



BOARD OF DIRECTORS

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

THE BOARD WILL MEET ON MONDAY, MAY 18, 2020 AT 4:30 P.M. ON A CONFERENCE CALL THROUGH ZOOM, USING THE FOLLOWING INFO:

Topic: Land Bank Board Meeting May 2020

Time: May 18, 2020 04:30 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/89809027829?pwd=Nlp2R0p5YUdPdHgvNE1zSEphM2tOQT09>

Meeting ID: 898 0902 7829

Password: LBMAY2020

One tap mobile

+13126266799,,89809027829#,,1#,714180# US (Chicago)

+19292056099,,89809027829#,,1#,714180# US (New York)

Dial by your location

+1 312 626 6799 US (Chicago) +1 301 715 8592 US (Germantown) +1 929 205 6099 US (New York)

+1 346 248 7799 US (Houston) +1 669 900 6833 US (San Jose) +1 253 215 8782 US (Tacoma)

Meeting ID: 898 0902 7829 Password: 714180

Find your local number: <https://us02web.zoom.us/j/krH7XTIex>

Agenda Annual Meeting

Call to order

Approve of the minutes from April 20, 2020

Additions to the agenda

Limited public comment

1. Commercial
 - A. Sale Status report
2. Residential
 - A. List of Properties – Sold in March 2020
 - B. Land Contract Summary update
3. Administration
 - A. Accounts Payable – March and April 2020
 - B. Budget 2020 1st quarter update
 - C. Communication from Executive Director
 - D. Legal
4. Limited public comment
5. Adjournment

INGHAM COUNTY LAND BANK FAST TRACK AUTHORITY

Creating place. Creating community. Creating opportunity.

Roxanne L Case
Executive Director
rcase@ingham.org

3024 Turner Street
Lansing MI 48906

517.267.5221
www.inghamlandbank.org



APRIL 20, 2020 REGULAR MEETING

Ingham County Land Bank Zoom Meeting

<https://zoom.us/j/97178865482?pwd=dWFmaWdjZFdhRjc1TUxpSXVcbWISUT09>

Meeting ID: 971 7886 5482

Password: 4XLEJQ

March 16, 2020 – 4:30 p.m.

CALL TO ORDER

Chairperson Schertzing called the April 20, 2020 Regular Meeting of the Ingham County Land Bank to order at 4:32 p.m. in a Zoom meeting.

Members Present: Schertzing, Grebner, Crenshaw, Frischman

Members Absent: Slaughter

Others Present: Tim Perrone, Roxanne Case, David Burns, John Krohn, Alan Fox, Tricia Phelps of Taste the Local Difference

APPROVAL OF THE MINUTES

COMMISSIONER CRENSHAW MOVED TO APPROVE AS AMENDED. COMMISSIONER GREBNER SUPPORTED THE MOTION. THE MOTION TO APPROVE THE MINUTES CARRIED UNANIMOUSLY. MINUTES OF MARCH 16, 2020 STAND AS AMENDED.

ADDITIONS TO THE AGENDA

3. C. Unemployment for Jeanna Paluzzi and Linda Weber

LIMITED PUBLIC COMMENT

Tricia Phelps of Taste the Local Difference gave a powerpoint presentation on the idea of marketing and connecting local farmers to nearby restaurants, farm markets, stores, etc. Director Case will upload to the Land Bank website when received by Tricia.

