



BOARD OF DIRECTORS

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

THE BOARD WILL MEET ON MONDAY, SEPTEMBER 21, 2020 AT 4:30 P.M. ON A CONFERENCE CALL THROUGH ZOOM, USING THE FOLLOWING INFO:

Topic: Land Bank Board of Directors Meeting Sept 2020
Time: Sep 21, 2020 04:30 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/85808236395?pwd=NTVzREFia3EzZmRpOXJWajZyZjlXdz09>

Meeting ID: 858 0823 6395
Passcode: 084902

Find your local number: <https://us02web.zoom.us/u/kVAOx02D>
One tap mobile

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 August 17, 2020

Additions to the agenda

Limited public comment

1. Commercial
 - A. Sale Status report
2. Residential
 - A. List of Properties – Sold in August 2020
3. Administration
 - A. Accounts Payable – August 2020
 - B. Resolution to Adopt a Transfer of the 401(k) through Paychex to a 457 with MERS (Municipal Employees' Retirement System of Michigan)
 - 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



AUGUST 17, 2020 REGULAR MEETING

Ingham County Land Bank Zoom Meeting

Join Zoom Meeting

<https://us02web.zoom.us/j/81906973802?pwd=cU5jMmpYQ2tSUmdrd1g0alMwWlpGdz09>

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

Meeting ID: 819 0697 3802

Passcode: 870244

August 17, 2020 – 4:30 p.m.

CALL TO ORDER

Chairperson Schertzing called the August 17, 2020 Regular Meeting of the Ingham County Land Bank to order at 4:30 p.m. in a Zoom meeting.

Members Present: Schertzing, Grebner, Frischman

Members Absent: Crenshaw, Slaughter

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

APPROVAL OF THE MINUTES

MINUTES OF JULY 20, 2020 ACCEPTED AND STAND AS PRESENTED.

ADDITIONS TO THE AGENDA

None

LIMITED PUBLIC COMMENT

None

1. Commercial

A. Sale Status report

David Burns stated that the Land Bank and the Developer for the former bottling plant received noticed that a \$100,000 grant is available to help pay for pre-development, architecture and engineering expenses. The Land Bank will be helping MEDC administer that money. Because it's grant monies, any reports will be shared and available even if the project falls apart; a resolution will be completed for the next board meeting to administer and accept that monies. David also stated that the developer on the former Pleasant Grove School hasn't progressed as quickly as expected; an agreement extension is looming. The health care part of the project has not been locked up yet. Agreement deadline is February 2021.

AUGUST 17, 2020 REGULAR MEETING

2. Residential

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

Director Case pointed out that the next page in the packet was a before and after photo of 1517 Pattengill Ave which is a renovation completed with City of Lansing HOME funds. Its completed, up for sale, and we have an offer on it. Chairperson Schertzing asked about 1637 Pattengill Ave. Director Case stated that staff thought the best answer for that property, was to demolish and rebuild, and therefore, it is in a demolition program, with an application into the City of Lansing for rebuilding using HOME funds in 2021.

B. Resolution to Authorize the Sale of 3 properties at (530) Christiancy St & (1408-1416) Linval Ave to Larry J Smith

COMMISSIONER GRENBOR MOVED TO APPROVE. COMMISSIONER FRISCHMAN SUPPORTED. THE MOTION CARRIED UNANIMOUSLY.

INGHAM COUNTY LAND BANK FAST TRACK AUTHORITY

**RESOLUTION TO AUTHORIZE SALE OF THREE (3) VACANT PARCELS ON (530) CHRISTIANCY ST AND
(1408-1416) LINVAL AVE, LANSING TO LARRY J SMITH**

RESOLUTION 20-11

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, no member of the Land Bank Board of Directors nor Land Bank staff has disclosed any direct or indirect personal or financial interest in this matter, and the Land Bank management is unaware of any such conflict of interest.

