01-08-427-021	W Willow (715)	Lansing	RECOMMENDED LIST \$459,000	CONSIDERING HOW TO MARKET/DEVELOPMENT TYPE
2	33-01-01-09-127-011	1804 Seager	Lansing	\$45,000	LOW OFFER RECEIVED, WAITING FOR MORE INFORMATION FROM BUYER. MARKETING PROPERTY WITH POTENTIAL CITY OWNED PARK LAND
	33-01-01-09-127-021	300 W North Street	Lansing		
3	33-01-01-09-177-003	1506 N. Grand River Ave. (Bottling Plant)	Lansing	\$600,000	MEDC RFQ COMPLETED AND RELEASED, MARKETING SITE/ PROJECT PENDING
	33-01-01-09-176-062	O N. Capitol Ave.	Lansing		
	33-01-01-09-176-073	1611 N. Capitol Ave.	Lansing		
	33-01-01-09-176-082	1617 N. Capitol Ave.	Lansing		
4	33-01-01-29-305-122	2130 W Holmes (Pleasant Grove School)	Lansing	\$400,000	SIGNED OFFER WITH FERGUSON DEVELOPMENT. \$100,000
5	33-01-01-21-203-003	E Malcolm X (112) (Deluxe Inn site)	Lansing	\$50,000	OFFER TO PURCHASE SIGNED FOR \$50,000
6	33-17-14-21-301-012	Hull 10.1 acres	Leslie	\$76,440	ON MARKET, SELL TOGETHER 5/14/19
	33-17-14-21-329-010	Doty .50 acres	Leslie		
	33-17-14-21-329-011	Cameo 2.14 acres	Leslie		
7	33-17-14-21-351-019	104 Worthington Place Dr.	Leslie	\$69,125	ON MARKET 5/14/19 PRICE REDUCED, WORKING WITH CITY AND POTENTIAL BUYER
8	33-17-14-28-126-016	112 Woodworth (old Leslie High School)	Leslie		DEMO FUNDS NOT AVAILABLE THROUGH MEDC, SEEKING ALTERNATIVE SOURCE
9	33-20-01-12-118-103	1428 Weatherhill Ct.	E. Lansing	\$45,000	OFFER RECEIVED WAS RECINED DUE TO UNACCEPTABLE HOA BYLAWS
	33-20-01-12-118-104	1428 Weatherhill Ct.	E. Lansing		
10	33-20-01-12-118-105	1420 Weatherhill Ct.	E. Lansing	\$45,000	OFFER RECEIVED WAS RECINED DUE TO UNACCEPTABLE HOA BYLAWS
	33-20-01-12-118-106	1418 Weatherhill Ct.	E. Lansing		
11	33-01-01-10-406-041	E. Cesar E. Chavez	Lansing	\$20,000	CLOSING DATE EXTENDED WITH DANDELION HYDROGREENS.
	33-01-01-10-406-051	E. Cesar E. Chavez	Lansing		
12	33-01-01-20-128-132	1811 W Malcolm X St	Lansing	\$9,700	LISTED
13	33-01-01-08-481-451	1000 W Saginaw St	Lansing	\$50,000	LISTED
14	33-21-01-07-352-005	3600 W Saginaw St (billboard lot)	Lansing	\$99,000	WORKING WITH EGLE TO REMOVE TANKS

**INGHAM COUNTY LAND BANK FAST TRACK AUTHORITY****RESOLUTION TO AUTHORIZE THE SALE OF 112 E MALCOLM X STREET, LANSING  
TO REO TOWN HOLDING LLC****RESOLUTION 20-XX**

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

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

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

WHEREAS, the Ingham County Land Bank Fast Track Authority has policies, procedures and administrative rules regarding the disposition of commercial property which require board approval;

WHEREAS, REO Town Holding LLC would like to purchase the vacant property located at (112) E Malcolm X St, (#33-01-01-21-203-003) for a sale price of \$50,000 with the intent to construct a hotel or possibly a mixed commercial apartment project. REO Town Holding has substantial investment into environmental testing and mitigation already; and

WHEREAS, Ingham County Brownfield Plan funds will be used to complete further environmental cleanup required. A Memorandum of Understanding will be executed between Ingham County Brownfield Authority and Ingham County Land Bank; and

THEREFORE, BE IT RESOLVED, the Land Bank authorizes its Chairperson or Executive Director to negotiate and execute the transaction of this parcel to REO Town Holding LLC for the total rate of \$50,000 plus closing costs.

FURTHER, BE IT RESOLVED, property conveyances shall contain a reverter clause prohibiting the property's use of any sexually oriented business as defined by law, medical marijuana business or dispensary, or casino.

AYE:                      NAY:

## **Residential or Vacant Properties Sold List**

### **January 2020 Sales**

<b>Parcel Number</b>	<b>Address1</b>	<b>Property Class</b>	<b>Sold Amount</b>	<b>Sold Date</b>
33-01-01-04-103-161	Turner Street (3407)	Residential Vacant	\$1,900.00	01/10/2020
33-01-01-09-476-031	Center (810)	Residential Vacant	\$1,500.00	01/08/2020
33-01-01-15-126-371	E Saginaw (1116)	Residential Vacant	\$2,000.00	01/08/2020
33-01-05-10-227-050	1756 Maisonette	Residential Improved	\$62,000.00	01/29/2020
33-01-01-10-331-271	CLEVELAND ST (927)	Residential Vacant	\$1,000.00	01/10/2020
33-01-01-31-278-171	FIELDING DR (2320)	Residential Vacant	\$500.00	01/08/2020
33-01-01-21-462-016	ISBELL ST (408)	Residential Vacant	\$1,000.00	01/10/2020
33-01-01-08-282-051	ROOSEVELT AVE	Residential Vacant	\$1,000.00	01/29/2020
33-01-01-09-476-041	CENTER ST (808)	Residential Vacant	\$1,500.00	01/08/2020
33-01-01-10-254-121	OHIO AVE (1419)	Residential Vacant	\$500.00	01/10/2020
33-01-01-20-489-041	S RUNDLE AVE (1817)	Residential Vacant	\$1,200.00	01/06/2020
Total			\$74,100.00	