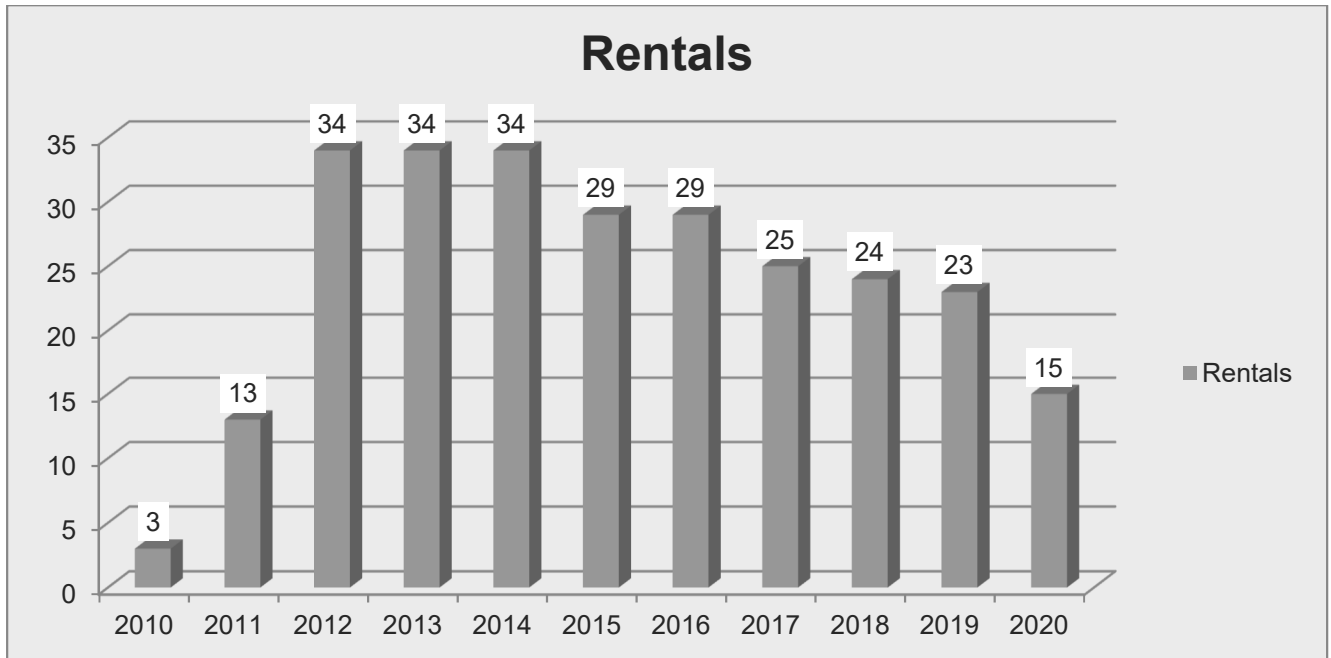
1. Commercial
 - A. Sale Status report

David Burns reiterated a couple points on a few properties, such as the formerly Deluxe Inn site on Malcolm X Street and the old bottling plant on North Grand River Avenue.

2. Residential
 - A. List of Properties - Sold & In Progress, March 2020 - brief discussion.

B. Rental Analysis - 2019

Director Case briefly discussed the figures in the columns. The 2005-2019 Net column includes acquisitions, renovations, maintenance, but not depreciation. As a reminder, the goal is to slowly eliminate the Eden Glen Condominium rentals, per the Association's Bylaws, but with the Covid-19 pandemic, this will be delayed. Director Case shared an updated graph of the rental quantities from 2005 to present time.



C. Restrictive Covenant for vacant lots - Garden Property Restriction

Director Case discussed the additional wording to the Land Bank's current vacant lot covenant. Last year, the City of Lansing recognized the urban farming movement and this gave the Land Bank a good format to sell the properties in the floodplain area to local farmers and gardeners. Chairperson Schertzing confirmed that this covenant will allow us to begin selling properties based on earlier criteria pricing that has already been established. Director Case explained that the intent is for agricultural use, not building. Chairperson Schertzing clarified that this covenant does not prohibit growing flowers or ornamental plants. Director Frischman asked about marijuana growing. Director Case stated that our reverter clause which is built into the conveyance documents, prohibit marijuana growing, sexual businesses, and casinos. Director Frishman asked about enforcement of the covenants. Chairperson Schertzing stated that the Treasurer's Office does track but it's a work in progress and we should work on this more. Director Case stated the Land Bank does have a list and tracks most properties on a yearly basis using the Assessor's website, but this task has a tendency to be low on the priority list.

APRIL 20, 2020 REGULAR MEETING

D. Restrictive Covenant for improved/structures - Homeowner Occupancy Restriction

Director Case stated that she did research as requested by the Board, and contacted 5-7 different land banks and agencies and found that no land banks had lengthy restrictive covenants. Most all use reverter clauses, which requires folks to complete their tasks or the property is returned back to the land bank or agency. CAHP (Capital Area Housing Partnership) has a 30-year restrictive covenant. Director Case recommends that we leave the 20-year restriction. Chairperson Schertzing stated that nothing has ever prevented a body to come and speak with the Board and request a waiver. Commission Grebner believes that reverters have a tendency to be a bit more powerful and a lively legal tool. Chairperson Schertzing stated that the covenants are a helpful trigger for the City of Lansing. All agreed to stay with our current process.

E. Reverter Clauses - for information only

Board took a 10-minute recess.

3. Administration

A. Communication from Executive Director

Director Case mentioned that she wrote up Land Bank Covid-19 practices and guidelines and sent out to the staff and to the Board. Demolitions and renovations are on hold. Staff is mostly working remotely. John Krohn is working at gardens by himself on a limited basis, in cooperation with the agricultural directives. Michael Andrick and Tony Olivarez are out a couple times a week checking on properties, making sure everything is secure. David Burns and Roxanne are in the office off and on to complete invoicing and payroll.

Land Bank computers have been down, and County IT is working on them. Therefore, March's Accounts Payable data will be included in May's board packet.

B. Legal

Tim Perrone stated that the court date for a pending Land Contract forfeiture case was canceled and the court has not rescheduled. Waiting to hear at this point.

C. Unemployment for Jeanna Paluzzi and Linda Weber

Tim Perrone stated that the unemployment documents are more less informational and for monetary determination, and we need to wait for the UIA's decision on awarding unemployment.

APRIL 20, 2020 REGULAR MEETING

4. Limited public comment

None

5. Adjournment

Chairperson Schertzing adjourned the meeting at 5:30pm.