WHEREAS, the Land Bank received title to the residential improved property at (530) Christiancy St, Lansing (# 33-01-01-21-427-129) in 2018 through local unit rejection, and subsequently demolished the blighted structure with CDBG Funds (Community Development Block Grant) in summer 2020; and

WHEREAS, the Land Bank received title to the residential improved property at (1408) Linval Ave, Lansing (# 33-01-01-21-427-118) in 2012 through local unit rejection, and subsequently demolished the blighted structure with Hardest Hit Funds in fall 2015; and

WHEREAS, the Land Bank purchased the residential improved property at (1416) Linval Ave, Lansing (# 33-01-01-21-427-110) in 2010, and subsequently demolished the blighted structure with NSP2 Funds (Neighborhood Stabilization Program 2) in spring 2012; and

WHEREAS, Mr. Larry J Smith would like to purchase the three (3) parcels, with the intent to add extra yard space to his rental at 1404 Linval Ave and his personal residence at 1402 Linval Ave where he has lived since 1997; and

THEREFORE, BE IT RESOLVED, the Land Bank authorizes its Chairperson or Executive Director to negotiate and execute the transaction of these three (3) parcels to Larry J Smith for the market rate of \$1300 for (530) Christiancy St, \$500 for (1408) Linval Ave, and \$1500 for (1416) Linval Ave, plus closing costs. Total market rate equals \$3300.00.

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: Scherzting, Grebner, Frischman

NAY: None

Absent: Crenshaw, Slaughter

Approved 8/17/2020

THE MOTION CARRIED UNANIMOUSLY.

AUGUST 17, 2020 REGULAR MEETING

Chairperson Schertzing pointed out that these properties are being sold to 1 individual who lives on the corner. Director Case stated that the buyer has lived there for many years, and owns the house next door that he rents out. Buyer is adding yard space to each of the properties. Director Case believes this sales makes sense for the neighborhood and area.

3. Administration

A. Accounts Payable – June 2020

AP has been received, accepted, and on file.

B. Resolution to Adopt a Credit Card Account through PNC for Online Purchases or Pre-Required Payments

COMMISSIONER GRENBOR MOVED TO APPROVE. COMMISSIONER FRISCHMAN SUPPORTED. THE MOTION CARRIED UNANIMOUSLY.

INGHAM COUNTY LAND BANK FAST TRACK AUTHORITY

RESOLUTION TO ADOPT A CREDIT CARD ACCOUNT PROGRAM THROUGH PNC FOR ONLINE PURCHASES OR PRE-REQUIRED PAYMENTS

RESOLUTION 20-12

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, no member of the Land Bank Board of Directors nor Land Bank staff has disclosed any direct or indirect personal or financial interest in this matter, and the Land Bank management is unaware of any such conflict of interest.

WHEREAS, the Land Bank has a Credit Card Policy which outlines users and accounting guidelines; and,

WHEREAS, the Land Bank Staff would like to obtain a Credit Card Account to purchase materials, supplies, travel, conference arrangements, etc, for online and pre-required payment needs. This would help streamline purchases and eliminate reimbursement to Staff; and

WHEREAS, the Land Bank's financial institution, PNC, has a Commercial Express Card Program that provides real time controls and pre-defined spending allowances and expense thresholds for purchases. It provides consolidated reporting and statements for all spending. These statements will be used in monthly receipt balancing and bank reconciliations; and

THEREFORE, BE IT RESOLVED, the Land Bank Board of Directors approves and adopts the Commercial Express Card Program through PNC for Land Bank usage of online purchases and pre-required payments.

AYE: Scherzting, Grebner, Frischman

NAY: None

Absent: Crenshaw, Slaughter

Approved 8/17/2020

THE MOTION CARRIED UNANIMOUSLY.

AUGUST 17, 2020 REGULAR MEETING

Chairperson Schertzing stated that there is statutory language that Michigan adopted in 1995 that covers credit cards. The Land Bank Policy virtually covers it all, which is in the packet for the Board's review. Director Case stated Land Bank staff has been using their own personal credit cards to purchase supplies and materials needed for the Land Bank. Director Case noted that Commissioner Crenshaw, as the Land Bank Treasurer, suggested that the Land Bank should obtain a credit card to use for Land Bank purchases, and that staff should not be having to use their own personal accounts.

