



BOARD OF DIRECTORS

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

THE LAND BANK BOARD WILL MEET ON MONDAY, OCTOBER 19, 2020 AT 4:30 P.M.
AT THE LAND BANK OFFICE, 3024 TURNER ST, LANSING, MI 48906
AND / OR
VIRTUALLY BY ZOOM.

Topic: Ingham County Land Bank Board of Directors Meeting - Oct 2020
Time: Oct 19, 2020 04:30 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/85894370428?pwd=VU9OSXVBSVdiSnIRWkk4UEExTYIR2QT09>

Meeting ID: 858 9437 0428

Passcode: 604715

Dial by your location

+1 929 205 6099 US (New York)	+1 301 715 8592 US (Germantown)	+1 312 626 6799 US (Chicago)
+1 669 900 6833 US (San Jose)	+1 346 248 7799 US (Houston)	+1 253 215 8782 US (Tacoma)

Agenda

Call to order

Approve of the minutes from September 21, 2020

Additions to the agenda

Limited public comment

1. Commercial
 - A. Sale Status report
2. Residential
 - A. List of Properties – Sold in September 2020
 - B. Resolution to Authorize the Sale of 3 Vacant Lots at 1414-1420-1422 Lansing Ave to Meegan Wieczorek
 - C. Resolution to Authorize the Sale of 9 Properties to Advancement Corporation Housing Development
3. Administration
 - A. Accounts Payable – September 2020
 - B. Budget 2021 Proposal – October draft
 - C. Communications Narrative
 - 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



SEPTEMBER 21, 2020 REGULAR MEETING

Ingham County Land Bank Zoom Meeting

Virtually Meeting held via Zoom

<https://us02web.zoom.us/j/85808236395?pwd=NTVzREFia3EzZmRpOXJWajZyZjIxdz09>

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

Meeting ID: 858 0823 6395

Passcode: 084902

September 21, 2020 – 4:30 p.m.

CALL TO ORDER

Chairperson Schertzing called the September 21, 2020 Regular Meeting of the Ingham County Land Bank to order at 4:30 p.m., held virtually in accordance with the Governor's Executive Order 2020-154 Regarding the Open Meetings Act.

Members Present: Schertzing, Grebner, Frischman, Crenshaw

Members Absent: Slaughter

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

APPROVAL OF THE MINUTES

MINUTES OF AUGUST 17, 2020 ACCEPTED AND STAND AS AMENDED.

ADDITIONS TO THE AGENDA

None

LIMITED PUBLIC COMMENT

None

1. Commercial

A. Sale Status report

David Burns stated that the Land Bank, MEDC, and the Developer are working on joint agreements to administer the \$100,000 grant for pre-development, architecture and engineering expenses for the former bottling plant. David stated that we received an offer on the Worthington Place vacant property in Leslie. David also stated that the Land Bank was working on a potential buyer for the vacant commercial lot on 923 W Saginaw.

Commissioner Crenshaw asked about the status of the old Leslie High School. David stated that we had been working with the MEDC but they had to pull out early in the process. Director Case added that the City of Leslie recently became a non-CDBG targeted city, and therefore, less funds would be available. To order to reinstate

SEPTEMBER 21, 2020 REGULAR MEETING

CDBG status, the City of Leslie will need to complete a survey of their residents, and that would be a process that would take much time and energy.

Director Case stated that the old general store in Bell Oak, north of Webberville is getting closer to demolition. Director Case has been working with EGLE for a couple years, and EGLE has finally obtained approval. They have bid it out and have chosen a contractor. Demolition should occur yet this year.

2. Residential

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

David Burns stated that we have sold one of the condos listed on the “in-progress” section of the list, since this packet was put together and emailed out.

3. Administration

A. Accounts Payable – August 2020

COMMISSION CRENSHAW MOVED TO APPROVE. DIRECTOR FRISCHMAN SUPPORTED. THE MOTION CARRIED UNANIMOUSLY.