Commercial Property - Sale Status Report

5/11/2020

Parcel Number	Address1	City	List Price	Status & Date (On Market, Pending, Sold)	
1	33-01-01-08-427-021	W Willow (715)	Lansing	RECOMMENDED LIST \$459,000	CONSIDERING HOW TO MARKET/DEVELOPMENT TYPE. REVIEWING LIST \$. ORDERED SKETCH SURVEY OF PROPERTY
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	NXT COMMERCIAL HAS INITIALLY BEEN AWARDED THE PROJECT. NEGOTIATING SALES \$\$. WORKING ON PURCHASE AGREEMENT & DEVELOPMENT AGREEMENT.
	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. FERGUSON ENGAGED W/NEIGHBORHOOD ASSOC. WORKING THRU BLDG DETAILS & COMMUNICATING WITH CITY COUNCIL MEMBER ADAM HUSSAIN.
5	33-01-01-21-203-003	E Malcolm X (112) (Deluxe Inn site)	Lansing	\$50,000	OFFER TO PURCHASE SIGNED FOR \$50,000. PM ENVIRONMENTAL UNDER CONTRACT, WORKING ON SITE ANALYSIS, PHASE I & II
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. CITY OF LESLIE IN NEED OF A ROAD & WATER TOWER PLACEMENT.
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	LISTED
	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	LISTED
	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. BUYER WORKING WITH LANSING'S ZONING DEPT.
	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

Residential or Vacant Properties Sold List**April 2020 Sales**

Parcel Number	Address1	Property Class	Sold Amount	Sold Date
33-01-01-31-328-251	4501 Wainwright Ave	Residential Improved	110,000.00	04/03/2020

Residential Properties - in progress

Parcel #	Address	Project type	Listing \$	Notes
33-01-01-20-407-041	1517 Pattengill Ave	Rehab - HOME grant thru City of Lansing		Completion date delayed to June 2020
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	Listed
33-01-05-10-227-024	6147 Scotmar	Sell as is	\$55,000	Land Contract return

Open Land Contracts				Worksheet last updated		5/8/2020							
Project #	Address	Notes	Original Amt Financed	Current Amt Due on Principal	Current Amount due on Interest	Current Amount due on Escrow	Total Amount due	Date Originated	Interest Rate	Balloon Payment Due	Parcel No		
1	011009	530 Pacific	Re-established verbal communication; Schinita dropped off \$3K+ payment on 11/5/19; she is not selling house; she wants to get caught up; we will then need to get her land contract renegotiated and get her mother removed; property is in very good shape and well maintained. DB to send out updated information 1/9/20. Falling behind again. She wants a new Land Contract per call on 5-1-20.	\$68,850.00	\$ 57,897.00	\$ -	\$ -	\$ 57,897.00	9/1/2012	7.75%	9/1/2017	33-01-01-28-280-171	
2	009094	813 Sims Ct	Communication to be sent to LC owner 11/6/19; property is very well kept and maintained; verbal discussion 10-30 re land owner getting back on track; wants to start making payments since back to work. Update: DB to send out updated information 1/9/20; may need to take back property. So far behind she will never catch up. She has been making minimum payments. She is working on getting a loan.	\$71,155.00	\$ 72,791.74	\$ 8,602.08	\$ 6,553.24	\$ 87,947.06	11/28/2010	6.00%	12/1/2018	33-01-05-03-101-231	
3	008011	1138 W Maple	Foreclosure proceedings to begin due to payer not willing to cooperate. Hand delivered Notice of Forfeiture on 1/23/20. Tim Perone has information to file Judgement of Possession 2/5/2020. Court date delayed due to COVID. We need to take property. No attempt to make payments.	\$ 74,100.00	\$ 72,199.75	\$ 6,714.48	\$ 6,003.99	\$ 84,918.22	12/1/2009	6.50%	12/1/2012	33-01-01-08-407-171	
4	010096	1828 W Miller Road	PROPERTY IS NOT INSURED ELSEWHERE (requested info from buyer 1/21/2020); BUYER HAS BEEN CHARGED ESCROW PAYMENTS FOR INSURANCE PAYMENTS THAT HAVE NOT BEEN MADE; re-establish communication; DB to call after #s to him, home appears to be running down, its not maintained well. Called and left message about catching up on payments and putting insurance on property (date?).	12,600.00	\$ 9,942.51	\$ 128.79	\$ 1,871.51	\$ 11,942.81	4/1/2012	7.50%	4/1/2016	33-01-05-05-355-081	
5	007075	2909 Reo Road	LW sent out payoff information to purchaser 10-31-19 (see folder); need to negotiate new land contract and remove niece from contract by recording her letter (which is in file); home appears to be in decent shape and maintained. Pays on time and account is current. Owner working on laon to pay off LC per note on 5-8-20.	58,410.00	\$ 47,393.05	\$ -	\$ -	\$ 47,393.05	8/1/2008	7.00%	7/1/2012	33-01-01-31-452-291	
6	MLP034	1724 Maisonette Drive	Land contract information forwarded to purchaser on 10-31-19 (see folder); Purchaser made large payment + November pymt as per verbal agreement; will make accrued interest payment next few days; once land contract is caught up, will renegotiate terms	\$42,300.00	\$ 28,177.92	\$ -	\$ -	\$ 28,177.92	8/1/2012	7.00%	8/1/2015	33-01-05-10-227-034	
7	MLP027	6153 Scotmar Drive	NO INSURANCE PAYMENT MADE TO OUTSIDE INSURANCE COMPANY IN 2019; Eden Glen to place lien on property due to nonpayment of assn dues. Still no insurance. Mostly pays on time.	\$43,200.00	\$ 28,657.15	\$ 384.49	\$ 245.83	\$ 29,287.48	6/1/2011	7.00%	6/1/2021	33-01-05-10-227-027	
8	MLP041	1738 Maisonette Dr	Payments were sent to Eden Glen's management company instead of the LB; payments have been posted to land contract analyses attached; LB's records show one more payment of HOA than does management company; email sent to company 12.9.19 with no resolution;. Owner will be paying LC payment directly to the LB and association fee to MTH Mgt.	\$44,550.00	\$ 39,532.54	\$ 461.21	\$ 2,812.25	\$ 42,806.00	4/1/2016	7.00%	3/1/2021	33-01-05-10-227-041	
9	MLP025	6149 Scotmar	Analyses updated; DB to send out communication. Always pays on time, account current, but he cant get a mortgage.	\$46,530.00	\$42,941.89	\$0.00	\$0.00	\$ 42,941.89	4/1/2013	7.00%	4/1/2016	33-01-05-10-227-025	
				\$461,695.00	\$399,533.55	\$16,291.05	\$17,486.82	\$433,311.43					
		2211 Beal	Land contract paid off in full 03/27/19; see red tab attached	\$10,413.00					7.00%				
		1740 Maisonette	9/18/19 Property deeded back to Land Bank; need to write off land contract by 12/31/19										
		6147 Scotmar	DB dropped off letter 10-30 at property; Purchaser is to deed property back to LB on 11/8/19; condo appears to be in good shape; no one is living there; past due Eden Glen dues amount to \$6,665 (excluding \$50 lien fees and \$\$ late fees) as of 10/1/19 and accrue at \$180/month. Update: Deeded over to Land Bank.									33-01-05-10-227-024	
		1314 Ionia	Land contract paid off in full during 2019; see red tab attached										

04/29/2020 CHECK REGISTER FOR INGHAM COUNTY LAND BANK
CHECK DATE FROM 03/01/2020 - 03/31/2020

Check Date	Check	Vendor Name	Description	Amount
Bank GEN PNC GENERAL CHECKING				
03/04/2020	18116			V
03/06/2020	18111			V
03/06/2020	18112	ALL STAR SNOW REMOVAL	SNOW REMOVAL 02/07/20 - 02/08/20 - 02/1	3,795.00
03/06/2020	18113	APPLIED IMAGING	PRINTING CHARGES	125.31
03/06/2020	18114	CONSUMERS ENERGY	DISCONNECT ROW PERMIT 135 MAGNOLIA	205.00
03/06/2020	18115	CURSOR CONTROL INC	SUBSCRIPTION TO CDM ON DEMAND	1,395.00
03/06/2020	18117	DAVID BURNS	EXPENSE REPORT FOR FEBRUARY 2020	138.90
03/06/2020	18118	DBI BUSINESS INTERIORS	SUPPLIES FOR INVOICE 3'S 149886-0, 1336	210.33
03/06/2020	18119	ETC	LEAD CLEARANCE 1517 PATTENGIL	245.00
03/06/2020	18120	FRITZY'S LAWN & SNOW	SNOW REMOVAL 02/14/20	1,455.00
03/06/2020	18121	HAMMOND FARMS LANDSCAPE SUPPLY INC	NIB MULCH DELIVERY TO ANC	1,855.80
03/06/2020	18122	HOLDERS HEATING & AIR	REPLACED FURNACE INCLUDE REMOVAL, DISPOS	3,800.00
03/06/2020	18123	HOLISTIC LANDSCAPE, INC	SNOW REMOVAL 02/14/20	1,300.00
			SNOW REMOVAL FOR 2/27/2020	<u>1,280.00</u>
				2,580.00
03/06/2020	18124	HYACINTH HOUSE	FLOWERS FOR NIB	1,831.59
03/06/2020	18125	INGHAM COUNTY TREASURER	EMPLOYEES BENEFITS FOR FEBRUARY 2020	6,256.20
			EMPLOYEE BENEFITS FOR MARCH 2020	<u>5,519.66</u>
				11,775.86
03/06/2020	18126	J & J HARDWOODS, INC.	REMOVAL OF BALANCE OF TREE	1,200.00
03/06/2020	18127	JILL RHODE C.P.A.	BANK RECONCILIATION & ACCOUNTING ASSISTA	960.00
03/06/2020	18128	MASTERWORK, L.L.C.	DRAW 1 1517 PATTENGILL	90,539.00
03/06/2020	18129	MCKISSIC CONSTRUCTION	SNOW REMOVAL & SALTED SIDEWALKS 02/8/20	2,660.00
			IMPROVEMENT WORK FOR 826 W SAGINAW	<u>4,170.00</u>
				6,830.00
03/06/2020	18130	MICHIGAN COMMUNITY DEVELOPMENT ASSO	SPRING 2020 TECHNICAL ASSISTANCE CONFERE	119.00 V
03/06/2020	18131	NORTHWEST INITIATIVE	SNOW REMOVAL 02/07/2020 - 02/14/2020	2,320.00
03/06/2020	18132	PRECISION PIPING LLC	BREAK IN JAN 24 REPAIRS 1740 MAISONETTE	309.80
03/06/2020	18133	ROBIN WRIGHT	CONTRACT SERVICES FOR FEBRUARY 2020	480.00
03/06/2020	18134	ROXANNE CASE	EXPENSE REPORT FOR FEBRUARY 2020	34.15
03/06/2020	18135	SCHUMACHER'S FOUR SEASONS	SNOW REMOVAL 2/13/20	1,390.00 V
03/06/2020	18136	TRUMBLE GROUP	SNOW REMOVAL 2/14/20	1,220.00
03/06/2020	18137	SCHUMACHER'S FOUR SEASONS	SNOW REMOVAL 2/13/20	1,390.00
03/18/2020	18138	CAPITAL AREA RECYCLING AND TRASH	TRASH REMOVAL APRI-JUNE 20	128.00
03/18/2020	18139	COHL, STOKER & TOSKEY, P.C.	ATTORNEY SERVICES FOR 02/20	687.71
03/18/2020	18140	D&D QUALITY SERVICING INC	4501 WAINWRIGHT RADON SYS	625.00
03/18/2020	18141	DBI BUSINESS INTERIORS	OFFICE SUPPLIES	136.21
03/18/2020	18142	ECOFFICIENT HEATING & COOLING	826 W SAGINAW WATER HTR, FURNACE	3,636.00
03/18/2020	18143			V
03/18/2020	18144			V
03/18/2020	18145	EDEN GLEN CONDO ASSOCIATION	ASSOCIATION FEES / MARCH 20	2,210.00
03/18/2020	18146	EDEN GLEN CONDO ASSOCIATION	ASSOCIATION FEES / APRIL 20	2,210.00
03/18/2020	18147	EDEN GLEN CONDO ASSOCIATION	6147 SCOTMAR ASSOC PAST DUE FEES	6,815.00
03/18/2020	18148	FRITZY'S LAWN & SNOW	SNOW REMOVAL FOR 2/27/20	1,455.00
03/18/2020	18149	GRANGER	DUMPSTER @ 1715 E KALAMAZOO	101.00
03/18/2020	18150	INGHAM COUNTY TREASURER	EMPLOYEE BENEFITS FOR 04/20	5,519.66
03/18/2020	18151	JILL RHODE C.P.A.	BANK RECONCILIATION & ACCOUNTING ASSISTA	1,250.00
03/18/2020	18152	JOHN KROHN	SUPPLIES FOR GARDEN	366.97
03/18/2020	18153	MCKISSIC CONSTRUCTION	SNOW REMOVAL FOR 2/27/20	1,330.00
			6147 SCOTMAR BLDG MAINT	400.00
			1125 CHESTNUT RENTAL	<u>2,650.00</u>
				4,380.00

Check Date	Check	Vendor Name	Description	Amount
03/18/2020	18154	MICHIGAN FLEET FUELING SOLUTIONS LL	GAS FOR VEHICLES	289.91
03/18/2020	18155	NORTHSIDE SERVICE	ROAD SERVICE	60.00
03/18/2020	18156	NORTHWEST INITIATIVE	SNOW REMOVAL FOR 2/27/20	1,160.00
03/18/2020	18157	TRUMBLE GROUP	SNOW REMOVAL FOR 02/27/20	1,220.00
			SNOW REMOVAL FOR 1/13	<u>1,240.00</u>
				2,460.00
03/18/2020	18158	VERIZON WIRELESS	VERIZON PHONE	110.23
03/18/2020	18159	VERONICA GARCIA-WING, LLC	DIGITAL COMMUNICATIONS STRATEGY & PLANNI	1,166.66
03/18/2020	18160	WE'RE DIFFERENT LAWNS & MORE	SNOW REMOVAL FOR 2/7 & 2/27	2,040.00
03/18/2020	18161	WILDTYPE	NIB PLANT DEPOSIT	<u>1,136.63</u>
GEN TOTALS:				
Total of 51 Checks:				174,148.72
Less 6 Void Checks:				<u>1,509.00</u>
Total of 45 Disbursements:				172,639.72
Bank PR PNC PAYROLL CHECKING				
03/06/2020	74(E)	BOARD OF WATER & LIGHT	UTILITIES J/F 2020 2130 W HOLMES	71.79
			UTILITIES J/F 2020 1515 PATTENGILL	19.88
			UTILITIES J/F 2020 4501 WAINWRIGHT	71.62
			UTILITY FOR 3024 TURNER	321.65
			UTILITY J/F 2020 1506 N GRAND RIVER	<u>14.24</u>
				499.18
03/06/2020	75(E)	COMCAST	INTERNET FEB 2020	276.66
			INTERNET JAN 2020	<u>276.66</u>
				553.32
03/06/2020	76(E)	CONSUMERS ENERGY	UTILITY 3024 TURNER	144.88
			UTILITY 4501 WAINWRIGHT	70.96
			UTILITY 6147 SCOTMAR	61.87
			UTILITY 1734 MAISONETTE	<u>54.01</u>
				331.72
03/06/2020	77(E)	PITNEY BOWES INC	POSTAGE	79.50
03/20/2020	78(E)	BOARD OF WATER & LIGHT	UTILITY FOR 1740 MAISONETTE	74.92
			UTILITY FOR 6147 SCOTMAR	71.89
			1517 PATTENGILL UTILITY	83.66
			1510 N GRAND RIVER UTILITY	<u>14.24</u>
				244.71
03/20/2020	79(E)	COMCAST	INTERNET MAR- 2020	275.85
03/20/2020	80(E)	CONSUMERS ENERGY	UTILITY 6135 SCOTMAR 02/20	31.47
			UTILITY FOR 1740 MAISONETTE	<u>42.06</u>
				<u>73.53</u>
PR TOTALS:				
Total of 7 Checks:				2,057.81
Less 0 Void Checks:				<u>0.00</u>
Total of 7 Disbursements:				2,057.81
REPORT TOTALS:				
Total of 58 Checks:				176,206.53
Less 6 Void Checks:				<u>1,509.00</u>
Total of 52 Disbursements:				174,697.53

05/05/2020 CHECK REGISTER FOR INGHAM COUNTY LAND BANK
CHECK DATE FROM 04/01/2020 - 04/30/2020

Check Date	Check	Vendor Name	Description	Amount
Bank GEN PNC GENERAL CHECKING				
04/01/2020	18162	APPLIED IMAGING	PRINTING CHARGES	125.31
04/01/2020	18163	CAPITAL EQUIPMENT & SUPPLY	SPRAYER NIB GRANT	1,674.85
04/01/2020	18164	MASTERWORK, L.L.C.	DRAW 2 1517 PATTENGILL	27,285.00
04/01/2020	18165	ROBIN WRIGHT	CONTRACT SERVICES FOR MARCH 2020	530.00
04/01/2020	18166	STR.GRANTS, L.L.C.	EPP USER SERVICE FEE 2/20 -2/21	25,755.36
04/01/2020	18167	VERONICA GARCIA-WING, LLC	DIGITAL COMMUNICATIONS STRATEGY & PLANNI	1,166.66
04/17/2020	18168	CAPITAL ONE COMMERCIAL	SUPPLIES	31.95
04/17/2020	18169	CITY OF LESLIE	112 WOODWORTH WATER AND SEWER QTRLY	102.22
04/17/2020	18170	FORESIGHT GROUP	BUSINESS CARDS	48.76
04/17/2020	18171	GRANGER	1715 E KALAMAZOO DUMPSTER SERVICE	101.00
04/17/2020	18172	HOME DEPOT CREDIT SERVICES	3024 TURNER SUPPLIES	5.81
04/17/2020	18173	JILL RHODE C.P.A.	ACCOUNTING SERVICE	440.00
04/17/2020	18174	MICHIGAN ASSOCIATION OF LAND BANKS	MEMBERSHIP FEE	1,000.00
04/17/2020	18175	MICHIGAN FLEET FUELING SOLUTIONS LL	GAS FOR VEHICLES	158.73
04/17/2020	18176	ROXANNE CASE	MILEAGE AND EXPENSE	82.89
04/17/2020	18177	VET'S ACE HARDWARE	BLDG MAINT	34.73
GEN TOTALS:				
Total of 16 Checks:				58,543.27
Less 0 Void Checks:				0.00
Total of 16 Disbursements:				58,543.27
Bank PR PNC PAYROLL CHECKING				
04/01/2020	81(E)	BOARD OF WATER & LIGHT	UTILITIES 3024 TURNER	318.72
			UTILITIES 6135 SCOTMAR	37.44
			UTILITIES 1517 PATTENGILL	83.66
			UTILITIES 4501 WAINWRIGHT	67.34
				507.16
04/01/2020	82(E)	CONSUMERS ENERGY	UTILITIES 1517 PATENGILL	142.75
			UTILITIES 3024 TURNER	115.42
			UTILITIES 4501 WAINWRIGHT	46.19
			UTILITIES 1734 MAISONETTE	39.03
				343.39
04/17/2020	83(E)	BOARD OF WATER & LIGHT	1510 N GRAND RIVER 4/01	14.26
			2130 W HOLMES 3/18	74.86
			1740 MAISONETTE 4/8	37.73
			6147 SCOTMAR 4/8	30.97
				157.82
04/17/2020	84(E)	COMCAST	INTERNET SERVICE 4/20-5/19	275.85
04/17/2020	85(E)	CONSUMERS ENERGY	1740 MAISONETTE 04/02	31.37
			6147 SCOTMAR 04/02	22.03
				53.40
PR TOTALS:				
Total of 5 Checks:				1,337.62
Less 0 Void Checks:				0.00
Total of 5 Disbursements:				1,337.62
REPORT TOTALS:				
Total of 21 Checks:				59,880.89
Less 0 Void Checks:				0.00
Total of 21 Disbursements:				59,880.89

		INGHAM COUNTY LAND BANK																	
		2020 BUDGET - ADOPTED ON 12/19/19 AT THE DECEMBER BOARD MEETING																	
		Actual	Actual	Actual														Budget	Actuals
DEPT/ ACCOUNT	DESCRIPTION	2018	2019 as of 4/29/20 pending audit	2020 1st Qtr 3/31/2020	GENERAL FUND	RENTAL	GARDEN PROGRAM	NEIGHBOR HOODS IN BLOOM	NSP 1 LANSING CITY	NSP2 - NS2-2009- 6073	HOME 1517 Pattengill	EDEN GLEN TOWNHOMES	CDBG - LANSING REHAB	CDBG - LANSING DEMO	HHF - HARDEST HIT FUNDS	INCREMENTAL DEVELOPMENT ALLIANCE	2020	2020	
	REVENUE																		
	PROPERTY SALES	\$ 1,426,314	\$ 1,493,421	\$ 171,499	\$ 919,380							200,000						1,119,380	171,499
	RETURN SALES PROCEEDS >\$500 TO HHF	(10,000)	(44,000)	(14,900)	0										(20,000)			(20,000)	(14,900)
	CDBG REVENUE	(100,530)		67,539	0									149,700				149,700	67,539
	HOME REVENUE	304,460			0						254,021							254,021	0
	HHF MSHDA REVENUE	1,170,140	11,563		0													0	0
	REV. TRANSFER - Treasurer, LOC	700,000	700,000	700,000	700,000													700,000	700,000
	SPECIFIC TAX REVENUE	201,334	187,731		175,000													175,000	0
	RENTAL INCOME	168,726	151,863	33,960	4,650	59,682						75,160						139,492	33,960
	NEIGHBORHOODS IN BLOOM REVENUE	20,000	20,000		0			20,000										20,000	0
201-675-010	ANNUAL GARDEN LEASE FEE	289	3,660	1,357														2,900	1,357
201-675-000	GARDEN PROJECT REVENUE	10,776	5,574	265			5,600											5,600	265
	INTEREST INCOME	37,385	22,716		18,000													18,000	0
	LATE FEE REVENUE	1,384	449		150													150	0
	PRINCIPAL PAYMENTS ON LAND CONTRACTS	-			0													0	0
	MISCELLANEOUS INCOME	2,049		110	-													0	110
	TOTAL REVENUE	\$ 3,932,325	\$ 2,552,977	\$ 959,830	\$ 1,817,180	\$ 59,682	\$ 8,500	\$ 20,000	\$ -	\$ -	\$ 254,021	\$ 275,160	\$ -	\$ 149,700	\$ (20,000)	\$ -		\$ 2,564,243	\$ 959,830
	EXPENSES																		
201-830.050	GARDEN IRRIGATION SUPPLIES - OTHER	-	322	917														0	917
XXX-830.000	GARDEN PROJECT	43,948	16,563	200	0		15,000											15,000	200
VARIOUS	CDBG EXPENSES				0									149,700				149,700	0
101-902.004	EMPLOYER TAX LIABILITY - CDBG DEMO CITY	-	330		0													0	0
101-900.004	PAYROLL REIMBURSEMENT - CDBG DEMO CITY	-	4,250		2,500													2,500	0
VARIOUS	HOME EXPENSES				0						225,888							225,888	0
101-994.000	COMMUNITY DEVELOPMENT PROJECTS, donatn	28,002	15,937	6,023	4,000			20,000										24,000	6,023
201-733.000	REALTOR COMMISSION	83,724	90,982	4,600	45,000							12,000						57,000	4,600
201-737.000	CLOSING COSTS	29,249	33,591	7,340	25,000							1,200						26,200	7,340
201-729.000	TITLE INSURANCE	20,525	16,359	1,784	14,000							1,480						15,480	1,784
201-730.000	RECORDING FEE	2,100	779	60	700							56						756	60
201-732.000	SELLERCONC/WARRANTY	5,500	9,620		8,000													8,000	0
101-726.030	AUDIT FEE	16,850	17,850		18,850													18,850	0
101-804.000	BANK FEE	1,049	1,341	354	1,200													1,200	354
XXX-820.000	INSURANCE PROPERTY	25,034	16,897		17,000	2,499						2,130						21,629	0
101-995.000	INTEREST EXPENSE	100,834	71,069	3,503	40,000													40,000	3,503
201-736.000	TRANSFER TAX		817		0													0	0
201-731.000	PROPERTY TAXES	6,900	2,425	1,308	5,000													5,000	1,308
201-967.000	LOSS ON INVENTORY	110,766			0													0	0
101-968.000	DEPRECIATION AND DEPLETION	49,041	42,098		40,000													40,000	0
101-814.060	LEGAL-ADMINISTRATIVE	16,792	36,197	1,858	12,000													12,000	1,858
201-814.060	LEGAL-PROPERTIES	2,066	8,779		10,000													10,000	0
201-731.XXX	CODE COMPLIANCE	93,085	12,454		6,000													6,000	0
XXX-931.010	LAWN & SNOW	289,572	272,255	58,625	280,000	400												280,400	58,625
101-921.000	UTILITIES-OFFICE	5,585	2,916	1,304	6,000													6,000	1,304
201-921.000	UTILITIES-PROPERTIES	21,932	15,945	1,704	12,000	2,400						1,152						15,552	1,704
101-931.000	BLDG. MAINTENANCE-OFFICE	13,643	7,920	1,231	5,000													5,000	1,231
201-931.000	BLDG. MAINTENANCE-PROPERTIES	29,306	58,457	15,531	10,000	7,479						17,014						34,493	15,531
201-800.000	RENOVATIONS-OFFICE	75,900			0													0	0

		INGHAM COUNTY LAND BANK																	
		2020 BUDGET - ADOPTED ON 12/19/19 AT THE DECEMBER BOARD MEETING																	
		Actual	Actual	Actual														Budget	Actuals
DEPT/ ACCOUNT	DESCRIPTION	2018	2019 as of 4/29/20 pending audit	2020 1st Qtr 3/31/2020	GENERAL FUND	RENTAL	GARDEN PROGRAM	NEIGHBOR HOODS IN BLOOM	NSP 1 LANSING CITY	NSP2 - NS2-2009- 6073	HOME 1517 Pattengill	EDEN GLEN TOWNHOMES	CDBG - LANSING REHAB	CDBG - LANSING DEMO	HHF - HARDEST HIT FUNDS	INCREMENTAL DEVELOPMENT ALLIANCE	2020	2020	
201-800.000	RENOVATIONS-PROPERTIES	454,971	185,624	72,876	250,000													250,000	72,876
201-811.000	DEVELOPMENT EXPENSE	62	376		0													0	0
201-700.000	COST OF PROJECTS-Inventory	834,021	790,117	66,333	170,000													170,000	66,333
201-726.020	PERMITS	4,205			0													0	0
XXX-727.050	SURVEY	19,375	920	3,960	1,275													1,275	3,960
201-727.000	APPRAISAL	2,999	1,350	300	2000				900			300						3,200	300
201-800.500	DEMOLITION	1,056,544	2,850		10,000													10,000	0
201-998.000	LAND CONTRACT DEFAULTS				60,000													60,000	0
101-726.070	RENTAL	680	968	230	600													600	230
101-760.000	RENTAL MANAGEMENT - IC Housing Comm	16,036	15,094	3,391	0	6,253						7,516						13,769	3,391
201-803.000	HOA/CONDO FEE	51,133	34,547	13,643	0							21,600						21,600	13,643
101-726.050	SECURITY	(418)	888		1,000													1,000	0
XXX-818.000	CONTRACTUAL SERVICE - IT, Jill Rhode, trees	66,602	40,284	25,636	30,000													30,000	25,636
101-819.000	SOFTWARE - BSA, ePP	22,943	25,601	3,765	25,000													25,000	3,765
101-726.040	COMMUNICATION - Comcast, Verizon	7,404	4,822	1,160	4,000	100												4,100	1,160
XXX-726.010	SUPPLIES	6,373	7,272	1,221	7,500													7,500	1,221
101-728.000	POSTAGE	1,242	457	303	800													800	303
XXX-802.000	CONSULTANTS - V Gracia-Wing	900	1,167	1,444	2,200											50,000		52,200	1,444
101-735.000	MEDIA/PR - GravityWorks, 15th Anniversary	4,917	3,030	600	6,000													6,000	600
101-726.060	MEMBERSHIPS	2,245	1,805	305	2,000													2,000	305
101-726.090	VEHICLE EXPENSE	15,600	5,228	1,285	7,000													7,000	1,285
101-861.100	TRAVEL - Mileage	2,834	5,482	199	2,500													2,500	199
101-862.000	PROF.TRAINING/CONFERENCES	1,535	3,096	189	6,700													6,700	189
XXX-940.000	MISC				2,500													2,500	0
101-901.000	AMERICORPS MEMBER	\$ 10,032			18,500													18,500	0
101-900.000	PAYROLL REIMBURSEMENT	204,243	380,277	75,246	382,334													382,334	75,246
101-903.000	PAYROLL SERVICE FEE	5,869	4,202	2,038	4,050													4,050	2,038
101-906.000	HEALTH INSURANCE PREMIUM (BENEFITS)	71,065	73,323	22,852	70,000													70,000	22,852
101-908.000	401K PLAN ADMIN EXP		2,115		6,117													6,117	0
NEW	401K MATCH - thru PayChex - 5% match				19,117													19,117	0
NEW	401K MATCH - thru PayChex - 3% contribution				11,470													11,470	0
101-902.000	EMPLOYER TAX LIABILITY	17,896	28,995	5,953	29,000													29,000	5,953
101-905.000	UNEMPLOYMENT INSURANCE REIMBURSEMENT		(4,338)	438	5,000													5,000	438
101-904.000	WORKER'S COMP PREMIUM	6,529	10,878	2,072	10,000													10,000	2,072
101-904.004	WORKER'S COMP PREMIUM - CDBG DEMO CITY	0	119		0													0	0
	LINE OF CREDIT PAYMENTS	-			300,000													300,000	0
	TOTAL EXPENSES	3,960,056	2,381,885	411,781	2,008,914	19,131	15,000	20,000	900	0	225,888	64,448	0	149,700	0	50,000		2,553,981	411,781
	NET OF REVENUES & EXPENDITURES	(27,731)	171,092	548,049	(191,734)	40,551	(6,500)	0	(900)	0	28,133	210,712	0	0	(20,000)	(50,000)		10,262	548,049
	INCOME BEFORE CAPITAL CONTRIBUTIONS	(27,731)	171,092	548,049															
	CAPITAL CONTRIBUTIONS	324,950																	
	TOTAL CHANGE IN FUND BALANCE	297,219																	
	DEBT RETIREMENT																		
	LINE OF CREDIT PAYMENTS	-		300,000	300,000														