### **February 2020 Sales**

<b>Parcel Number</b>	<b>Address1</b>	<b>Property Class</b>	<b>Sold Amount</b>	<b>Sold Date</b>
33-01-01-08-206-131	Robertson (1436)	Residential Vacant	\$333.00	2/26/2020
33-21-01-18-202-021	527 N Catherine Street	Residential Improved	\$500.00	2/7/2020
33-21-01-18-202-022	527 N Catherine Street	Residential Vacant	\$500.00	2/7/2020
33-21-01-18-205-011	321 Brynford Street	Residential Improved	\$1,000.00	2/7/2020
33-21-01-18-253-024	217 N Grace	Residential Improved	\$500.00	2/7/2020
33-21-01-18-253-025	N Grace (217)	Residential Vacant	\$500.00	2/7/2020
33-01-05-10-227-018	6135 Scotmar	Residential Improved	\$62,500.00	2/28/2020
33-21-01-18-203-025	529 N GRACE ST	Residential Improved	\$4,000.00	2/7/2020
33-01-01-22-206-142	DAKIN ST (1042)	Residential Vacant	\$1,900.00	2/27/2020
33-21-01-18-204-008	608 N GRACE ST	Residential Vacant	\$1,000.00	2/7/2020
33-21-01-18-207-007	N CATHERINE ST (406)	Residential Vacant	\$500.00	2/7/2020
33-01-01-08-127-482	No Street Frontage (Glenrose)	Residential Vacant	\$500.00	2/18/2020
33-01-01-17-256-101	W Ottawa St (1400)	Residential Vacant	\$1,000.00	2/28/2020
Total			\$74,733.00	

### **Residential Properties - in progress**

<b>Parcel #</b>	<b>Address</b>	<b>Project type</b>	<b>Listing \$</b>	<b>Notes</b>
33-01-01-31-328-251	4501 Wainwright Ave	Rehab	\$110,000	Pending offer
33-01-01-20-407-041	1517 Pattengill Ave	Rehab - HOME		Spring 2020 completion
33-01-01-20-451-011	1637 Pattengill Ave	Sell as is or rehab	\$42,900	Applying for grant funds
33-01-01-10-354-291	914 May St	Sell as is		
33-01-05-10-227-039	1734 Maisonette	Rehab	\$69,900	Listed
33-01-05-10-227-042	1740 Maisonette	Rehab	\$64,900	Offer
33-01-05-10-227-024	6147 Scotmar	Sell as is	\$55,000	Land Contract return

**INGHAM COUNTY LAND BANK FAST TRACK AUTHORITY****RESOLUTION TO AUTHORIZE SALE OF TWO (2) VACANT PARCELS ON HIGH ST (1542-1546), LANSING,  
TO CAPITAL AREA HOUSING PARTNERSHIP****RESOLUTION 20-XX**

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

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

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

WHEREAS, the Ingham County Land Bank Fast Track Authority (the "Land Bank"), in its Priorities, Policies, and Procedures document, indicates in Section 7.B.2. that sale of three (3) or more properties to the same buyer within a twelve month period must be approved by the Land Bank Board; and

WHEREAS, the Land Bank purchased the residential improved property at High St (1542), Lansing (# 33-01-01-10-154-041) in 2011 and acquired the residential improved property at High St (1546), Lansing (# 33-01-01-10-154-031) in 2009 through local unit rejection; and subsequently demolished both blighted structures with federal Neighborhood Stabilization Program 2 (NSP2) monies; and

WHEREAS, Capital Area Housing Partnership (CAHP) would like to purchase the two (2) properties to build affordable housing, using City of Lansing HOME funds. CAHP has identified the Northtown area as a neighborhood of focus for Spring/Summer 2020. They intend to build up to 5 single-family houses and will be partnering with Cristo Rey Community Center, Lansing Financial Empowerment Center, BWL, Consumers, and various other City departments during this construction period, including the Land Bank with these properties.

THEREFORE, BE IT RESOLVED, the Land Bank authorizes its Chairperson or Executive Director to negotiate and execute the transaction of these two (2) parcels to Capital Area Housing Partnership for the total market rate of \$9,200 plus closing costs.

FURTHER, BE IT RESOLVED, property conveyances shall contain a reverter clause prohibiting the property's use of any sexually oriented business as defined by law, medical marijuana business or dispensary, or casino.