B. Resolution to Adopt a Transfer of the 401(k) through Paychex to a 457 with MERS (Municipal Employees’ Retirement System of Michigan)

COMMISSIONER CRENSHAW MOVED TO APPROVE AS AMENDED. COMMISSIONER GREBNER SUPPORTED. THE MOTION CARRIED UNANIMOUSLY.

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 20-13

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: Schertzing, Grebner, Crenshaw, Frischman

NAY: None

Approved 9/21/2020

Absent: Slaughter

THE MOTION CARRIED UNANIMOUSLY.

SEPTEMBER 21, 2020 REGULAR MEETING

Director Case stated that as mentioned in previous meetings, the Land Bank should not be in a 401(k), as a unit of government. To correct this plan, there are 4 steps listed in the Resolution that will need to take place. The whole process will take 8-12 weeks, and we're hoping we can have this all completed by the end of the year. Most likely because our budget is going to be so tight next year, that matching staff contributions will not be an option.

C. Communication from Executive Director

The Land Bank, during the setup of NSP and the hiring of staff, started paying into unemployment. The Land Bank wasn't really quite sure how to set up the program, because it was all so new for us and for MSHDA who was administering it through HUD. Technically, since we're a unit of govt, we are exempt and shouldn't pay into unemployment. So we sent in amendments to the IRS to correct this for the last 8-10 years. It's been quite a big project and a huge time factor. During this process and through many calls with the IRS, Director Case found out that we had some debt with the IRS that was outstanding. We sent out a check last week, along with some other documentation and filings that they required. I'm still working on getting us listed as exempt. For the IRS to approve us as exempt, they are requiring us to complete a Letter of Ruling process that will be a long process and costly because we'll need attorneys to complete. I've requested Eric to see if we can get some political clout to help us make the IRS understand that we are a local unit of govt.

Commissioner Grebner asked what the rough totals were of the amended returns that the Land Bank filed. Director Case stated that it was only \$300-500 per year that would be returned.

Director Case stated she is working on Budget 2021; it is going to be tight next year. First draft will be presented in October's board meeting. The new budget year is a good time to bring in our new financial contract hire, Kristy Moore.

November 1st marks the 15th anniversary of the Land Bank. Since the Covid, we are delaying the celebration until next year. However, we are planning a news story, may be a press release, some social media, flyers, and email announcements.

D. Legal

Tim Perrone stated that we still have the one land contract forfeiture matter that is pending from earlier this year, and that we are still waiting on a court date. Mr. Perrone also stated that he helped the Land Bank with extending a reverter deadline on an As-Is sale from last year.

Chairperson Schertzing stated that Mr. Boortz reached out to him in regards to getting an extension on his deadline on 414 Baker St. Director Case stated that he has not reached out to Land Bank staff, but can't see why the deadline wouldn't be extended.

SEPTEMBER 21, 2020 REGULAR MEETING

4. Limited public comment

None

5. Adjournment

Chairperson Schertzing adjourned the meeting at 4:50pm.

Commercial Property - Sale Status Report

10/8/2020

1A

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. CONSIDERING PUTTING OUT AN RFQ FOR DEVELOPERS
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.
	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. "PLAYERS" MEETING PRODUCED NEED FOR PA EXTENSION AND MUCH MORE WORK BY DEVELOPER
5	33-01-01-21-203-003	E Malcolm X (112) (Deluxe Inn site)	Lansing	\$50,000	PA SIGNED FOR \$50,000. PM ENVIRONMENTAL UNDER CONTRACT, BROWNFIELD AGREEMENT APPROVED. DEVELOPER TO DETERMINE BUILDING FOOTPRINT AND BEGIN BROWNFIELD WORK. POSSIBLE PA EXTENSION. POSSIBLE BROWNFIELD EXTENSION. PROJECT LIKELY TO BE MULTI-FAMILY
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. POSSIBLE BUYER WHO WANTS TO BUILD AND RELOCATE HIS AUCTION BUSINESS NOT SURE IF IT'S THE RIGHT FIT
	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. REACHED OUT TO CITY OF LESLIE TO DISCUSS FUTURE DEVELOPMENT IN ORDER TO OBTAIN ALTERNATIVE FUNDING SOURCES.
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. OFFER FELL THROUGH.
14	33-01-01-20-488-151	800 W Mt Hope Ave	Lansing	\$25,000	OWNED BY TREASURER. APPRAISED FOR 25K. INTERESTED BUYER WHO WANTS TO MOVE HIS BIKE SHOP BUSINESS OFFERED \$7,000
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. APPRAISED AT \$6K