C. Budget 2020 Amendment

Director Case stated that the virus stopped us from eliminating 4-6 rentals which is approximately \$200,000-300,000 that the Land Bank anticipated for property sales. This has definitely changed our revenue stream. The virus has definitely made a hit on our budget even with other sales, and we will mostly likely not be able to recover the loss of the anticipated sales through the rest of the year. We've made changes in expenses also, which brings us to basically breaking even. The Land Bank has a fund balance of approximately \$270,000 that will help us going forward, but the goal now is to break even on budget. We made some adjustments to the Capital Contribution line item; this line represents the 2019 foreclosures received, and really is a revenue that should be up in the revenue section. We also adjusted each of the values of those properties down to the estimated value that they will be sold at. Next year's budget could be sticky, as well. Commissioner Grebner asked about Jill Rhode leaving and what the plan is. Director Case stated that Jill has taken on a position with the City of East Lansing, right near her home and is perfect for her. The Land Bank has found another CPA that we're planning to hire, as a contractor. Jill is willing to help train the new CPA and will also stay on to help with the year-end process and the 2020 audit.

D. Ingham County Resolution to Acquire Tax Foreclosed Property 2020 and Foreclosure Property List

Chairperson Schertzing discussed the copy of the Resolution and the list of foreclosed properties. The County on behalf of the Land Bank (by statute) can acquire certain tax foreclosed properties; we've done this in past years. Chairperson Schertzing, as he reported previously, is working with the Black Indigenous People of Color local group that is looking at some of the properties as part of a job training and construction projects for larger initiatives for Lansing and the greater area. The Land Bank may use that option to acquire these few properties for this group. This is a parcel-by-parcel analysis and may be a risk per the Rafaeli Supreme Court case that will change the tax foreclosure overage. Chairperson Schertzing is waiting to obtain information from the group in regards to their capacity and capabilities. The tax auction is before our next Board meeting. Land Bank staff will have to decide on properties to acquire, and it does put activity in motion before our next Board meeting but we will report the results.

AUGUST 17, 2020 REGULAR MEETING

Commissioner Grebner and Director Frischman asked about the tax process and the Land Bank's role. Chairperson Schertzing explained that basically the Land Bank would purchase the few properties for the taxes owed (per the Land Bank Policies and Procedures) and then the group would then in turn purchase them from the Land Bank for at least those taxes. This whole process is still progressing and will be reported on during the next Board meeting.

E. Communication from Executive Director

Garden Program got behind this year. We lost 2 Americorps people in February, and then our summer Americorps person left for health reasons soon after she started. John Krohn, Land Bank Garden Coordinator, has been working hard to keep up but can't. Due to the virus, gardening and resources to fresh food seems to be ever important these days. We've added about 10-20 new gardens this year, but we've sold several as well, so the numbers remain steady around 180 garden parcels. So we've hired 2 temporary part-time people to help for about 4-6 wks. Their time will mostly be spent just helping people with water because it's so dry this year and catching up on mowing and maintaining. This is in the budget but wanted to give you a heads up.

City of Lansing Neighborhood and Citizen Engagement Dept is filming neighborhoods and putting the videos on Lansing TV, starting on Sept 9th. It's their "Walking Wednesdays" program, about 6-7 neighborhoods. David Burns and Director Case will be on site, involved in the filming of approximately 4-5 of them. Baker-Donora, Oak Park, Southwest, Willow, Walnut.

The County has applied for CDBG Covid CARES funding. \$455,540. The Land Bank will possibly gain some of that funding. The Land Bank will most likely be the lead on the funds. We're still working on it, but Director Case will complete a resolution for the next board meeting to accept funds, if available. The Land Bank will be working with MEDC on the funds and they will help us through the Covid-eligible activities.

