



## 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, JULY 20, 2020 AT 4:30 P.M. ON A CONFERENCE CALL THROUGH ZOOM, USING THE FOLLOWING INFO:

Join Zoom Meeting

<https://us02web.zoom.us/j/81564062402?pwd=TC94cnc4QUk1RmZ2eVhwa3RaUGNjUT09>

Meeting ID: 815 6406 2402

Password: 029708

One tap mobile

+13126266799,,81564062402#,,,,0#,,029708# US (Chicago)

+19292056099,,81564062402#,,,,0#,,029708# US (New York)

Dial by your location

+1 312 626 6799 US (Chicago)

+1 301 715 8592 US (Germantown)

+1 669 900 6833 US (San Jose)

+1 929 205 6099 US (New York)

+1 346 248 7799 US (Houston)

+1 253 215 8782 US (Tacoma)

## Agenda

Call to order

Approve of the minutes from June 15, 2020

Additions to the agenda

Limited public comment

- Ashley Powell – Motor City Brick to Farmer Challenge – see flyer and Q&A attached
- Steve Purchase – H-Inc (re: Oak Park / Saginaw / East Park Terrace neighborhood) – see map in packet
- Nickolas Maloof and Johnno Norian – NXT Commercial (re: former bottling plant) – see map in packet

### 1. Commercial

A. Sale Status report

B. Resolution to Authorize the Sale of 4 properties at 1506 N Grand River Avenue to NXT Commercial Real Estate Service LLC

C. Resolution to Authorize a Reimbursement Agreement with Ingham County Brownfield Development Authority for Remediation of (112) E Malcolm X (former Deluxe Inn site)

### 2. Residential

A. List of Properties – Sold in June 2020

B. Resolution to Authorize the Sale of 4 properties at (1010-1012) Bensch & (1032-1036) McCullough to Eastside Community Action Center

### 3. Administration

A. Accounts Payable – June 2020

B. Budget update, 2<sup>nd</sup> quarter

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](mailto:rcase@ingham.org)

3024 Turner Street  
Lansing MI 48906

517.267.5221  
[www.inghamlandbank.org](http://www.inghamlandbank.org)



JUNE 15, 2020 REGULAR MEETING

Ingham County Land Bank Zoom Meeting

<https://us02web.zoom.us/j/85299711071?pwd=VVZyTUhnVXVKbnRsZExTT2c3d0RoQT09>

By Phone: 1 929 205 6099 US (New York)

Meeting ID: 852 9971 1071

Password: 655744

June 15, 2020 – 4:30 p.m.

**CALL TO ORDER**

Chairperson Schertzing called the June 15, 2020 Regular Meeting of the Ingham County Land Bank to order at 4:30 p.m. in a Zoom meeting.

Members Present: Schertzing, Grebner, Crenshaw, Slaughter

Members Absent: Frischman

Others Present: Tim Perrone, David Burns, Alan Fox, Roxanne Case

**APPROVAL OF THE MINUTES**

COMMISSIONER GREBNER MOVED TO APPROVE. COMMISSIONER SLAUGHTER SUPPORTED THE MOTION. THE MOTION TO APPROVE THE MINUTES CARRIED UNANIMOUSLY. MINUTES OF MAY 18, 2020 STAND AS IS.

**ADDITIONS TO THE AGENDA**

None

**LIMITED PUBLIC COMMENT**

None

**1. Commercial**

**A. Sale Status report**

David Burns reiterated a couple points on a few properties. The former Pleasant Grove School at 2133 W Holmes Rd is moving forward. Ferguson Development has had conversations with Adam Hussain and engaged with the community action center in the neighborhood. In regards to the former bottling plant at 1506 N Grand River Ave, we are working through the development and purchase agreement. The Cesar E Chavez properties were sold and closed.

## JUNE 15, 2020 REGULAR MEETING

### 2. Residential

#### A. List of Properties - Sold & In Progress, May 2020

We have an upcoming Eden Glen condo as-is sale. Director Case will attend the closing to sign documents. Chairperson Schertzing asked if there was a longer list of properties for sale. David Burns stated that we've sold other properties; we have very few structured properties left on our lists.

### 3. Administration

#### A. Accounts Payable – May 2020

AP has been received, accepted, and on file.

#### B. E-Signature Procedures and Guidelines

Chairperson Schertzing noted that this document that will go into the procedure manual for internal use. Director Case stated that this is just informational and wanted to make sure the board knew what our new process was.

#### C. Communication from Executive Director

Director Case stated that the audit has been completed and we need to respond back to Plante and Moran. Basically, we concur with Plante and Moran that the first half of 2019 we were behind. The second half of the year, we hired a CPA in July 2019 to catch up on our bank reconciliations and strengthened our internal controls. Director Case will email the final audit to the board soon.

We have noticed that crime has been increasing similar to the time period during the housing crisis ten years ago. The Land Bank flatbed trailer was stolen from a lot on the Eastside, and the chain on our gate was cut and Capital Area Housing Partnership's catalytic converter was taken off their truck.

We had an unfortunate accident at one of our rentals, at 1026 S Grand Ave. A visitor came and fell through a railing and was transported to the hospital. Director Case filed a claim and cc'ed Tim Perrone on this process. Tim Perrone stated that the insurer will send out an adjustor and make determinations.

We are renting a lot at Seager / North streets to Consumers for them to use for equipment and materials space for a new gas line. Gas line to be inserted approximately between North Street and MLK Blvd.