AYE:                      NAY:





Demolitions 2020 - proposed				
Prepared by Michael Andrick				
Last updated 1/24/2020				
	Parcel #	Address	Build Year	Frc Year
City of Lansing CDBG				
1	33-01-01-09-278-331	412 PEARL ST	1908	2019
2	33-01-01-14-381-172	636 S MIFFLIN AVE	1920	2019
3	33-01-01-16-478-051	607 HELEN ST	1907	2019
4	33-01-01-21-480-030	1723 RAY ST	1916	2019
5	33-01-01-21-480-070	547 NORMAN ST	1896	2019
6	33-01-01-28-334-131	3006 STABLER ST	1928	2019
Ingham County Treasurer				
1	33-01-01-14-304-051	135 S MAGNOLIA AVE	1914	2019
2	33-01-01-10-157-001	1414 BALLARD ST	1916	2019
3	33-01-01-20-489-051	1821 S RUNDLE AVE	1924	2019
4	33-01-01-27-156-091	2330 S PENNSYLVANIA AVE	1929	2019
5	33-01-01-32-375-151	4632 BRISTOL ST	1986	2019

02/27/2020

CHECK REGISTER FOR INGHAM COUNTY LAND BANK  
CHECK DATE FROM 01/01/2020 - 01/31/2020

Check Date	Bank	Check	Vendor	Vendor Name	Description	Amount
Bank GEN PNC GENERAL CHECKING						
01/10/2020	GEN	17995	HASS	APPLIED IMAGING	PRINTER/ COPIER METER	239.99
01/10/2020	GEN	17996	BWB CLEANI	BWB CLEANING	CLEANING - 4501 WAINWRIGHT	116.76
01/10/2020	GEN	17997	CART	CAPITAL AREA RECYCLING AND TRASH	ACCT 039706 - MONTHLY CART SERVICE AT OF	108.00
01/10/2020	GEN	17998	CONSUMERS	CONSUMERS ENERGY	1030 3620 7795 1517 PATTENGILL AVE	91.48
01/10/2020	GEN	17999	CONSUMERS	CONSUMERS ENERGY	1030 3603 4223 842 EDISON AVE	33.19
					1030 3573 0680 1734 MAISONETTE DR	51.54
						<u>84.73</u>
01/10/2020	GEN	18000	GRAHAM	DENNIS GRAHAM	REPLACE CK#8392 ISSUESD 9/27/12 - NSP3 V	177.01
01/10/2020	GEN	18001	EXPRESS GL	EXPRESS GLASS AND SCREEN	1756 MASIONETTE - REPLACE SCREENS ON 2ND	266.64
01/10/2020	GEN	18002	FRITZY	FRITZY'S LAWN & SNOW	SNOW REMOVAL - 3024 TURNER	200.00
01/10/2020	GEN	18003	HOLDERS	HOLDERS HEATING & AIR	818 FAIRVIEW - REPLACED FURNACE CONTROL	626.19
01/10/2020	GEN	18004	KROHN	JOHN KROHN	EXPENSE REIMBURSEMENT - MILEAGE, LEATHER	294.75
01/10/2020	GEN	18005	LANE'S	LANE'S REPAIR	1746 MAISONETTE - REPLACE ACTUATOR AND R	191.39
01/10/2020	GEN	18006	MCKISSIC	MCKISSIC CONSTRUCTION	842 EDISON - REMOVE AND INSTALL FRONT DO	250.00
01/10/2020	GEN	18007	MCDA	MICHIGAN COMMUNITY DEVELOPMENT ASSO	2020 MEMBERSHIP FOR R. CASE	100.00
01/10/2020	GEN	18008	WILDFLOWER	MICHIGAN WILDFLOWER FARM	CUSTOM SHADY MOIST SEED MIX	864.00
01/10/2020	GEN	18009	PRECISION	PRECISION PIPING LLC	1740 MAISONETTE - REMOVED DISHWASHER AND	90.00
					6135 SCOTMAR - FIXED LEAK ON TUB AND SHO	188.48
					1756 MAISONETTE - REMOVED TUB DRAIN AND	90.00
					6135 SCOTMAR - DRAINED DOWN WATER TO UNI	317.22
						<u>685.70</u>
01/10/2020	GEN	18010	PRECISION	PRECISION PIPING LLC	4501 WAINWRIGHT - RENOVATIONS	7,325.00
01/10/2020	GEN	18011	CASE	ROXANNE CASE	DAILY MILEAGE AND EXPENSES - DECEMBER 20	59.03
01/10/2020	GEN	18012	FOUR	SCHUMACHER'S FOUR SEASONS	SHOVEL AND SALT 11/12/19	1,505.00
01/10/2020	GEN	18013	FREDRICKSO	SCOTT FREDRICKSON CONSTRUCTION	4501 WAINWRIGHT - RENOVATIONS	46,760.00
01/24/2020	GEN	18014	AC & E	AC & E RENTALS, INC	WOODCHIPPER RENTAL	297.00
01/24/2020	GEN	18015	AFFORD	AFFORDABLE TIRE	TIRE REPAIR	31.31
01/24/2020	GEN	18016	BB CONTRAC	BB CONTRACTING	1740 MAISONETTE - HANG 8 BLINDS	185.00
					1756 1734 MAISONETTE & 6135 SCOTMAR - PA	403.00
						<u>588.00</u>
01/24/2020	GEN	18017	BWL	BOARD OF WATER & LIGHT	387651-124-1 842 EDISON - FINAL	51.32
					387651-059-9 1740 MAISONETTE DR	41.50
					387651-073-0 6147 SCOTMAR DR	30.30
						<u>123.12</u>
01/24/2020	GEN	18018	MENARDS	CAPITAL ONE COMMERCIAL	SUPPLIES	15.86
01/24/2020	GEN	18019	LESLIE	CITY OF LESLIE	112 WOODWORTH QTRLY WATER AND SEWER FOR	102.22
01/24/2020	GEN	18020	CONSUMERS	CONSUMERS ENERGY	1030 3587 4496 1740 MAISONETTE DR	48.15
01/24/2020	GEN	18021	BURNS	DAVID BURNS	MILEAGE PARKING AND DEED RECORDING FEE	115.20
01/24/2020	GEN	18022	DBI	DBI BUSINESS INTERIORS	1099 FORMS	31.35
01/24/2020	GEN	18023	DELHI	DELHI TOWNSHIP	2019 WINTER TAXES - EIFERT RD (REAR)	62.57
01/24/2020	GEN	18024	DELHI	DELHI TOWNSHIP	2019 WINTER TAXES - E NORWOOD AVE	56.98
01/24/2020	GEN	18025	DELHI	DELHI TOWNSHIP	2019 WINTER TAXES - BERYL STREET	8.43
01/24/2020	GEN	18026	EDEN	EDEN GLEN CONDO ASSOCIATION	MONTHLY ASSOCIATION FEES - FEB 2020	2,570.00
01/24/2020	GEN	18027	FARMERS	FARMERS INSURANCE	PROPERTY INSURANCE - 6149 SCOTMAR, LANSI	373.84
01/24/2020	GEN	18028	FLOORING	FLOORING AMERICA CARPET STUDIO	1756 MAISONETTE - CARPET AND CARPET INST	612.60
					1756 MAISONETTE - CARPET UPSTAIRS AND ST	1,441.64
					6135 SCOTMAR - CARPET UPSTAIRS AND STAIR	1,441.64
					1734 MAISONETTE - REPLACE VINYL ORG INV	714.24
						<u>4,210.12</u>