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

Parcel Number	Address1	City	Property Class	Sold Amount	Sold Date
33-01-01-03-377-291	Commonwealth Avenue	Lansing	Residential Vacant	\$1,100.00	09/10/2020
33-01-01-08-483-201	Wisconsin (749)	Lansing	Residential Vacant	\$500.00	09/30/2020
33-01-01-10-154-031	N High Street (1546)	Lansing	Residential Vacant	\$4,600.00	09/01/2020
33-01-01-10-154-041	N High Street (1542)	Lansing	Residential Vacant	\$4,600.00	09/01/2020
33-01-01-10-351-031	May Street (825)	Lansing	Residential Vacant	\$860.00	09/15/2020
33-01-01-10-376-121	May St (1023)	Lansing	Residential Vacant	\$1,800.00	09/17/2020
33-01-01-10-401-211	Clark (1243)	Lansing	Residential Vacant	\$1,600.00	09/18/2020
33-01-01-17-257-021	Westmoreland (220)	Lansing	Residential Vacant	\$1,400.00	09/17/2020
33-01-01-17-258-121	W OTTAWA ST (1210)	LANSING	Residential Vacant	\$2,300.00	09/17/2020
33-01-01-17-260-271	W OTTAWA ST (1119)	LANSING	Residential Vacant	\$2,300.00	09/17/2020
33-01-01-17-405-301	S MLK JR BLVD (~320)	Lansing	Residential Vacant	\$1,000.00	09/14/2020
33-01-01-21-378-012	Coleman Ave (1607)	Lansing	Residential Vacant	\$500.00	09/29/2020
33-01-01-21-378-022	Coleman	Lansing	Residential Vacant	\$500.00	09/30/2020
33-01-01-21-379-181	W Barnes (321)	Lansing	Residential Vacant	\$1,100.00	09/18/2020
33-01-01-23-105-003	S Hayford	Lansing	Residential Vacant	\$2,230.00	09/01/2020
33-01-05-10-227-027	6153 Scotmar	Lansing	Residential Improved	\$48,000.00	09/17/2020
33-01-05-10-227-039	1734 Maisonette	Lansing	Residential Improved	\$67,500.00	09/02/2020
33-17-14-28-128-012	WASHINGTON (312)	LESLIE	Residential Vacant	\$6,100.00	09/17/2020

\$147,990.00

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	Closing in October
33-01-01-20-451-011	1637 Pattengill Ave			Demo w/CDBG. Rebuild in 2021.
33-01-01-10-354-291	914 May St	Sell as is		Sell w/possible large developmt
33-01-05-10-227-042	1740 Maisonette	Rehab	\$64,900	Closing in October

INGHAM COUNTY LAND BANK FAST TRACK AUTHORITY

**RESOLUTION TO AUTHORIZE SALE OF THREE (3) VACANT PARCELS ON
(1414-1420-1422) LANSING AVE, LANSING TO MEEGAN WIECZOREK**

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, 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:

Parcel #	Address	Received By:	Year Foreclosed	Funds Used	Sale Price
33-01-01-08-228-231	(1414) Lansing Ave	Local Unit Rejection	2014	Hardest Hit Funds	\$500
33-01-01-08-228-211	(1420) Lansing Ave	Local Unit Rejection	2011	Hardest Hit Funds	\$1000
33-01-01-08-228-201	(1422) Lansing Ave	Purchased	2015	Hardest Hit Funds	\$1000