## JUNE 15, 2020 REGULAR MEETING

The Land Bank has partnered with MidMEAC (MidMichigan Environmental Action Council) to apply for a deconstruction grant through EGLE. The Land Bank has been doing deconstruction, but this is a push for more salvaging and repurposing materials. Chairperson Schertzing stated that about 6 year ago, the County through the Treasurer's Office, commissioned Delta Institute, an environmental consultant, to complete a study. They completed a tri-county feasibility study for the supply and demand for deconstruction materials. This effort has a rebirth through MidMEAC. This could be good for the Land Bank and the area.

Director Frischman and Commission Crenshaw were waiting to be admitted to the zoom meeting. Director Case admitted Commission Crenshaw in. Director Frischman was no longer online.

Director Case stated that governmental agencies cannot be in a 401(k), and it appears that we are in a 401, but unsure if it's a "k" or not. Director Case is working with 3 different companies to help us through this. We've contacted a financial attorney with Fraser Trebilcock, per David Stoker at Cohl Stoker. We're working with MERS (Municipal Employees' Retirement System of Michigan) and with Paychex, our current 401 provider/payroll company. The cost to get this straightened out could be costly. When more is known, Director Case will inform the board.

The Land Bank is working on a statement for the antiracism/solidarity movement and conversations that are occurring. Commissioner Slaughter offered to review the draft and give some pointers on the document. Chairperson Schertzing stated that housing is a key area that has been problematic for many historical reasons, and there could be a role for housing in some of these areas.

### D. Legal

Tim Perrone stated that the courts are reopening on July 6, 2020, 5 days a week. Currently, we are still waiting on a new hearing date for the land contract forfeiture, and we'll see how that's going to work out with in-person hearings.

### 4. Limited public comment

None

### 5. Adjournment

Chairperson Schertzing adjourned the meeting at 4:56pm.

# **THE MOTOR CITY BRICK TO FARMER CHALLENGE**

50 Million Bricks. One Challenge.

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## **HOW TO TAKE THE CHALLENGE?**

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BUY YOUR BRICK. RECORD A SHOUT OUT VIDEO TO DETROIT. TAG US IN YOUR VIDEO,  
**@THEMOTORCITYBRICKOR 50MILLIONBRICKS** ON INSTAGRAM  
OR EMAIL IT TO US AT **VIDEO@50MILLIONBRICKS.COM**

AFTER YOU FINISH WITH YOUR BRICK DONATE IT TO THE MCBFC FOUNDATION  
BY REQUESTING A RETURN LABEL.

FOR EVERY 475 BRICKS SOLD,  
THE MCBFC WILL CREATE ONE AGRICULTURAL JOB  
FOR A DETROIT RESIDENT. TAKE THE CHALLENGE AND WIN \$500!

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**LETS BRING BACK THE MOTOR CITY!**

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VISIT:  
**WWW.50MILLIONBRICKS.COM**



**Ingham County Land Bank**

**July 20, 2020 Zoom Meeting**

**Consult: The Motor City Brick to Farmer Challenge**

**1. What is the Motor City Brick to Farmer Challenge?**

**A. Challenge designed to A. Create Awareness / Attract Talent**

**B. Generate 500 Billion in Capital**

**2. How can your organization run the Challenge?**

**All rights exclusive, I will sign a wavier for the Land Bank to use the challenge as their own. As the first organization interested, you will have the authority to partner with other businesses if you choose to. I can supply support via social media set up, and website layout.**

**3. How will the bricks from the Motor City Brick to Farmer Challenge be sold? The bricks will be sold in a custom box made by Michigan Box Company. The box needs a UPC Code. One the UPC code is put on the boxes...it will be sold in the following outlets: Mendards, Ace Hardware, Lowes, Home Depot, Trader Joes, Whole Foods Market and Walmart.**

**4. Who & How will the funds from the Challenge be retained? How can other organizations Partner with the Ingham County Land Bank?**

**60% of all funds generated should go to Fidelity Investments in a Brokerage Account. This will allow for best appropriation of funding according to the investment plan. The Ingham County Land Bank should seek other business as Partners in the form of Sponsorship to pay for advertising cost associated. I believe PBS Television would be a great outlet to target the right people to boost the challenge. From there the organization should be able to target other outlets like Nickelodeon.**

**5. What Happens when the Motor City Brick to Farmer Challenge is over?**

**Jenkins Construction and the Gillespie Group are the two chosen builders for the Green Houses. The ICLB (Ingham County Land Bank) Can then afford the fees for materials associated with each structure.**

**6. What are the Specs for the Greenhouses?**

- **5,000 square feet**
- **75% Brick w/top casing glass**
- **Built in bomb shelter**
- **Built in living quarters to fit three people**
- **Water & Nutrient Reservoirs made of old trailer casing to fit 45,257,166 gallons**
- **Kitchen (Demonstration and Learning Area)**
- **Standard Loading Dock**
- **Standalone Refrigeration System to hold 40,000lbs of food**

**7. Who will build the Greenhouses?**

**Jenkins Construction (Detroit MI) The Gillespie Group (Lansing, MI)**

**8. What is the Motor City Farms Corp?**

**Once the Challenge is over, the fund name will be the Motor City Farms Corporation. The Corp will use the food grown in Greenhouses to make up a series of food products. Commercially grown but hand packed. The food products created will be sold locally, and nationally.**