02/27/2020

CHECK REGISTER FOR INGHAM COUNTY LAND BANK  
CHECK DATE FROM 01/01/2020 - 01/31/2020

Check Date	Bank	Check	Vendor	Vendor Name	Description	Amount
01/24/2020	GEN	18029	FRITZY	FRITZY'S LAWN & SNOW	SNOW REMOVAL 1/15/20	1,455.00
01/24/2020	GEN	18030	GRANGER	GRANGER	DUMPSTER @ 1715 E KALAMAZOO	79.00
01/24/2020	GEN	18031	GRAVITY	GRAVITY WORKS DESIGN, LLC	2020 WEBSITE HOSTING JANUARY-DECEMBER	600.00
01/24/2020	GEN	18032	HOLISTIC	HOLISTIC LANDSCAPE, INC	SNOW REMOVAL 1/12/20	1,240.00
01/24/2020	GEN	18033	HOME	HOME DEPOT CREDIT SERVICES	2130 HOLMES - DRILL BIT TOOLS	24.95
01/24/2020	GEN	18034	J & J HARD	J & J HARDWOODS, INC.	DUNLAP ST 33-01-01-30-476-551 - DEAD TRE	1,200.00
					DAKIN 33-01-01-22-252-122 - DEAD TREE RE	8,900.00
						<u>10,100.00</u>
01/24/2020	GEN	18035	RHODE	JILL RHODE C.P.A.	BANK RECONCILIATION AND ACCOUNTING ASSIS	260.00
01/24/2020	GEN	18036	KEBS	KEBS, INC.	SURVEY - 712 BROOK ST	495.00
					SURVEY - 3116 WESTMONT AVE	495.00
					SURVEY - 810 CYPRUS	495.00
					SURVEY - 330 N FRANCIS AVE	495.00
					SURVEY - 534 N PINE ST	495.00
					SURVEY - 2109 S RUNDLE AVE	495.00
					SURVEY - 804 RANDALL ST	495.00
					SURVEY - 1106 W ALLEGAN ST	495.00
					SURVEY - 1130 FARRAND ST	495.00
					SURVEY - 1025 E OAKLAND AVE	495.00
					SURVEY - 209 LATHROP ST	495.00
					SURVEY - 530 CHRISTIANCY ST	495.00
					SURVEY - 706 S HAYFORD	495.00
					SURVEY - 601 S HAYFORD	495.00
						<u>6,930.00</u>
01/24/2020	GEN	18037	LANSING TR	LANSING CITY TREASURER	PROPERTY TAXES - 1740 MAISONETTE	332.07
01/24/2020	GEN	18038	LANSING TR	LANSING CITY TREASURER	2019 WINTER TAXES - 1738 MAISONETTE	222.07
01/24/2020	GEN	18039	LANSING TR	LANSING CITY TREASURER	2019 WINTER TAXES - 1724 MAISONETTE	264.68
01/24/2020	GEN	18040	LANSING TR	LANSING CITY TREASURER	2019 WINTER TAXES - 6153 SCOTMAR	250.46
01/24/2020	GEN	18041	LANSING TR	LANSING CITY TREASURER	2019 WINTER TAXES - 6147 SCOTMAR	222.07
01/24/2020	GEN	18042	LANSING TR	LANSING CITY TREASURER	813 SIMS CT - WINTER 2019 TAXES	452.79
01/24/2020	GEN	18043	LANSING TR	LANSING CITY TREASURER	1828 W MILLER - 2019 WINTER TAXES	878.25
01/24/2020	GEN	18044	LANSING TR	LANSING CITY TREASURER	530 PACIFIC - 2019 WINTER TAXES	477.77
01/24/2020	GEN	18045	LANSING TR	LANSING CITY TREASURER	2019 WINTER TAXES - 2909 REO	376.13
01/24/2020	GEN	18046	LANSING TR	LANSING CITY TREASURER	2019 WINTER TAXES - 1138 W MAPLE	411.75
01/24/2020	GEN	18047	LANSING TR	LANSING CITY TREASURER	2019 WINTER TAXES - 530 CHRISTIANCY ST	110.00
01/24/2020	GEN	18048	LANSING TR	LANSING CITY TREASURER	2019 WINTER TAXES - W IONIA ST	37.61
01/24/2020	GEN	18049	LANSING TR	LANSING CITY TREASURER	2019 WINTER TAXES - 1700 ILLINOIS AVE	110.00
01/24/2020	GEN	18050	LANSING TR	LANSING CITY TREASURER	2019 WINTER TAXES - 914 MAY ST	6,386.68
01/24/2020	GEN	18051	MASTEJ	MARIA MASTEJ	CK 13437 7/27/16 NEVER CASHED - REISSUED	50.76
01/24/2020	GEN	18052	MCKISSIC	MCKISSIC CONSTRUCTION	1740 MAISONETTE - CLEAN/PAINT FRONT & BA	1,940.00
					1756 MAISONETTE - INSTALL BI FOLD DOORS	1,404.00
						<u>3,344.00</u>
01/24/2020	GEN	18053	MI FLEET	MICHIGAN FLEET FUELING SOLUTIONS LL	VEHICLE EXPENSE - FUEL	384.69
01/24/2020	GEN	18054	PITNEY	PITNEY BOWES PURCHASE POWER	POSTAGE	108.99
01/24/2020	GEN	18055	FREDRICKSO	SCOTT FREDRICKSON CONSTRUCTION	4501 WAINWRIGHT - RENOVATIONS CHANGE ORD	2,700.00
01/24/2020	GEN	18056	VETS	VET'S ACE HARDWARE	KEYS SCREEN FILTER	33.26
01/24/2020	GEN	18057	WE'RE	WE'RE DIFFERENT LAWNS & MORE	SNOW REMOVAL 11/12/19	1,600.00
						<u>108,022.80</u>
GEN TOTALS:						
Total of 63 Checks:						108,022.80
Less 1 Void Checks:						6,386.68
Total of 62 Disbursements:						<u>101,636.12</u>