WHEREAS, Ms. Meegan Wieczorek would like to purchase the three (3) parcels, with the intent to add extra yard space for a garden, eventually build a garage, and possibly in the future, build a new house; 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 Meegan Wieczorek for the total market rate of \$2500, 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 SALE OF NINE (9) VARIOUS PARCELS IN LANSING TO
ADVANCEMENT CORPORATION HOUSING DEVELOPMENT

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, 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 purchased title to the residential improved properties in fall 2020 at the following:

	Parcel #	Address	Purchase Price
1	33.01.01.05.182.141	1519 Biltmore	\$9,431.16
2	33.01.01.06.127.231	3017 Sheffer St	\$5,748.14
3	33.01.01.10.354.162	909 E Saginaw St	\$21,085.41
4	33.01.01.14.151.181	217 N Fairview Ave	\$25,105.86
5	33.01.01.15.452.031	409 Clifford St	\$6,191.31
6	33.01.01.17.401.501	1233 W Michigan Ave	\$10,453.65
7	33.01.01.17.401.511	Lot (1235) W Michigan Ave	\$1,725.00
8	33.01.01.22.252.021	1107 Bensch St	\$10,127.20
9	33.01.05.08.280.011	1001 W Edgewood	\$18,950.78
			\$108,818.51

WHEREAS, Advancement Corporation Housing Development (ACHD), a non-profit arm of Metro Lansing Poor People’s Campaign (MLPPC) would like to purchase the nine (9) parcels, with the intent to renovate and rent out in order to help people with housing. ACHD intends to use Section 8 Vouchers through the Lansing Housing Commission to help very low income residents gain housing. ACHD implements a variety of programs and local partnerships to address the needs of poor, disenfranchised, and marginalized communities. The MLPPC currently is working on a list of initiatives that aims to improve the lives in the areas of criminal justice, affordable housing, advocating for living wages, community organizing, urban farming/food sovereignty, easily accessible mental health services, business development, affordable healthcare advocacy, training, education, and more; and

THEREFORE, BE IT RESOLVED, the Land Bank authorizes its Chairperson or Executive Director to negotiate and execute the transaction of these nine (9) properties to Advancement Corporation Housing Development for the rate of \$ 108,818.51, plus all closing costs.

FURTHER, BE IT RESOLVED, property conveyances shall contain a 12-month reverter clause and 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:

10/01/2020

CHECK REGISTER FOR INGHAM COUNTY LAND BANK
CHECK DATE FROM 09/01/2020 - 09/30/2020

Check Date	Bank	Check	Vendor	Vendor Name	Amount
Bank GEN PNC GENERAL CHECKING					
09/04/2020	GEN	18353	LANSING CI	CITY OF LANSING	156.40
09/04/2020	GEN	18354	CITY PULSE	CITY PULSE	111.00
09/04/2020	GEN	18355	COHL	COHL, STOKER & TOSKEY, P.C.	672.30
09/04/2020	GEN	18356	BURNS	DAVID BURNS	144.90
09/04/2020	GEN	18357	FELDPAUSCH	FELDPAUSCH CLEANING SERVICES, LLC	255.00
09/04/2020	GEN	18358	FORESIGHT	FORESIGHT SUPERSIGN	399.52
09/04/2020	GEN	18359	IRS	INTERNAL REVENUE SERVICE	329.29
09/04/2020	GEN	18360	RHODE	JILL RHODE C.P.A.	660.00
09/04/2020	GEN	18361	KROHN	JOHN KROHN	66.36
09/04/2020	GEN	18362	LAKE	LAKE STATE LAWN-LANDSCAPING & SNOW	1,485.00
09/04/2020	GEN	18363	MCKISSIC	MCKISSIC CONSTRUCTION	1,395.00
09/04/2020	GEN	18364	ROBIN	ROBIN WRIGHT	845.00
09/04/2020	GEN	18365	FOUR	SCHUMACHER'S FOUR SEASONS	3,540.00
09/18/2020	GEN	18366	ALL STAR	ALL STAR SNOW REMOVAL	2,790.00
09/18/2020	GEN	18367	BWL	BOARD OF WATER & LIGHT	60.26
09/18/2020	GEN	18368	CART	CAPITAL AREA RECYCLING AND TRASH	110.00
09/18/2020	GEN	18369	EDEN	EDEN GLEN CONDO ASSOCIATION	1,850.00
09/18/2020	GEN	18370	FRITZY	FRITZY'S LAWN & SNOW	6,405.00
09/18/2020	GEN	18371	GRANGER	GRANGER	101.00
09/18/2020	GEN	18372	HOME	HOME DEPOT CREDIT SERVICES	54.74
09/18/2020	GEN	18373	INGHAM	INGHAM COUNTY TREASURER	5,519.66
09/18/2020	GEN	18374	IRS	INTERNAL REVENUE SERVICE	7,678.08
09/18/2020	GEN	18375	J & J HARD	J & J HARDWOODS, INC.	600.00
09/18/2020	GEN	18376	KELLEY	KELLEY APPRAISAL COMPANY	100.00
09/18/2020	GEN	18377	LAKE	LAKE STATE LAWN-LANDSCAPING & SNOW	1,485.00
09/18/2020	GEN	18378	MI FLEET	MICHIGAN FLEET FUELING SOLUTIONS LL	326.12
09/18/2020	GEN	18379	MIDWEST	MIDWEST POWER EQUIPMENT	407.72
09/18/2020	GEN	18380	PRECISION	PRECISION PIPING LLC	1,313.30
09/18/2020	GEN	18381	CASE	ROXANNE CASE	62.10
09/18/2020	GEN	18382	GARCIA-	VERONICA GRACIA-WING, LLC	750.00
09/18/2020	GEN	18383	VETS	VET'S ACE HARDWARE	17.77
GEN TOTALS:					
Total of 31 Checks:					39,690.52
Less 0 Void Checks:					0.00
Total of 31 Disbursements:					39,690.52
Bank PR PNC PAYROLL CHECKING					
09/04/2020	PR	110(E)	BWL	BOARD OF WATER & LIGHT	23.41
09/04/2020	PR	111(E)	CONSUMERS	CONSUMERS ENERGY	50.00
09/04/2020	PR	112(E)	PITNEYBOW	PITNEY BOWES INC	79.50
09/18/2020	PR	113(E)	BWL	BOARD OF WATER & LIGHT	14.26
09/18/2020	PR	114(E)	COMCAST	COMCAST	275.79
09/18/2020	PR	115(E)	CONSUMERS	CONSUMERS ENERGY	27.36
PR TOTALS:					
Total of 6 Checks:					470.32
Less 0 Void Checks:					0.00
Total of 6 Disbursements:					470.32
REPORT TOTALS:					
Total of 37 Checks:					40,160.84
Less 0 Void Checks:					0.00
Total of 37 Disbursements:					40,160.84