**9. What is the Motor City Brick to Farmer Challenge Foundation?**

**A general fund to support any damages to greenhouses and to preserve the scale of food grown through 2050. Starting crops 7. Food Products 28. Number of Greenhouses 100**

**10. What is the US Agricultural Corporation/Corps?**

**While the challenge is going on, I will be sending documents to Congress. The USA Agricultural Corps will be the 7<sup>th</sup> Branch of the US Military. This branch will support each Green House growth and standards. Create Food Security and assist staff with things like management, transit and storage.**

**11. How Much Food will be grown? (See Numbers At a Glance)**

## **12.How will the program preserve itself? Federal Grants and Foundation Support**

### **The USA Agricultural Corps/The Motor City Brick to Farmer Challenge Numbers at A Glance**

**Shareholder Price: \$100**

**Dividend Percentage: %5**

**Rate: Quarterly**

**Expected Dividend Per Quarter (Share)  
\$2.50**

**Crop Yields: 15th of Each Month**

**Total Yield: 12**

**Crops 1st 4 Years: 7**

**Cost Per Product Produced \$9.99**

**Crop 1-7**

**Yield Amount 12 Months**

**Greenhouse Cost: August 24, 2020**

**Break Even Analysis: August 24, 2020**

**Profit: TBA August 24. 2020**

**Number of Members 1st Year:**

**12,000**

**Percentage of Veteran Managers**

**10% or 1200**

**Green House Square Footage**

**5,000 square ft**

**7 Crops planted 4 1/2 square ft**

**100 Greenhouses= 14,000,000 Harvest Plants**

**3**



**Water Tank Capacity**  
**45, 257, 166 Gallons**

**Fertilizer Supplier & Capacity**  
**Fox Farm**  
**117, 857**  
**Nutrient Density: 25-25-25**

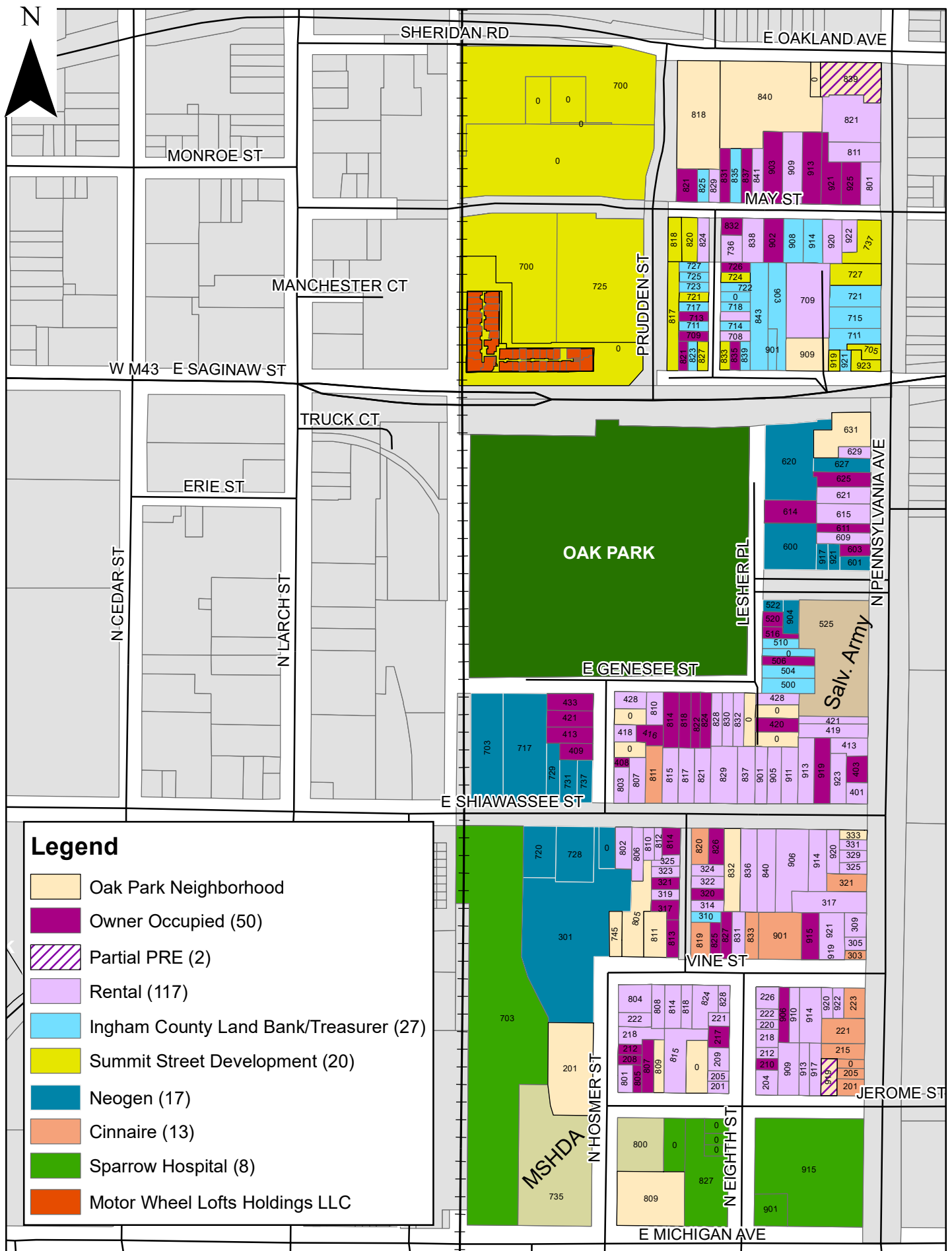
**Harvest times: Once Per Month**

### **Program Outcomes**

- 1. Program Expansion by State to 45,000 Corps Members by 2030**
- 2. Crop diversification from 7 to 48 by 2050**
- 3. Veteran Employment & Management**  
**700 to 7000 by 2030**
- 4. Food Security in 48 States by 2050**