02/27/2020 CHECK REGISTER FOR INGHAM COUNTY LAND BANK  
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Check Date	Bank	Check	Vendor	Vendor Name	Description	Amount
Bank GEN PNC GENERAL CHECKING						
02/07/2020	GEN	18058	HASS	APPLIED IMAGING	PRINTER/ COPIER METER	149.65
02/07/2020	GEN	18059	CAP EQUIP	CAPITAL EQUIPMENT & SUPPLY	TRACTOR W/LOADER: OIL CHANGE GEN MAINT.	267.82
02/07/2020	GEN	18060	COHL	COHL, STOKER & TOSKEY, P.C.	LEGAL FEES: BOARD MTG MOLD/AIR QUALITY I	515.35
02/07/2020	GEN	18061	CONSUMERS	CONSUMERS ENERGY	1030 3620 7795 1517 PATTENGILL AVE	17.22
					1030 3627 8846 6147 SCOTMAR DR	30.53
					1030 3603 4223 842 EDISON AVE FINAL	9.36
						<u>57.11</u>
02/07/2020	GEN	18062	FELDPUSCH	FELDPUSCH CLEANING SERVICES, LLC	JANITORIAL OCTOBER (INVOICE WAS MISSED I	133.00
02/07/2020	GEN	18063	FRITZY	FRITZY'S LAWN & SNOW	SNOW REMOVAL 1/19/2020	1,455.00
02/07/2020	GEN	18064	HOLISTIC	HOLISTIC LANDSCAPE, INC	SNOW REMOVAL 1/19/2020	1,240.00
02/07/2020	GEN	18065	INGHAM	INGHAM COUNTY TREASURER	CIP FUND AND LONG DISTANCE 2019	25,104.33
					LONG DISTANCE OCT-DEC 2019	32.50
						<u>25,136.83</u>
02/07/2020	GEN	18066	KROHN	JOHN KROHN	EXPENSE REIMBURSEMENT - PARKING AND SUPP	53.80
02/07/2020	GEN	18067	KELLEY	KELLEY APPRAISAL COMPANY	1631 OHIO AVE - BOP	100.00
02/07/2020	GEN	18068	BIKE COOP	LANSING BIKE COOPERATIVE	RETURN OF RENTAL DEPOSIT	500.00
02/07/2020	GEN	18069	LANSING TR	LANSING CITY TREASURER	1637 PATTENGILL AVE - WINTER 2019 TAXES	480.35
02/07/2020	GEN	18070	LANSING TR	LANSING CITY TREASURER	1025 ORCHARD ST - WINTER 2019 TAXES	38.60
02/07/2020	GEN	18071	LANSING TR	LANSING CITY TREASURER	914 MAY ST- WINTER 2019 TAXES	252.68
02/07/2020	GEN	18072	LANSING TR	LANSING CITY TREASURER	123 N HAYFORD AVE - WINTER 2019 TAXES	150.00
02/07/2020	GEN	18073	MCKISSIC	MCKISSIC CONSTRUCTION	1740 MAISONETTE - CLEAN, INSTALL TUB HAN	375.00
					1756 MAISONETTE - VACUUM AND CLEAN TWO B	70.00
					SNOW REMOVAL 1/18/20	1,330.00
					SALTED SIDEWALKS 1/12/2020	1,330.00
						<u>3,105.00</u>
02/07/2020	GEN	18074	NORTHWEST	NORTHWEST INITIATIVE	ROUND 2 AND 3 SNOW SHOVELING	2,920.00
02/07/2020	GEN	18075	ROOTER	ROOTER EXPRESS	1637 PATTENGILL AVE: DRAIN CLEANING TV I	225.00
02/07/2020	GEN	18076	VERIZON	VERIZON WIRELESS	842013532-00001	110.23
02/21/2020	GEN	18077	ALL STAR	ALL STAR SNOW REMOVAL	SNOW REMOVAL	2,530.00
02/21/2020	GEN	18078	BS&A	BS&A SOFTWARE	ANNUAL SERVICE/SUPPORT FOR A/P	573.00
02/21/2020	GEN	18079	MENARDS	CAPITAL ONE COMMERCIAL	BLDG SUPPLIES FOR 4501 WAINWRIGHT	78.68
02/21/2020	GEN	18080	COHL	COHL, STOKER & TOSKEY, P.C.	LEGAL	655.35
02/21/2020	GEN	18081	CONSUMERS	CONSUMERS ENERGY	1030 3573 0680 1734 MAISONETTE DR	49.95
02/21/2020	GEN	18082	DBI	DBI BUSINESS INTERIORS	OFFICE SUPPLIES	79.05
02/21/2020	GEN	18083	ETC	ETC	1637 PATTENGILL LEAD & ABESTOS TESTING	1,616.00
02/21/2020	GEN	18084	FRITZY	FRITZY'S LAWN & SNOW	SNOW REMOVAL	2,910.00
02/21/2020	GEN	18085	GRANGER	GRANGER	KZOO ST DUMPSTER	101.00
02/21/2020	GEN	18086	HOLDERS	HOLDERS HEATING & AIR	4327 N AURELIUS - FURNACE IGNITOR REPLAC	150.00
					1705 MAISONETTE FURNACE GAS VALUE	75.00
						<u>225.00</u>
02/21/2020	GEN	18087	HOLISTIC	HOLISTIC LANDSCAPE, INC	SNOW REMOVAL FOR 02/07/2020	1,240.00
					SNOW REMOVAL FOR 02/08/2020	1,240.00
						<u>2,480.00</u>