F. Legal

Tim Perrone stated that we still have the one land contract forfeiture matter that is still pending from earlier this year. Mr. Perrone stated that he contacted the Court again, and the Court asked to file an updated complaint and together with the affidavit, the Land Bank is exempt from any moratorium on evictions under the CARES Act with this property. Mr. Perrone contacted the Court again a week later regarding a court date, and the Court said they are way behind on hearings. So we're just waiting for a hearing date, and then there will still be a 90-day redemption period from there.

4. Limited public comment

None

5. Adjournment

Chairperson Schertzing adjourned the meeting at 5:06pm.

Commercial Property - Sale Status Report

9/17/2020

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/DEVELOP PROPERTY. CONSIDERING LIST PRICE.. RECEIVED SKETCH SURVEY OF PROPERTY HAVE ZONING LETTER AND OTHER INFO FROM CITY
2	33-01-01-09-127-022	0 W North St	Lansing	WILL REVISE LIST PRICE WHEN WE RELIST	RECINDED LISTING AGREEMENT. PROPERTY LEASED SHORT TERM TO CONSUMERS ENERGY.
3	33-01-01-09-177-003	1506 N. Grand River Ave. (Bottling Plant)	Lansing	\$100,000	SIGNED PURCHASE & DEVELOPMENT AGREEMENT WITH NXT COMMERCIAL. RECEIVED \$100,000 A&E GRANT FROM MEDC, LB TO ADMINISTER FUNDS TO DEVELOPER PER DEVELOPMENT AGREEMENT TO BE WRITTEN
	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 PURCHASE AGREEMENT WITH FERGUSON DEVELOPMENT. \$100,000. FERGUSON ENGAGED W/NEIGHBORHOOD ASSOC. WORKING THRU BLDG DETAILS & COMMUNICATING WITH CITY COUNCIL MEMBER ADAM HUSSAIN. "NEXT STEPS" MEETING SCHEDULED WITH DEVELOPER AND LEAP
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 APPROVED
6	33-17-14-21-301-012	Hull St. 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. NEGOTIATING AN OFFER
14	33-01-01-20-488-151	800 W Mt Hope Ave	Lansing	\$25,000	OWNED BY TREASURER. REQUESTED APPRAISAL. HAVE INTERESTED BUYER WHO WANTS TO MOVE HIS BIKE SHOP BUSINESS.
15	33-01-01-17-226-262	923 W Saginaw	Lansing		WORKING WITH LEAP AND A POTENTIAL BUYER WHO MAY HAVE A USE FOR THE PROPERTY. ORDERING AN APPRAISAL.

Residential or Vacant Properties Sold List

August 2020 Sales

Parcel Number	Address1	Property Class	Sold Amount	Sold Date
33-01-01-04-278-031	Chilson Avenue	Residential Vacant	2,000.00	08/25/2020
33-01-01-08-229-031	Roosevelt Avenue	Residential Vacant	1,500.00	08/12/2020
33-01-01-09-276-211	No Street Frontage	Residential Vacant	1,000.00	08/18/2020
33-01-01-10-153-011	BALLARD ST (1556)	Residential Vacant	1,000.00	08/28/2020
33-01-01-10-304-241	N PENNSYLVANIA AVE (1137)	Residential Vacant	1,100.00	08/31/2020
33-01-01-15-104-391	Leshar (510)	Residential Vacant	3,000.00	08/26/2020
33-01-01-15-104-401	LESHAR PLACE (508)	Residential Vacant	3,000.00	08/26/2020
33-01-01-15-104-421	Leshar Pl (504)	Residential Vacant	3,000.00	08/26/2020
33-01-01-15-104-431	Leshar Place (500)	Residential Vacant	3,000.00	08/25/2020
33-01-01-28-126-311	Forest Avenue (2216)	Residential Vacant	1,200.00	08/14/2020

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	\$142,000	Offer, Income approval process
33-01-01-20-451-011	1637 Pattengill Ave	Sell as is or rehab		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	Closing in September