**Questions & Concerns?**

# Oak Park Neighborhood



**1506 N Grand River Ave (former bottling plant)**

Exhibit A



**Commercial Property - Sale Status Report**

7/9/2020

	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		PROPERTY LISTING WITH NAI HAS BEEN CANCELED. PROPERTY TO BE RENTED TO CONSUMERS ENERGY UNTIL END OF DECEMBER 2020. WILL RE-LIST WITH NAI AFTER LEASE EXPIRES. PROPERTIES HAVE BEEN COMBINED INTO ONE PARCEL
	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. BROWNFIELD AGREEMENT.
6	33-17-14-21-301-012	Hull 10.1 acres	Leslie	\$76,440	ON MARKET, SELL TOGETHER 5/14/19. WORKING W/CITY OF LESLIE
	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	33-01-01-20-128-132	1811 W Malcolm X St	Lansing	\$9,700	LISTED
12	33-01-01-08-481-451	1000 W Saginaw St	Lansing	\$50,000	LISTED
13	33-21-01-07-352-005	3600 W Saginaw St (billboard lot)	Lansing	\$99,000	WORKING WITH EGLE TO REMOVE TANKS

33-01-01-10-406-041	E. Cesar E. Chavez	Lansing	\$20,000	SOLD 5/13/20 \$12,000
33-01-01-10-406-051	E. Cesar E. Chavez	Lansing		

# INGHAM COUNTY LAND BANK FAST TRACK AUTHORITY

## **RESOLUTION TO AUTHORIZE THE SALE OF 1506 N GRAND RIVER AVENUE, N CAPITOL AVENUE (#33-01-01-09-176-062), (1611) N CAPITOL AVE (#33-01-01-09-176-073), AND (1617) N CAPITOL AVE (#33-01-01-09-176-082), LANSING, TO NXT COMMERCIAL REAL ESTATE SERVICES, LLC**

### **RESOLUTION 20-**

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, the Land Bank received title to the commercial improved property at 1506 N Grand River Ave, Lansing (#33-01-01-09-177-003) in 2017, through local unit rejection; and

WHEREAS, the Land Bank received title to the residential vacant property at N Capitol Avenue (#33-01-01-09-176-062), in 2014, through local unit rejection; and

WHEREAS, the Land Bank received title to the residential improved properties at (1611) N Capitol Ave (#33-01-01-09-176-073), and (1617) N Capitol Ave (#33-01-01-09-176-082) in 2008, through local unit rejection, and subsequently demolished the blighted structures with Land Bank general funds; and

WHEREAS, Ingham County Land Bank partnered with Michigan Economic Development Corporation and the City of Lansing to complete a Request for Proposal for development of the former bottling plant at 1506 N Grand River Avenue, along with the 3 vacant lots. Proposals were received and NXT Commercial Real Estate Services LLC was chosen, by a task force consisting of members from the City of Lansing, MEDC, LEAP, and the Land Bank, to develop the property; and

WHEREAS, NXT Commercial Real Estate Services LLC would like to purchase the properties for a sale price of \$100,000 with the intent to demolish the current dilapidated former bottling plant structure and construct a 6-7 story mixed-use commercial apartment project. The proposal includes a restaurant, coffee shop, and/or office space along with waterfront kayak access. Construction anticipated to start near spring 2021, with completion estimated in fall 2022. There is a possible second phase with an additional residential component on the 3 vacant lots after construction of the mixed-use building; and

THEREFORE, BE IT RESOLVED, the Land Bank authorizes its Chairperson or Executive Director to negotiate and execute the transaction of these parcels to NXT Commercial Real Estate Services LLC for the total rate of \$100,000 plus closing costs.

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

AYE:                      NAY:

## INGHAM COUNTY LAND BANK FAST TRACK AUTHORITY

### RESOLUTION TO AUTHORIZE A REIMBURSEMENT AGREEMENT WITH INGHAM COUNTY BROWNFIELD DEVELOPMENT AUTHORITY FOR REMEDiation OF (112) E MALCOLM X STREET, LANSING

#### RESOLUTION 20-

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

**WHEREAS**, the Act allows a foreclosing governmental unit 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 "Land Bank") 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 Board of Directors has approved the sale of the property at (112) E Malcolm X, Lansing, (#33-01- 01-21-203-003) to Reo Town Holdings with the intent to construct a hotel or possibly a mixed commercial apartment project per Resolution # 20-05; and

**WHEREAS**, the Ingham County Brownfield Development Authority has approved funds of \$157,953 to be used to complete further environmental cleanup required. The environmental remediation will be completed by PM Environmental Inc and paid through the Ingham County Land Bank. The Ingham County Brownfield Development Authority will reimburse the Land Bank for eligible activities up to the maximum amount of \$157,953. Any further remediation needed will be paid by Reo Town Holdings; and

**THEREFORE BE IT RESOLVED**, that the Land Bank agrees to enter into a Brownfield Reimbursement Agreement to complete the required remediation by PM Environmental Inc.