02/27/2020 CHECK REGISTER FOR INGHAM COUNTY LAND BANK  
CHECK DATE FROM 02/01/2020 - 02/28/2020

Check Date	Bank	Check	Vendor	Vendor Name	Description	Amount
02/21/2020	GEN	18088	HOUSING	INGHAM COUNTY HOUSING COMMISSION	RENTAL MANAGEMENT PROGRAM OCT NOV DEC 20	3,390.70
02/21/2020	GEN	18089	J & J HARD	J & J HARDWOODS, INC.	TREE SERVICE FOR 534 PINE	600.00
					TREE SERVICE FOR 330 N FRANCIS	2,600.00
					TREE SERVICE FOR 3116 WESTMONT	2,800.00
					TREE SERVICE FOR 712 BROOK ST	1,050.00
					TREE SERVICE FOR 601 S HAYFOD	400.00
					TREE SERVICE FOR 706 S HAYFORD	1,300.00
					TREE SERVICE FOR 804 RANDALL	1,600.00
					TREE SERVICE FOR 1025 E OAKLAND	3,600.00
					TREE SERVICE FOR 1130 FARRAND	3,600.00
					TREE SERVICE FOR 530 CHRISTIANCY	9,650.00
						27,200.00
02/21/2020	GEN	18090	RHODE	JILL RHODE C.P.A.	BANK RECONCILIATION & ACCOUNTING ASSISTA	920.00
02/21/2020	GEN	18091	KROHN	JOHN KROHN	REIMBURSMT HERBICIDE, SYMPOSIUM	431.67
02/21/2020	GEN	18092	KELLEY	KELLEY APPRAISAL COMPANY	APPRAISAL 4627 EASTLAWN DR	100.00
					APPRAISAL FOR 5835 ROLFE	100.00
						200.00
02/21/2020	GEN	18093	KWIK CAR	KWIK CAR WASH	CAR WASH	13.99
02/21/2020	GEN	18094	LAFONTAINE	LAFONTAINE FORD, INC	TRUCK REPAIR TIRE SENSOR	386.99
02/21/2020	GEN	18095	MCKISSIC	MCKISSIC CONSTRUCTION	SNOW REMOVAL FOR 02/06/2020	1,330.00
02/21/2020	GEN	18096	MEDA	MICHIGAN ECONOMIC DEVELOPERS ASSOCI	MICHIGAN ECONOMIC DEVELOPERS ASSOCIATION	305.00
02/21/2020	GEN	18097	MI FLEET	MICHIGAN FLEET FUELING SOLUTIONS LL	GAS	285.29
02/21/2020	GEN	18098	MIDWEST	MIDWEST POWER EQUIPMENT	GALLON BIOPLUS	27.99
02/21/2020	GEN	18099	PITNEY	PITNEY BOWES PURCHASE POWER	METER READING FOR POSTAGE 01/30/2020	108.99
02/21/2020	GEN	18100	PNC	PNC BANK, NA	LOAN PMT ON OBLIGATION #608336667	300,000.00
02/21/2020	GEN	18101	CASE	ROXANNE CASE	DAILY MILEAGE AND EXPENSES - JANUARY 202	110.16
02/21/2020	GEN	18102	FOUR	SCHUMACHER'S FOUR SEASONS	SNOW REMOVAL FOR 11/12/19,12/31/19,1/18/	8,420.00
02/21/2020	GEN	18103	TRUMBLE	TRUMBLE GROUP	SNOW REMOVAL 1/19/2020	1,220.00
					SNOW REMOVAL FOR 2/8/2020	1,220.00
					SNOW REMOVAL FOR 2/10/2020	1,220.00
						3,660.00
02/21/2020	GEN	18104	UMASS	UNIVERSITY OF MASSACHUSETTS	SOIL SAMPLES FOR 5 PROPS	200.00
02/21/2020	GEN	18105	USAA	USAA	1738 MAISONETTE - LC INSURANCE RENEWAL	603.83
02/21/2020	GEN	18106	VERIZON	VERIZON WIRELESS	VERIZON PHONE	110.23
02/21/2020	GEN	18107	WE'RE	WE'RE DIFFERENT LAWNS & MORE	SNOW REMOVAL FOR 01/13/20 & 01/19/20	2,080.00
02/21/2020	GEN	18108	WILDTYPE	WILDTYPE	NIB PLANT DEPOSIT	1,198.80
02/21/2020	GEN	18109	ALL STAR	ALL STAR SNOW REMOVAL	SNOW REMOVAL	2,530.00
02/21/2020	GEN	18110	BS&A	BS&A SOFTWARE	ANNUAL SERVICE/SUPPORT FOR A/P	573.00
GEN TOTALS:						
Total of 53 Checks:						402,275.09
Less 3 Void Checks:						3,152.95
Total of 50 Disbursements:						399,122.14