09/13/2020

CHECK REGISTER FOR INGHAM COUNTY LAND BANK
CHECK DATE FROM 08/01/2020 - 08/31/2020

Check Date	Bank	Check	Vendor	Vendor Name	Amount
Bank GEN PNC GENERAL CHECKING					
08/07/2020	GEN	18307	WILDTYPE	WILDTYPE	89.73
08/07/2020	GEN	18308	WE'RE	WE'RE DIFFERENT LAWNS & MORE	3,465.00
08/07/2020	GEN	18309	TRAILER	TRAILER SALES OF MI, INC.	2,990.00
08/07/2020	GEN	18310	FOUR	SCHUMACHER'S FOUR SEASONS	5,250.00
08/07/2020	GEN	18311	ROBIN	ROBIN WRIGHT	650.00
08/07/2020	GEN	18312	MCKISSIC	MCKISSIC CONSTRUCTION	5,490.00
08/07/2020	GEN	18313	LANSING TR	LANSING CITY TREASURER	1,258.36
08/07/2020	GEN	18314	JOHN SCHNE	JOHN SCHNEIDER	471.00
08/07/2020	GEN	18315	RHODE	JILL RHODE C.P.A.	573.20
08/07/2020	GEN	18316	FRASER	FRASER TREBILCOCK DAVIS & DUNLAP PC	2,500.00
08/07/2020	GEN	18317	FELDPAUSCH	FELDPAUSCH CLEANING SERVICES, LLC	245.00
08/07/2020	GEN	18318	ETC	ETC	245.00
08/07/2020	GEN	18319	CAP EQUIP	CAPITAL EQUIPMENT & SUPPLY	163.61
08/07/2020	GEN	18320	BOLLE	BOLLE CONTRACTING, INC	11,450.00
08/07/2020	GEN	18321	BOLLE	BOLLE CONTRACTING, INC	7,450.00
08/07/2020	GEN	18322	BOLLE	BOLLE CONTRACTING, INC	9,600.00
08/07/2020	GEN	18323	BOLLE	BOLLE CONTRACTING, INC	1,300.00
08/07/2020	GEN	18324	BOLLE	BOLLE CONTRACTING, INC	13,100.00
08/07/2020	GEN	18325	BB CONTRAC	BB CONTRACTING	1,036.00
08/07/2020	GEN	18326	ALLSTATE	ALLSTATE INDEMNITY COMPANY	504.62
08/21/2020	GEN	18327	AC & E	AC & E RENTALS, INC	572.00
08/21/2020	GEN	18328	ALL STAR	ALL STAR SNOW REMOVAL	2,715.00
08/21/2020	GEN	18329	HASS	APPLIED IMAGING	125.31
08/21/2020	GEN	18330	BWL	BOARD OF WATER & LIGHT	2,565.00
08/21/2020	GEN	18331	CITY PULSE	CITY PULSE	55.50
08/21/2020	GEN	18332	EDEN	EDEN GLEN CONDO ASSOCIATION	2,030.00
08/21/2020	GEN	18333	FRITZY	FRITZY'S LAWN & SNOW	4,940.00
08/21/2020	GEN	18334	GRANGER	GRANGER	101.00
08/21/2020	GEN	18335	HOME	HOME DEPOT CREDIT SERVICES	11.55
08/21/2020	GEN	18336	INGHAM	INGHAM COUNTY TREASURER	5,519.66
08/21/2020	GEN	18337	J & J HARD	J & J HARDWOODS, INC.	3,000.00
08/21/2020	GEN	18338	JOHN SCHNE	JOHN SCHNEIDER	660.00
08/21/2020	GEN	18339	KWIK CAR	KWIK CAR WASH	13.99
08/21/2020	GEN	18340	LAKE	LAKE STATE LAWN-LANDSCAPING & SNOW	2,940.00
08/21/2020	GEN	18341	LANE'S	LANE'S REPAIR	230.71
08/21/2020	GEN	18342	MASTER	MASTERWORK, L.L.C.	62,651.00
08/21/2020	GEN	18343	MI FLEET	MICHIGAN FLEET FUELING SOLUTIONS LL	272.91
08/21/2020	GEN	18344	NEILS HEIS	NEILS HEISELT	630.00