AYE:

NAY:

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

<b>Parcel Number</b>	<b>Address1</b>	<b>Property Class</b>	<b>Sold Amount</b>	<b>Sold Date</b>
33-01-05-10-227-024	6147 Scotmar	Residential Improved	47,000	06/17/2020

**Residential Properties - in progress**

<b>Parcel #</b>	<b>Address</b>	<b>Project type</b>	<b>Listing \$</b>	<b>Notes</b>
33-01-01-20-407-041	1517 Pattengill Ave	Rehab - HOME grant thru City of Lansing		Completion date delayed to July 2020
33-01-01-20-451-011	1637 Pattengill Ave	Sell as is or rehab	\$42,900	Demo w/CDBG. Rebuild in 2021.
33-01-01-10-354-291	914 May St	Sell as is		
33-01-05-10-227-039	1734 Maisonette	Rehab	\$69,900	Offer
33-01-05-10-227-042	1740 Maisonette	Rehab	\$64,900	Offer



# INGHAM COUNTY LAND BANK FAST TRACK AUTHORITY

## **RESOLUTION TO AUTHORIZE SALE OF FOUR (4) VACANT PARCELS ON (1010-1012) BENSCH AND (1032-1036) MCCULLOUGH, LANSING TO EASTSIDE COMMUNITY ACTION CENTER**

### **RESOLUTION 20-**

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 (1010) Bensch St, Lansing (# 33-01-01-22-205-231) in 2012, through local unit rejection and subsequently demolished the blighted structure with federal Hardest Hit Funds monies in fall 2015; and

WHEREAS, the Land Bank received title to the residential improved property at (1012) Bensch St, Lansing (# 33-01-01-22-205-222) in 2012, through local unit rejection and subsequently demolished the blighted structure with Community Development Block Grant (CDBG) monies in spring 2014; and

WHEREAS, the Land Bank received title to the residential improved property at (1032) McCullough St, Lansing (# 33-01-01-22-207-151) in 2011, and subsequently demolished the blighted structure with federal Neighborhood Stabilization Program 2 (NSP2) monies in summer 2012; and

WHEREAS, the Land Bank purchased the residential improved property at (1036) McCullough St, Lansing (# 33-01-01-22-207-141) in 2009, and subsequently demolished the blighted structure with federal Neighborhood Stabilization Program 1 (NSP1) monies in spring 2010; and

WHEREAS, Eastside Community Action Center would like to purchase the four (4) parcels, with the intent to construction new single-family affordable housing. ECAC is planning to complete the new construction with City of Lansing funding along with their own funds. ECAC has a homeownership program that grooms income-qualified individuals and families towards successful homeownership, and part of that program is placing them in houses developed with donations and volunteer labor; 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 Eastside Community Action Center for the market rate of \$1000 for each Bensch St properties, \$2000 for (1032) McCullough St, and \$860 for (1036) McCullough St, plus closing costs. Total market rate equals \$4860.00.

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

AYE:                      NAY:



06/30/2020 CHECK REGISTER FOR INGHAM COUNTY LAND BANK  
CHECK DATE FROM 06/01/2020 - 06/30/2020

Check Date	Check	Vendor Name	Description	Amount
<b>Bank GEN PNC GENERAL CHECKING</b>				
06/10/2020	18216	ALL STAR SNOW REMOVAL	LAWN CARE 4/28,5/8,5/18,5/28	5,400.00
06/10/2020	18217	EATON FARM BUREAU CO-OP	GARDEN BUCKWHEAT COVER CROP	114.38
06/10/2020	18218	EDEN GLEN CONDO ASSOCIATION	061020 JULY CONDO ASSOC FEE	2,210.00
06/10/2020	18219	FRITZY'S LAWN & SNOW	LAWN CARE 5/11 - 6/1	4,250.00
06/10/2020	18220	GRANGER	DUMPSTER 1715 KALAMAZOO	101.00
06/10/2020	18221	INGHAM COUNTY TREASURER	2019 PROPERTY TAXES FOR 6149 SCOTMAR EMPLOYEE BENEFITS FOR 06/20	274.40 <u>5,519.66</u>
				5,794.06
06/10/2020	18222	JILL RHODE C.P.A.	ACCOUNTING SERVICES	680.00
06/10/2020	18223	MASTERWORK, L.L.C.	DRAW 3 1517 PATTENGILL	37,015.00
06/10/2020	18224	MICHIGAN FARM BUREAU	2909 REO - LAND CONTRACT MORTGAGE PREMIU	574.00
06/10/2020	18225	MICHIGAN FLEET FUELING SOLUTIONS LL	GARDEN PROJECT	234.76
06/10/2020	18226	MIDWEST POWER EQUIPMENT	GARDEN PROJECT	73.15
06/10/2020	18227	NORTHWEST INITIATIVE	LAWN CARE MAY	3,855.00
06/10/2020	18228	PRECISION PIPING LLC	BLDG MAINT. 1754 MAISONETTE	218.40
06/10/2020	18229	RED CEDAR CONSULTING, LLC	DEMO/ASBESTOS TESTING	7,052.00
06/10/2020	18230	ROBIN WRIGHT	CONTRACT SERVICE FOR MAY	400.00
06/10/2020	18231	SCHUMACHER'S FOUR SEASONS	LAWN CARE 4/27-28 & 5/7,17,18,27,28	7,020.00
06/10/2020	18232	VERONICA GARCIA-WING, LLC	DIGITAL COMMUNICATIONS STRATEGY & PLANNI	250.00
06/10/2020	18233	ZOE HOWARD	FLYER DESIGN	100.00
06/26/2020	18234	APPLIED IMAGING	PRINTING CHARGES, APR, MAY & JUNE	344.97
06/26/2020	18235	CAPITAL AREA RECYCLING AND TRASH	TRASH REMOVAL JULY-SEPT 20	110.00
06/26/2020	18236	COHL, STOKER & TOSKEY, P.C.	LEGAL SERVICES	668.07
06/26/2020	18237	HOME DEPOT CREDIT SERVICES	BLDG. MAINT SUPPLIES	69.49
06/26/2020	18238	INGHAM COUNTY TREASURER	EMPLOYEE BENEFITS FOR 07/20 SALES TO INGHAM COUNTY	5,519.66 <u>52,790.55</u>
				58,310.21
06/26/2020	18239	JOHN KROHN	GARDEN SUPPLIES	106.24
			GARDEN SUPPLIES	261.99
			GARDEN DUMP TRUCK REPAIRS	34.38
			PARTS FOR IRRIGATION DRIP IN GARDEN	277.05
			GARDEN DUMP TRUCK REPAIR	<u>70.00</u>
				749.66
06/26/2020	18240	KELLEY APPRAISAL COMPANY	APPRAISAL 723 E PARK TERRACE APPRAISAL 725 E PARK TERRACE APPRAISAL 727 E PARK TERRACE	100.00 100.00 <u>100.00</u>
				300.00
06/26/2020	18241	LAKE STATE LAWN-LANDSCAPING & SNOW	LAWN SERVICES 6/1/2020	1,410.00
06/26/2020	18242	MCKISSIC CONSTRUCTION	LAWN SERVICES MAY & JUNE	2,820.00
06/26/2020	18243	MICHIGAN HOMEOWNER ASSISTANCE	RETURN SALES PROCEEDS >\$500 TO HHF	3,661.00