02/27/2020

CHECK REGISTER FOR INGHAM COUNTY LAND BANK  
CHECK DATE FROM 01/01/2020 - 01/31/2020

Check Date	Bank	Check	Vendor	Vendor Name	Description	Amount
Bank PR PNC PAYROLL CHECKING						
01/10/2020	PR	65(E)	ADT	ADT SECURITY SERVICES, INC	4808078 - MONITORING 1/13/20-4/13/20	155.97
01/10/2020	PR	66(E)	BWL	BOARD OF WATER & LIGHT	387651-190-2 1700 ILLINOIS AVE	16.68
					387651-195-1 2130 W HOLMES RD	68.49
					387651-187-8 1506 N GRAND RIVER AVE	13.99
					387651-172-0 3024 TURNER ST	342.65
						<u>441.81</u>
01/10/2020	PR	67(E)	CONSUMERS	CONSUMERS ENERGY	1030 1049 4757 3024 TURNER ST	133.79
					1030 3376 5456 1141 N PINE ST	112.83
					1030 3376 5910 4501 WAINWRIGHT AVE	59.76
					1030-3161-2478 1756 MAISONETTE DR	46.30
						<u>352.68</u>
01/10/2020	PR	68(E)	PNC	PNC BANK, NA	INTEREST PMT ON OBLIGATION #608336667	3,497.60
01/24/2020	PR	69(E)	BWL	BOARD OF WATER & LIGHT	387651-065-6 1756 MAISONETTE DR	39.58
					387651-183-7 6135 SCOTMAR DR	32.75
						<u>72.33</u>
PR TOTALS:						
Total of 5 Checks:						4,520.39
Less 0 Void Checks:						0.00
Total of 5 Disbursements:						<u>4,520.39</u>

02/27/2020

CHECK REGISTER FOR INGHAM COUNTY LAND BANK  
CHECK DATE FROM 02/01/2020 - 02/28/2020

Check Date	Bank	Check	Vendor	Vendor Name	Description	Amount
Bank PR PNC PAYROLL CHECKING						
02/07/2020	PR	70(E)	BWL	BOARD OF WATER & LIGHT	387651-197-7 4501 WAINWRIGHT AVE	71.93
					387651-195-1 2130 W HOLMES RD	76.39
					387651-199-3 1517 PATTENGILL AVE	22.10
						<u>170.42</u>
02/07/2020	PR	71(E)	CONSUMERS	CONSUMERS ENERGY	1030 3376 5910 4501 WAINWRIGHT AVE	61.86
					1030 3376 5472 6135 SCOTMAR DR	42.59
						<u>104.45</u>
02/21/2020	PR	72(E)	BWL	BOARD OF WATER & LIGHT	387651-172-0 3024 TURNER ST	364.51
					387651-187-8 1506 N GRAND RIVER AVE	13.99
					6135 SCOTMAR UTILITIES	32.96
					1756 MAISONETTE UTILITIES	27.92
					UTILITY SERVICE FOR 6147 SCOTMAR	32.42
					UTILITY SERVICES FOR 1740 MAISONETTE	36.49
						<u>508.29</u>
02/21/2020	PR	73(E)	CONSUMERS	CONSUMERS ENERGY	1030 1049 4757 3024 TURNER ST	130.22
					1030 3573 0680 1734 MAISONETTE DR	49.95
					1030-3161-2478 1756 MAISONETTE DR	37.83
					6135 SCOTMAR	39.44
					6147 SCOTMAR	30.75
					1740 MAISONETTE	42.00
						<u>330.19</u>
PR TOTALS:						
Total of 4 Checks:						1,113.35
Less 0 Void Checks:						0.00
Total of 4 Disbursements:						<u>1,113.35</u>



Ingham County Land Bank - Professional Grade Levels

3/9/2020

	<u>Description</u>	<u>Step</u>	<u>Hourly Rate</u>	<u>Annual Salary</u>	<u>Increase</u>
Executive Director corresponds to Purchasing Director	Grade MC 12	1	36.0946	75076.87	
		2	37.7797	78581.80	5%
		3	39.5440	82251.54	5%
		4	41.3912	86093.75	5%
		5	43.3230	90111.79	5%
Finance & Administration Manager corresponds to Lead Sr Acct, Fin Serv	Grade 9	1	30.4873	63413.58	
		2	31.9120	66376.96	5%
		3	33.4029	69478.03	5%
		4	34.9644	72725.95	5%
		5	36.5988	76125.50	5%
Real Estate Specialist corresponds to Real Prop Appraiser / project coordinator	Grade 9	1	30.4873	63413.58	
		2	31.9120	66376.96	5%
		3	33.4029	69478.03	5%
		4	34.9644	72725.95	5%
		5	36.5988	76125.50	5%
Grants & Procurement Manager corresponds to Grants Coordinator	Grade 8	1	27.8756	57981.25	
		2	29.1791	60692.53	5%
		3	30.5438	63531.10	5%
		4	31.9710	66499.68	5%
		5	33.4640	69605.12	5%
Construction Manager corresponds to Bldg Maint Supervisor / Santarian I	Grade 6	1	23.3515	48571.12	
		2	24.4431	50841.65	5%
		3	25.5856	53218.05	5%
		4	26.7819	55706.35	5%
		5	28.0325	58307.60	5%
Garden Coordinator corresponds to Sr Grounds Keeper	Grade 2	1	17.5519	36507.95	
		2	18.3731	38216.05	5%
		3	19.2313	40001.10	5%
		4	20.1309	41872.27	5%
		5	21.0713	43828.30	5%
Garden Coordinator / Sales Assoc corresponds to Sr Grounds Keeper	Grade 4	1	20.0210	41643.68	
		2	20.9569	43590.35	5%
		3	21.9366	45628.13	5%
		4	22.9615	47759.92	5%
		5	24.0356	49994.05	5%

	<u>Description</u>	<u>Step</u>	<u>Hourly Rate</u>	<u>Annual Salary</u>	<u>Increase</u>
Property Maintenance Specialist corresponds to Bldg Maint Tech II	Grade 3	1	18.7429	38985.23	
		2	19.6191	40807.73	5%
		3	20.5364	42715.71	5%
		4	21.4965	44712.72	5%
		5	22.5016	46803.33	5%
Program Administration Associate corresponds to Admin Assist, Envir Health	Grade 3	1	18.7429	38985.23	
		2	19.6191	40807.73	5%
		3	20.5364	42715.71	5%
		4	21.4965	44712.72	5%
		5	22.5016	46803.33	5%
Receptionist	Grade 1	1	16.3949	34101.39	
		2	17.1603	35693.42	5%
		3	17.9630	37363.04	5%
		4	18.8035	39111.28	5%
		5	19.6824	40939.39	5%
Program Director corresponds to Land Bank Coordinator / Brownfield Coordinator	Grade 6	1	23.3515	48571.12	
		2	24.4431	50841.65	5%
		3	25.5856	53218.05	5%
		4	26.7819	55706.35	5%
		5	28.0325	58307.60	5%
Sales Associate	Grade 5	1	21.5576	44839.81	
		2	22.5644	46933.95	5%
		3	23.6203	49130.22	5%
		4	24.7234	51424.67	5%
		5	25.8793	53828.94	5%

	Annual Step				
Position Grade	1	2	3	4	5
LB-1	34101.39	35693.42	37363.04	39111.28	40939.39
LB-2	36507.95	38216.05	40001.10	41872.27	43828.30
LB-3	38985.23	40807.73	42715.71	44712.72	46803.33
LB-4	41643.68	43590.35	45628.13	47759.92	49994.05
LB-5	44839.81	46933.95	49130.22	51424.67	53828.94
LB-6	48571.12	50841.65	53218.05	55706.35	58307.60
LB-7	53158.77	55642.91	58244.16	60963.97	63815.44
LB-8	57981.25	60692.53	63531.10	66499.68	69605.12
LB-9	63413.58	66376.96	69478.03	72725.95	76125.50
LB-10	68489.20	71691.57	75039.74	78544.75	82216.99
MC 12	75076.87	78581.80	82251.54	86093.75	90111.79

round 3 - budget, 12/19/19, updated, March 2020

	2019			incr	2020			
	budget	hrly	actual		hrly	budget	grade	step
Executive Director	80,500	31.4058	65324	13%	36.0764	75039	12	1
Real Estate Development Specialist	61,800	29.7410	61859	7%	31.9120	66377	9	2
Finance and Administration Manager	56,500	30.9500	54720	7%	33.4029	59056	9	3
Grants Manager	56,000	0.0000	0	0		0		
Construction Manager	50,000	24.0400	50003	2%	24.4431	50842	6	2
Garden Program Manager	41,000	19.7100	40997	10%	21.9366	45628	4	3
Property Specialist	36,000	19.7100	40997	4%	20.5364	42716	3	3
Receptionist/Program Administration Assistant	35,000	19.0000	39520	7%	20.5364	42716	3	3
	416,800		353420	1		382373		

Calculation of Employer Tax Liability:

Social Security @ .062

23,707

Medicare @ .0145

5,544

TOTAL

29,252

BUDGET

29,000

Calculation of Worker's Comp Premium:

Gross Wages @ 2.69/\$100

10,286

BUDGET

10,000