10/9/2020		INGHAM COUNTY LAND BANK 2021 BUDGET - DRAFT OCTOBER 2020																	
DEPT/ ACCOUNT	DESCRIPTION	Actual 2018	Actual 2019	Amended 2020 as of 8/17/20	YTD Actual 2020 8/31/2020	GENERAL FUND	RENTAL	GARDEN PROGRAM	NEIGHBOR HOODS IN BLOOM	NSP 1 LANSING CITY	NSP2 - NS2-2009- 6073	HOME Pattengill, Lathrop	EDEN GLEN TOWNHOMES	CDBG - LANSING REHAB	CDBG - LANSING DEMO	HHF - HARDEST HIT FUNDS	INCREMENTAL DEVELOPMENT ALLIANCE	Budget 2021	% Difference of 2019 Actuals
	REVENUE																		
201-673.000	PROPERTY SALES	\$ 1,426,314	\$ 1,493,421	619,181	\$ 356,730	\$ 360,000												360,000	-315%
201-673.010	RETURN SALES PROCEEDS >\$500 TO HHF	(10,000)	(44,000)	(30,000)	(23,361)	(20,000)												(20,000)	-120%
201-658 (R) or 65	CDBG REVENUE	(100,530)		149,700		0								254,800	100,000			354,800	100%
201-667.000	HOME REVENUE	304,460	23,000	254,021	131,839	0					523,158							523,158	96%
101-670.000	MEDC REVENUE (Bottling Plant Pre-developmt)					100,000												100,000	
101-699.000	REV. TRANSFER - Treasurer, LOC	700,000	700,000	700,000	700,000	700,000												700,000	0%
101-101.672	SPECIFIC TAX REVENUE	201,334	187,731	175,000	200,000	175,000												175,000	-7%
201-631.000	RENTAL INCOME	168,726	151,863	139,492	100,714	3,550	44,400						46,665					94,615	-61%
101-679.000	NEIGHBORHOODS IN BLOOM REVENUE	20,000	20,000	20,000	20,000	0			20,000									20,000	0%
201-675.010	ANNUAL GARDEN LEASE FEE	289	3,660	2,900	2,346	0												0	#DIV/0!
201-675.000	GARDEN PROJECT REVENUE	10,776	5,735	5,600	2,837	0		11,500										11,500	50%
101-698.000	INSURANCE PROCEEDS (Eden Glen flood)		67,775		1,990	0												0	#DIV/0!
201-693.000	GAIN ON SALE OF ASSETS (selling rentals)		14,554	0	(32,246)	156,000												156,000	91%
101-635.000	INTEREST INCOME (Land Contracts)	37,385	22,716	35,000	17,714	10,000												10,000	-127%
201-641.000	LATE FEE REVENUE	1,384	449	0		0												0	#DIV/0!
	PRINCIPAL PAYMENTS ON LAND CONTRACTS	-		0	77,140	0												0	#DIV/0!
	CAPITAL CONTRIBUTIONS (inventory revenue)	324,950		75,000		110,000												110,000	100%
VARIOUS	MISCELLANEOUS INCOME	2,049		0		500												500	100%
	TOTAL REVENUE	\$ 3,087,136	\$ 2,646,904	\$ 2,070,894	\$ 1,555,703	\$ 1,595,050	\$ 44,400	\$ 11,500	\$ 20,000	\$ -	\$ -	\$ 523,158	\$ 46,665	\$254,800	\$ 100,000	\$ -	\$ -	\$ 2,595,573	32%
	EXPENSES																		
201-830.000	GARDEN PROJECT	43,948	16,885	8,000		0		10,000										10,000	-69%
VARIOUS	CDBG EXPENSES			131,180	8,065	0								221,800	117,000			338,800	100%
101-902.004	EMPLOYER TAX LIABILITY - CDBG DEMO CITY	-	330	700		0												0	#DIV/0!
101-900.004	PAYROLL REIMBURSEMENT - CDBG DEMO CITY	-	4,250	17,820		0												0	#DIV/0!
VARIOUS	HOME EXPENSES			225,888		0						444,920						444,920	100%
101-818.000	MEDC EXPENSES (Bottling Plant Pre-developmt)					100,000												100,000	
101-994.000	COMMUNITY DEVELOPMENT PROJECTS - NIB	28,002	15,937	20,000	13,652	0			15,000									15,000	-6%
201-733.000	REALTOR COMMISSION	83,724	90,982	25,000	14,370	45,000												45,000	-102%
201-737.000	CLOSING COSTS	29,249	33,591	16,000	10,005	15,000												15,000	-124%
201-729.000	TITLE INSURANCE	20,525	16,359	8,000	4,270	6,000												6,000	-173%
201-730.000	RECORDING FEE	2,100	779	300	280	300												300	-160%
201-732.000	SELLERCONC/WARRANTY	5,500	9,620	4,000	850	4,000												4,000	-141%
101-726.030	AUDIT FEE	16,850	17,850	18,150	18,150	18,500												18,500	4%
101-804.000	BANK FEE	1,049	1,341	1,200	1,687	1,200												1,200	-12%
XXX-820.000	INSURANCE PROPERTY	25,034	16,897	21,159	(1,778)	23,806												23,806	29%
101-995.000	INTEREST EXPENSE (LoC)	100,834	71,069	18,000	12,515	15,170												15,170	-368%
201-736.000	TRANSFER TAX	817		0		0												0	#DIV/0!
201-731.000	PROPERTY TAXES	6,900	2,425	5,000	3,782	5,000												5,000	52%
201-967.000	LOSS ON INVENTORY	110,766	32,120	0		0												0	#DIV/0!
101-968.000	DEPRECIATION AND DEPLETION	49,041	42,098	40,000	19,933	12,000	28,000											40,000	-5%
101-814.060	LEGAL-ADMINISTRATIVE	16,792	36,197	10,000	4,334	3,000												3,000	-1107%
201-814.060	LEGAL-PROPERTIES	2,066	8,779	5,000		4,000												4,000	-119%
201-731.XXX	CODE COMPLIANCE	93,085	12,454	500		500												500	-2391%
XXX-931.010	LAWN & SNOW	289,572	272,049	166,475	137,870	186,000												186,000	-46%
101-921.000	UTILITIES-OFFICE	5,585	2,916	3,000	288	3,000												3,000	3%
201-921.000	UTILITIES-PROPERTIES	21,932	15,945	9,000	7,885	9,000												9,000	-77%
101-931.000	BLDG. MAINTENANCE-OFFICE	13,643	7,920	3,500		3,500												3,500	-126%
201-931.000	BLDG. MAINTENANCE-PROPERTIES	29,306	58,457	22,000	15,116	20,000												20,000	-192%

10/9/2020		INGHAM COUNTY LAND BANK 2021 BUDGET - DRAFT OCTOBER 2020																	
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201-800.000	RENOVATIONS-OFFICE	75,900		0		2,000												2,000	100%
201-800.000	RENOVATIONS-PROPERTIES	454,971	171,424	180,000	245,939	120,000												120,000	-43%
201-811.000	DEVELOPMENT EXPENSE	62	376	0		0												0	#DIV/0!
201-700.000	COST OF PROJECTS-INVENTORY (value of sold props)	834,021	790,117	350,000	289,455	350,000												350,000	-126%
201-726.020	PERMITS	4,205		0		0												0	#DIV/0!
XXX-727.050	SURVEY	19,375	920	9,425	5,960	3,000												3,000	69%
201-727.000	APPRAISAL	2,999	1,350	2,000	1,750	2000												2,000	33%
201-800.500	DEMOLITION	1,056,544	2,850	2,802	3,545	0												0	#DIV/0!
201-998.000	LAND CONTRACT DEFAULTS			0		0												0	#DIV/0!
101-726.070	RENTAL (EG garage)	680	968	500	480	600												600	-61%
101-760.000	RENTAL MANAGEMENT - IC Housing Comm	16,036	15,094	14,000	7,009	0	4,440						4,667					9,107	-66%
201-803.000	HOA/CONDO FEE	51,133	41,362	21,600	17,004	0							19,440					19,440	-113%
101-726.050	SECURITY	(418)	888	1,000	315	600												600	-48%
XXX-818.000	CONTRACTUAL SERVICE - IT, Jill Rhode, trees	66,602	40,284	40,000	45,181	30,080												30,080	-34%
101-819.000	SOFTWARE - BSA, ePP	22,943	25,601	29,521	29,521	29,600												29,600	14%
101-726.040	COMMUNICATION - Comcast, Verizon	7,404	4,822	4,100	3,111	4,100												4,100	-18%
XXX-726.010	SUPPLIES	6,373	7,272	4,000	2,550	2,500												2,500	-191%
101-728.000	POSTAGE	1,242	457	800	529	800												800	43%
101-802.000	CONSULTANTS - V Gracia-Wing	900	1,167	5,377	4,372	500												500	-133%
101-735.000	MEDIA/PR - GravityWorks, 15th Anniversary	4,917	3,030	2,000	656	2,500												2,500	-21%
101-726.060	MEMBERSHIPS	2,245	1,805	1,500	1,305	1,500												1,500	-20%
101-726.090	VEHICLE EXPENSE	15,600	5,228	3,000	60	3,000												3,000	-74%
101-861.100	TRAVEL - Mileage	2,834	5,482	800	351	1,500												1,500	-265%
101-862.000	PROF.TRAINING/CONFERENCES	1,535	3,096	800	70	2,000												2,000	-55%
XXX-940.000	MISC		2,917	0	(80)	0												0	#DIV/0!
101-901.000	AMERICORPS MEMBER	10,032		6,000		18,500												18,500	100%
101-900.000	PAYROLL REIMBURSEMENT	204,243	386,777	280,601	192,909	293,751												293,751	-32%
101-903.000	PAYROLL SERVICE FEE	5,869	4,202	4,050	4,697	4,100												4,100	-2%
101-906.000	HEALTH INSURANCE PREMIUM (BENEFITS)	71,065	73,323	70,000	49,927	67,200												67,200	-9%
101-902.000	EMPLOYER TAX LIABILITY	17,896	28,995	21,000	15,277	2,100												2,100	-1281%
101-905.000	UNEMPLOYMENT INSURANCE REIMBURSEMENT		(4,838)	1,000	398	4,000												4,000	221%
101-904.000	WORKER'S COMP PREMIUM	6,529	10,878	7,214	4,750	7,200												7,200	-51%
101-904.004	WORKER'S COMP PREMIUM - CDBG DEMO CITY	0	119	300	117	500												500	76%
000-308.000	LINE OF CREDIT PAYMENTS	-	-	300,000		300,000												300,000	100%
	TOTAL EXPENSES	3,960,056	2,415,881	2,146,262	1,198,432	1,728,607	32,440	10,000	15,000	0	0	444,920	24,107	221,800	117,000	0	0	2,593,873	51%
	NET OF REVENUES & EXPENDITURES	(872,920)	231,023	(75,368)	357,271	(133,557)	11,960	1,500	5,000	0	0	78,238	22,559	33,000	(17,000)	0	0	1,700	
	INCOME BEFORE CAPITAL CONTRIBUTIONS	(872,920)	231,023		357,271														
	TOTAL CHANGE IN FUND BALANCE	(872,920)		\$ (368)	166,640														
					523,911														
	DEBT RETIREMENT																		
	LINE OF CREDIT PAYMENTS	-	-		546,970														
	PAYMENT ON DUE TO COUNTY				117,496														

Communications Narrative

10/19/2020

- MERS attended a Land Bank Staff meeting on 10/6/20 and discussed options for contribution into a 457 Retirement Plan, in preparation of implementation.
- Working through an insurance claim at 1026 S Grand Ave, Lansing.
- Michael Andrick, Land Bank Property Specialist, is working on preparing property lists for snow removal contractors.
- Demolition of the Bell Oak General Store is tentatively scheduled for 10/19/20, awaiting electric disconnect and confirmation.
- Land Bank 15th Anniversary is coming up, November 1st. A celebration will be delayed until next year. Current plans to promote and announce will be the 3rd week in November, a couple weeks after the election. Press release, flyers, emails, etc.
- Land Bank is working towards eliminating rentals at Eden Glen Condominiums.
- 2 new Americorps members coming on board at the end of October. This will help our Garden Program flourish for the next year!
- Community improvements: the Treasurer's Office and the Land Bank placed a dumpster at a property over on Mt Hope near, MLK. Residents are using it, and we're hoping this will help clean up the neighborhood.