Check Date	Check	Vendor Name	Description	Amount
06/26/2020	18244	NOLT'S MIDWEST PRODUCE SUPPLIES	GARDEN SUPPLIES	760.00
06/26/2020	18245	PNC BANK, NA	LINE OF CREDIT PAYMENT	250,000.00
06/26/2020	18246	ROXANNE CASE	EXPENSE REPORT FOR FEB. 2020	34.15
06/26/2020	18247	VERIZON WIRELESS	CELL PHONE	110.15
06/26/2020	18248	WE'RE DIFFERENT LAWNS & MORE	LAWN SERVICE 5/5,15,26 &6/5	3,360.00
06/26/2020	18249	WILDTYPE	NIB PLANTS	2,105.07

## GEN TOTALS:

Total of 34 Checks:	400,154.52
Less 0 Void Checks:	0.00
Total of 34 Disbursements:	400,154.52

**Bank PR PNC PAYROLL CHECKING**

06/10/2020	94(E)	BOARD OF WATER & LIGHT	UTILITES 1510 N GRAND RIVER AVE	14.26
			UTILITIES 3024 TURNER ST	330.31
				344.57
06/10/2020	95(E)	COMCAST	INTERNET SERVICE FOR 6/20 -7/19	275.85
06/10/2020	96(E)	CONSUMERS ENERGY	UTILITIES FOR 1734 MAISONETTE	20.22
			UTILITIES 1740 MAISONETTE	20.22
			UTILITES 6147 SCOTMAR	14.22
				54.66
06/26/2020	97(E)	BOARD OF WATER & LIGHT	UTILITIES 1517 PATTENGILL	55.30
			UTILITIES 6147 SCOTMAR	28.48
			UTILITIES 1740 MAISONETTE	28.86
			UTILITIES 2130 W HOLMES	52.47
				165.11
06/26/2020	98(E)	CONSUMERS ENERGY	UTILITIES 1517 PATTENGILL	14.61
			UTILITIES 4501 WAINWRIGHT	19.37
			UTILITIES FOR 3024 TURNER	62.41
				96.39
06/26/2020	99(E)	PITNEY BOWES INC	RENTAL FOR POSTAGE THRU AUGUST	79.50

## PR TOTALS:

Total of 6 Checks:	1,016.08
Less 0 Void Checks:	0.00
Total of 6 Disbursements:	1,016.08

## REPORT TOTALS:

Total of 40 Checks:	401,170.60
Less 0 Void Checks:	0.00
Total of 40 Disbursements:	401,170.60

2nd quarter, YTD June 2020							INGHAM COUNTY LAND BANK														
							2020 BUDGET - ADOPTED ON 12/19/19 AT THE DECEMBER BOARD MEETING														
			Actual	Actual	YTD Actual	YTD Actual														Budget	Actuals
	DEPT/ ACCOUNT	DESCRIPTION	2018	2019 as of 6/9/20 Final	2020 1st Qtr 3/31/2020	2020 2nd Qtr 6/30/2020	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																			
1		PROPERTY SALES	\$ 1,426,314	\$ 1,493,421	\$ 171,499	\$ 340,499	\$ 919,380							200,000					1,119,380	340,499	
2		RETURN SALES PROCEEDS >\$500 TO HHF	(10,000)	(44,000)	(14,900)	(18,561)	0										(20,000)		(20,000)	(18,561)	
3		CDBG REVENUE	(100,530)		0		0									149,700			149,700	0	
4		HOME REVENUE	304,460	23,000	67,539	131,839	0						254,021						254,021	131,839	
5		HHF MSHDA REVENUE	1,170,140	11,563			0												0	0	
6		REV. TRANSFER - Treasurer, LOC	700,000	700,000	700,000	700,000	700,000												700,000	700,000	
7		SPECIFIC TAX REVENUE	201,334	187,731			175,000												175,000	0	
8		RENTAL INCOME	168,726	151,863	33,960	79,531	4,650	59,682						75,160					139,492	79,531	
9		NEIGHBORHOODS IN BLOOM REVENUE	20,000	20,000		20,000	0			20,000									20,000	20,000	
10	201-675-010	ANNUAL GARDEN LEASE FEE	289	3,660	1,357	2,298			2,900										2,900	2,298	
11	201-675-000	GARDEN PROJECT REVENUE	10,776	5,735	265	2,656			5,600										5,600	2,656	
12		INSURANCE PROCEEDS		67,775																0	
13		GAIN ON SALE OF ASSETS		14,554																0	
14		INTEREST INCOME	37,385	22,716		9,267	18,000												18,000	9,267	
15		LATE FEE REVENUE	1,384	449			150												150	0	
16		PRINCIPAL PAYMENTS ON LAND CONTRACTS	-				0												0	0	
17		MISCELLANEOUS INCOME	2,049		110		-												0	0	
		TOTAL REVENUE	\$ 3,932,325	\$ 2,658,467	\$ 959,830	\$ 1,267,529	\$ 1,817,180	\$ 59,682	\$ 8,500	\$ 20,000	\$ -	\$ -	\$ 254,021	\$ 275,160	\$ -	\$ 149,700	\$ (20,000)	\$ -	\$ 2,564,243	\$ 1,267,529	
		EXPENSES																			
18	201-830.050	GARDEN IRRIGATION SUPPLIES - OTHER	-	0	0														0	0	
19	XXX-830.000	GARDEN PROJECT	43,948	16,885	1,117	3,784	0		15,000										15,000	3,784	
20	VARIOUS	CDBG EXPENSES				0	0									149,700			149,700	0	
21	101-902.004	EMPLOYER TAX LIABILITY - CDBG DEMO CITY	-	330		348	0												0	348	
22	101-900.004	PAYROLL REIMBURSEMENT - CDBG DEMO CITY	-	4,250		4,555	2,500												2,500	4,555	
23	VARIOUS	HOME EXPENSES				0							225,888						225,888	0	
24	101-994.000	COMMUNITY DEVELOPMENT PROJECTS	28,002	15,937	6,023	13,399	4,000			20,000									24,000	13,399	
25	201-733.000	REALTOR COMMISSION	83,724	90,982	4,600	14,370	45,000							12,000					57,000	14,370	
26	201-737.000	CLOSING COSTS	29,249	33,591	7,340	8,080	25,000							1,200					26,200	8,080	
27	201-729.000	TITLE INSURANCE	20,525	16,359	1,784	3,944	14,000							1,480					15,480	3,944	
28	201-730.000	RECORDING FEE	2,100	779	60	130	700							56					756	130	
29	201-732.000	SELLERCONC/WARRANTY	5,500	9,620		850	8,000												8,000	850	
30	101-726.030	AUDIT FEE	16,850	17,850		9,500	18,850												18,850	9,500	
31	101-804.000	BANK FEE	1,049	1,341	354	1,154	1,200												1,200	1,154	
32	XXX-820.000	INSURANCE PROPERTY	25,034	16,897		(2,168)	17,000	2,499						2,130					21,629	(2,168)	
33	101-995.000	INTEREST EXPENSE	100,834	71,069	3,503	10,729	40,000												40,000	10,729	
34	201-736.000	TRANSFER TAX	817				0												0	0	
35	201-731.000	PROPERTY TAXES	6,900	2,425	1,308	3,464	5,000												5,000	3,464	
36	201-967.000	LOSS ON INVENTORY	110,766	32,120			0												0	0	
37	101-968.000	DEPRECIATION AND DEPLETION	49,041	42,098		19,938	40,000												40,000	19,938	
38	101-814.060	LEGAL-ADMINISTRATIVE	16,792	36,197	1,858	1,266	12,000												12,000	1,266	
39	201-814.060	LEGAL-PROPERTIES	2,066	8,779		2,660	10,000												10,000	2,660	
40	201-731.XXX	CODE COMPLIANCE	93,085	12,454			6,000												6,000	0	
41	XXX-931.010	LAWN & SNOW	289,572	272,049	58,625	96,475	280,000	400											280,400	96,475	
42	101-921.000	UTILITIES-OFFICE	5,585	2,916	1,304	1,304	6,000												6,000	1,304	
43	201-921.000	UTILITIES-PROPERTIES	21,932	15,945	1,704	4,501	12,000	2,400						1,152					15,552	4,501	
44	101-931.000	BLDG. MAINTENANCE-OFFICE	13,643	7,920	1,231	2,414	5,000												5,000	2,414	
45	201-931.000	BLDG. MAINTENANCE-PROPERTIES	29,306	58,457	15,531	16,081	10,000	7,479						17,014					34,493	16,081	

2nd quarter, YTD June 2020							INGHAM COUNTY LAND BANK																
							2020 BUDGET - ADOPTED ON 12/19/19 AT THE DECEMBER BOARD MEETING																
			Actual	Actual	YTD Actual	YTD Actual																Budget	Actuals
	DEPT/ ACCOUNT	DESCRIPTION	2018	2019 as of 6/9/20 Final	2020 1st Qtr 3/31/2020	2020 2nd Qtr 6/30/2020	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			
46	201-800.000	RENOVATIONS-OFFICE	75,900				0													0	0		
47	201-800.000	RENOVATIONS-PROPERTIES	454,971	171,424	72,876	135,976	250,000													250,000	135,976		
48	201-811.000	DEVELOPMENT EXPENSE	62	376			0													0	0		
49	201-700.000	COST OF PROJECTS-INVENTORY	834,021	790,117	66,333	269,640	170,000													170,000	269,640		
50	201-726.020	PERMITS	4,205				0													0	0		
51	XXX-727.050	SURVEY	19,375	920	3,960	5,960	1,275													1,275	5,960		
52	201-727.000	APPRAISAL	2,999	1,350	300	700	2000				900			300						3,200	700		
53	201-800.500	DEMOLITION	1,056,544	2,850			10,000													10,000	0		
54	201-998.000	LAND CONTRACT DEFAULTS					60,000													60,000	0		
55	101-726.070	RENTAL	680	968	230	380	600													600	380		
56	101-760.000	RENTAL MANAGEMENT - IC Housing Comm	16,036	15,094	3,391		0	6,253						7,516						13,769	0		
57	201-803.000	HOA/CONDO FEE	51,133	41,362	13,643	13,224	0							21,600						21,600	13,224		
58	101-726.050	SECURITY	(418)	888		165	1,000													1,000	165		
59	XXX-818.000	CONTRACTUAL SERVICE - IT, Jill Rhode, trees	66,602	40,284	25,636	34,978	30,000													30,000	34,978		
60	101-819.000	SOFTWARE - BSA, ePP	22,943	25,601	3,765	29,521	25,000													25,000	29,521		
61	101-726.040	COMMUNICATION - Comcast, Verizon	7,404	4,822	1,160	2,318	4,000	100												4,100	2,318		
62	XXX-726.010	SUPPLIES	6,373	7,272	1,221	2,081	7,500													7,500	2,081		
63	101-728.000	POSTAGE	1,242	457	303	479	800													800	479		
64	XXX-802.000	CONSULTANTS - V Gracia-Wing	900	1,167	1,444	4,127	2,200											50,000		52,200	4,127		
65	101-735.000	MEDIA/PR - GravityWorks, 15th Anniversary	4,917	3,030	600	600	6,000													6,000	600		
66	101-726.060	MEMBERSHIPS	2,245	1,805	305	1,305	2,000													2,000	1,305		
67	101-726.090	VEHICLE EXPENSE	15,600	5,228	1,285	1,840	7,000													7,000	1,840		
68	101-861.100	TRAVEL - Mileage	2,834	5,482	199	251	2,500													2,500	251		
69	101-862.000	PROF.TRAINING/CONFERENCES	1,535	3,096	189	189	6,700													6,700	189		
70	XXX-940.000	MISC		2,917			2,500													2,500	0		
71	101-901.000	AMERICORPS MEMBER	10,032			(105)	18,500													18,500	(105)		
72	101-900.000	PAYROLL REIMBURSEMENT	204,243	386,777	75,246	134,814	382,334													382,334	134,814		
73	101-903.000	PAYROLL SERVICE FEE	5,869	4,202	2,038	3,560	4,050													4,050	3,560		
74	101-906.000	HEALTH INSURANCE PREMIUM (BENEFITS)	71,065	73,323	22,852	39,126	70,000													70,000	39,126		
75	101-908.000	401K PLAN ADMIN EXP		2,665			6,117													6,117	0		
76	NEW	401K MATCH - thru PayChex - 5% match					19,117													19,117	0		
77	NEW	401K MATCH - thru PayChex - 3% contribution					11,470													11,470	0		
78	101-902.000	EMPLOYER TAX LIABILITY	17,896	28,995	5,953	10,504	29,000													29,000	10,504		
79	101-905.000	UNEMPLOYMENT INSURANCE REIMBURSEMENT		(4,838)	438	398	5,000													5,000	398		
80	101-904.000	WORKER'S COMP PREMIUM	6,529	10,878	2,072	3,607	10,000													10,000	3,607		
81	101-904.004	WORKER'S COMP PREMIUM - CDBG DEMO CITY	0	119		120	0													0	120		
82		LINE OF CREDIT PAYMENTS	-				300,000													300,000	0		
		TOTAL EXPENSES	3,960,056	2,415,881	411,781	912,536	2,008,914	19,131	15,000	20,000	900	0	225,888	64,448	0	149,700	0	50,000		2,553,981	912,536		
		NET OF REVENUES & EXPENDITURES	(27,731)	242,586	548,049	354,993	(191,734)	40,551	(6,500)	0	(900)	0	28,133	210,712	0	0	(20,000)	(50,000)		10,262	354,993		
		INCOME BEFORE CAPITAL CONTRIBUTIONS	(27,731)	242,586	548,049	354,993																	
		CAPITAL CONTRIBUTIONS	324,950			166,640															166,640		
		TOTAL CHANGE IN FUND BALANCE	297,219			521,633															521,633		
		DEBT RETIREMENT																					
		LINE OF CREDIT PAYMENTS	-	1,196,254	296,970	546,970	300,000														546,970		
		PAYMENTS DUE TO COUNTY				117,496															117,496		