09/13/2020

CHECK REGISTER FOR INGHAM COUNTY LAND BANK
CHECK DATE FROM 08/01/2020 - 08/31/2020

Check Date	Bank	Check	Vendor	Vendor Name	Amount
08/21/2020	GEN	18345	NICOLE	NICOLE BONVISUTO	40.05
08/21/2020	GEN	18346	PITNEY	PITNEY BOWES PURCHASE POWER	49.74
08/21/2020	GEN	18347	ROSE	ROSE PEST SOLUTIONS	221.00
08/21/2020	GEN	18348	STATE FARM	STATE FARM INSURANCE	1,241.00
08/21/2020	GEN	18349	MARTINT	THOMAS MARTIN	79.34 V
08/21/2020	GEN	18350	VERIZON	VERIZON WIRELESS	130.38
08/21/2020	GEN	18351	VETS	VET'S ACE HARDWARE	18.96
08/21/2020	GEN	18352	MARTINT	THOMAS MARTIN	39.67

GEN TOTALS:

Total of 46 Checks:	158,685.29
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Less 1 Void Checks:	79.34
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Total of 45 Disbursements:	158,605.95
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Bank PR PNC PAYROLL CHECKING

08/07/2020	PR	104(E)	BWL	BOARD OF WATER & LIGHT	628.86
08/07/2020	PR	105(E)	CONSUMERS	CONSUMERS ENERGY	31.03
08/21/2020	PR	106(E)	ADT	ADT SECURITY SERVICES, INC	147.39
08/21/2020	PR	107(E)	BWL	BOARD OF WATER & LIGHT	807.35
08/21/2020	PR	108(E)	COMCAST	COMCAST	275.79
08/21/2020	PR	109(E)	CONSUMERS	CONSUMERS ENERGY	27.52

PR TOTALS:

Total of 6 Checks:	1,917.94
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Less 0 Void Checks:	0.00
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Total of 6 Disbursements:	1,917.94
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REPORT TOTALS:

Total of 52 Checks:	160,603.23
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Less 1 Void Checks:	79.34
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Total of 51 Disbursements:	160,523.89
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INGHAM COUNTY LAND BANK FAST TRACK AUTHORITY

RESOLUTION TO ADOPT A TRANSFER OF THE 401(K) THROUGH PAYCHEX TO A 457 WITH MERS (MUNICIPAL EMPLOYEES' RETIREMENT SYSTEM OF MICHIGAN)

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 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 set up a 401(k) Plan in 2015, where employees have been contributing to a retirement saving program. As a governmental entity, the Land Bank should not be in a 401(k) and therefore needs to transition participating contributions to an eligible government approved program, such as a 457; and

WHEREAS, the Land Bank connected with the Municipal Employees' Retirement System (MERS) and hired Fraser Trebilcock Law Firm to sort through the legal ramifications and corrections. Proper steps must be taken to transition the funds to a 457. There are 4 basic steps: 1) Design and adopt a MERS 457 Plan for current and future contributions, 2) Freeze contributions to the 401(k) effective the day prior to starting the 457, 3) Submit a filing to the IRS through their Voluntary Correction Program, requesting approval of correction with a \$1500 application fee, 4) Transfer the frozen 401(k) monies into the 457 Plan, after the IRS approves. The whole process may take 8-12 weeks to be completed. The goal is to freeze the 401(k) Plan with the last contribution day of the payroll ending October 30, 2020, and begin new contributions with MERS on October 31, 2020; and

WHEREAS, the Land Bank intends to adopt a Uniform 457 Supplement Retirement Program through MERS to encourage participating employees to contribute to a retirement savings. If future Land Bank budgets allow, then the Land Bank will match or contribute to employees' contributions through a MERS Deferred Compensation Plan.

THEREFORE BE IT RESOLVED, the Land Bank Board of Directors agrees to complete the steps listed above and authorizes the Executive Director to execute contracts and participation agreements with MERS. The Board of Directors also authorizes the filing to the IRS for the Voluntary Correction Program through the assistance of Fraser Trebilcock Law Firm.

AYE: NAY: