



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, NOVEMBER 16, 2020 AT 4:30 P.M.
VIRTUALLY THROUGH ZOOM, IN COMPLIANCE WITH
INGHAM COUNTY HEALTH DEPARTMENT POLICIES OF
SOCIAL DISTANCING AND PREVENTING THE SPREAD OF COVID-19.

Topic: Ingham County Land Bank Board of Directors Meeting - Nov 2020

Time: Nov 16, 2020 04:30 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/83917614904?pwd=eG1aYTJlVldDSjJEM2hzck9yNmp4dz09>

Meeting ID: 839 1761 4904

Passcode: 453707

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 October 19, 2020

Additions to the agenda

Limited public comment

1. Commercial
 - A. Sale Status report
2. Residential
 - A. List of Properties – Sold in October 2020
3. Administration
 - A. Accounts Payable – October 2020
 - B. Budget 2021 Final Proposal – to be approved with Public Notice
 - C. Board of Directors' Meeting Schedule 2021 draft
 - D. Communications Narrative / Executive Director's Report
 - E. 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



OCTOBER 19, 2020 REGULAR MEETING

Ingham County Land Bank Zoom Meeting

Virtually Meeting held via Zoom

<https://us02web.zoom.us/j/85894370428?pwd=VU9OSXVBSVdiSnIRWkk4UExTYIR2QT09>

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

Meeting ID: 858 9437 0428

Passcode: 604715

October 19, 2020 – 4:30 p.m.

CALL TO ORDER

Chairperson Schertzing called the October 19, 2020 Regular Meeting of the Ingham County Land Bank to order at 4:35 p.m., held virtually in accordance with the Governor's Executive Orders regarding the Open Meetings Act and the Ingham County Health Department's Directives.

Members Present: Schertzing, Grebner, Crenshaw, Slaughter, Frishman

Members Absent: none

Others Present: Tim Perrone, Alan Fox, David Burns, Roxanne Case, William Walker, Bob Pena

APPROVAL OF THE MINUTES

MINUTES OF SEPTEMBER 21, 2020 ACCEPTED AND STAND AS PRESENTED.

ADDITIONS TO THE AGENDA

None

LIMITED PUBLIC COMMENT

William Walker attended and spoke about securing housing for prisoner re-entry facilities. He stated that he is trying to help folks obtain a house and become totally integrated as part of society. Instead of destroying houses, they could be a good rehabilitation program. A house represents the future and could become a good foundation and an investment to call home. Give people a chance. He appreciated the opportunity to speak with the Board.

Bob Pena, candidate for District 10 County Commissioner, and wanted the Land Bank Board to know that he is available to do what he can for the district. He stated that he has some history in Habitat for Humanity chapter and land acquisition. He has some interest in the Bicycle Co-op and Leslie/Kalamazoo Street areas. He thanked the Board for being able to listen in and be available.

1. Commercial

A. Sale Status report

OCTOBER 19, 2020 REGULAR MEETING

Commissioner Crenshaw asked about the property on Willow. David Burns stated that this is the 10.5 acres on Princeton and Willow, where the cottages were. The Land Bank is trying to determine a plan of attack for development. Chairperson Schertzing stated that the company that did the development on the north side of School of the Blind campus did not exercise the option years ago for this section. We do not know if they have a future interest in it. Director Case stated that part of the 10.5 acres includes half the Mid-Michigan Leadership Academy track.

2. Residential

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

No comment or questions.

B. Resolution to Authorize the Sale of 3 Vacant Lots at 1414-1420-1422 Lansing Ave to Meegan Wieczorek

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

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 20-14

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: Schertzing, Grebner, Crenshaw, Slaughter, Frischman

NAY: None

Approved 10/19/2020

Absent: none

THE MOTION CARRIED UNANIMOUSLY.

OCTOBER 19, 2020 REGULAR MEETING

Commissioner Grebner stated that the resolution lists that a house may be built in the future, and he was requesting clarification on restrictions of lots in regards to rental. He stated that he understands that there are restrictions when using specific funding. Chairperson Schertzing suggested research and discussion of the Priority, Policies, and Procedures in another meeting. He stated that this a different time period compared to 12-15 years ago. Director Case stated that we should revisit all of the restrictions and clauses, and determine if anything needs amending.

C. Resolution to Authorize the Sale of 9 Properties to Advancement Corporation Housing Development

COMMISSION CRENSHAW MOVED TO AMEND THE LANGUAGE PROVIDED BY LEGAL COUNSEL. COMMISSIONER SLAUGHTER SUPPORTED. THE MOTION CARRIED UNANIMOUSLY.

OCTOBER 19, 2020 REGULAR MEETING

Adopted October 19, 2020
Agenda item #2.C.

INGHAM COUNTY LAND BANK FAST TRACK AUTHORITY

RESOLUTION TO AUTHORIZE SALE OF NINE (9) VARIOUS PARCELS IN LANSING TO
ADVANCEMENT CORPORATION HOUSING DEVELOPMENT

RESOLUTION 20-15

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 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 conveyance of these nine (9) properties to Advancement Corporation Housing Development for the price of \$ 108,818.51, plus all closing costs.

FURTHER, BE IT RESOLVED, the property conveyances shall contain a reverter clause requiring an occupancy permit to be obtained within 12 months, and requiring each property to be used for eligible low-income housing, Section 8 housing, or other programs, and remain as low-income housing for a period of 5 years. Each conveyance shall also contain a deed restriction prohibiting the property's use for any sexually oriented business as defined by law, medical marijuana business or dispensary, or casino.

COMMISSIONER CRENSHAW MOVED TO AMEND THE LANGUAGE PROVIDED BY LEGAL COUNSEL. COMMISSIONER SLAUGHTER SUPPORTED

AYE: Schertzing, Grebner, Crenshaw, Slaughter, Frischman NAY: None Approved 10/19/2020 as Amended

Absent: none

THE MOTION CARRIED UNANIMOUSLY.

OCTOBER 19, 2020 REGULAR MEETING

Director Case explained that these are properties that were foreclosed in 2020. The Treasurer's Office and the Land Bank intends to sell them to Advancement Corporation Housing Development to help provide much needed low-income housing. Discussion ensued on discuss the reverter and deed restriction language and refine it further. Commissioner Crenshaw asked if ACHD knew about the 12-month reverter. Director Case clarified that ACHD does know about the reverter, and that their goal is to complete renovations and get families into the homes by the end of January 2021. Commission Grebner was concerned about making sure that the occupants are initially eligible, so that we don't trip people up later on in the process if the occupant's status changes. Tim Perrone provided some suggestions (that are reflected in the above resolution.)

3. Administration

A. Accounts Payable – August 2020

Accepted and on file.

B. Budget 2021 Proposal – October draft

Director Case stated that this is the first draft, and believes that it's is a fairly good budget, with just a little tweaking needed. The goal is to adopt the budget in November.

C. Communications Narrative

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. Commissioner Crenshaw asked what the status was of this claim. Director Case and Tim Perrone stated that MMRMA has suggested a settlement. We agreed, so MMRMA is contacting the injured party with the information.

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.

OCTOBER 19, 2020 REGULAR MEETING

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!

D. Legal

Tim Perrone stated that we finally received notice from District Court on the Land Contract forfeiture on Maple Street. It isn't set for a hearing, but rather for a pre-trial through zoom with a judge. It remains to be seen if the tenant shows up, and we'll discuss with the court then. Tenant hasn't paid in years.

4. Limited public comment

None

5. Adjournment

ADJOURNMENT WAS MOVED BY COMMISSION GREBNER AND SUPPORTED BY COMMISSION SLAUGHTER.

Chairperson Schertzing adjourned the meeting at 5:05pm.

Commercial Property - Sale Status Report

11/6/2020

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. DEVELOPER BEGINNING TO SELECT A&E TEAM.
	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	\$100,000 SIGNED PURCHASE AGREEMENT WITH FERGUSON DEVELOPMENT. \$100,000. FERGUSON ENGAGED W/NEIGHBORHOOD ASSOC. WORKING THRU BLDG DETAILS & COMMUNICATING WITH CITY COUNCIL MEMBER ADAM HUSSAIN. PROJECT PROGRESSING SLOWER DUE TO COVID. PA EXTENSION WILL LIKELY BE NEEDED IN FEBRUARY.
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. APPRAISAL RECEIVED HAVE INTERESTED BUYER WHO WANTS TO MOVE HIS BIKE SHOP BUSINESS. TO LIST WITH NAI
15	33-01-01-17-226-262	923 W Saginaw	Lansing	\$25,001 WORKING WITH LEAP AND A POTENTIAL BUYER WHO MAY HAVE A USE FOR THE PROPERTY. RECEIVED AN APPRAISAL.

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

Parcel Number	Address1	City	Property Class	Sold Amount	Sold Date
33-01-01-09-179-081	EDMORE ST (406)	LANSING	Residential Vacant	\$ 1.00	10/27/2020
33-01-01-10-480-071	E Saginaw Street (1301)	Lansing	Residential Vacant	\$ 2,000.00	10/14/2020
33-01-01-15-353-011	Bement (809)	Lansing	Residential Vacant	\$ 350.00	10/01/2020
33-01-01-15-353-021	BEMENT ST (811)	Lansing	Residential Vacant	\$ 500.00	10/01/2020
33-01-01-15-353-041	Heald Place (812)	Lansing	Residential Vacant	\$ 350.00	10/01/2020
33-01-01-17-401-381	1125 W Michigan Ave	Lansing	Residential Vacant	\$ 1,700.00	10/16/2020
33-01-01-20-407-041	1517 Pattengill Ave	LANSING	Residential Improved	\$ 142,000.00	10/06/2020
33-01-01-21-427-110	Linval (1416)	Lansing	Residential Vacant	\$ 1,500.00	10/14/2020
33-01-01-21-427-118	Linval St (1408)	Lansing	Residential Vacant	\$ 500.00	10/14/2020
33-01-01-21-431-125	Baker St (608)	Lansing	Residential Vacant	\$ 860.00	10/14/2020
33-01-01-22-205-222	Bensch (1012)	Lansing	Residential Vacant	\$ 1,000.00	10/21/2020
33-01-01-22-205-231	Bensch (1010)	Lansing	Residential Vacant	\$ 1,000.00	10/21/2020
33-01-01-22-207-141	McCullough (1036)	Lansing	Residential Vacant	\$ 860.00	10/21/2020
33-01-01-22-207-151	McCullough (1032)	Lansing	Residential Vacant	\$ 2,000.00	10/21/2020
33-01-01-32-375-031	Christiansen (4625)	Lansing	Residential Vacant	\$ 4,100.00	10/16/2020
33-01-01-32-375-151	4632 BRISTOL ST	LANSING	Residential Improved	\$ 9,000.00	10/08/2020
33-01-05-10-227-042	1740 Maisonette	Lansing	Residential Improved	\$ 63,000.00	10/02/2020
				\$230,721.00	

Residential Properties - in progress

Parcel #	Address	Project type	Listing \$	Notes
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

11/05/2020

CHECK REGISTER FOR INGHAM COUNTY LAND BANK
CHECK DATE FROM 10/01/2020 - 10/31/2020

Check Date	Bank	Check	Vendor	Vendor Name	Amount
Bank GEN PNC GENERAL CHECKING					
10/06/2020	GEN	18384	HASS	APPLIED IMAGING	125.31
10/06/2020	GEN	18385	CAPITAL AR	CAPITAL AREA ACCOUNTING SOLUTIONS	800.00
10/06/2020	GEN	18386	MENARDS	CAPITAL ONE COMMERCIAL	447.00
10/06/2020	GEN	18387	LESLIE	CITY OF LESLIE	102.22
10/06/2020	GEN	18388	COHL	COHL, STOKER & TOSKEY, P.C.	153.95
10/06/2020	GEN	18389	CUSTOM HOM	CUSTOM HOME ENERGY SERVICES	600.00
10/06/2020	GEN	18390	DONEGAL	DONEGAL INSURANCE GROUP	1,185.00
10/06/2020	GEN	18391	EDEN	EDEN GLEN CONDO ASSOCIATION	1,310.00
10/06/2020	GEN	18392	FELDPAUSCH	FELDPAUSCH CLEANING SERVICES, LLC	255.00
10/06/2020	GEN	18393	FRASER	FRASER TREBILCOCK DAVIS & DUNLAP PC	3,155.00
10/06/2020	GEN	18394	REGISTER	INGHAM COUNTY REGISTER OF DEEDS	30.00
10/06/2020	GEN	18395	J & J HARD	J & J HARDWOODS, INC.	1,200.00
10/06/2020	GEN	18396	RHODE	JILL RHODE C.P.A.	230.00
10/06/2020	GEN	18397	KELLEY	KELLEY APPRAISAL COMPANY	800.00
10/06/2020	GEN	18398	KWIK	KWIK REPO INC	5,310.00
10/06/2020	GEN	18399	LAKE	LAKE STATE LAWN-LANDSCAPING & SNOW	1,425.00
10/06/2020	GEN	18400	MCKISSIC	MCKISSIC CONSTRUCTION	2,840.00
10/06/2020	GEN	18401	MI FLEET	MICHIGAN FLEET FUELING SOLUTIONS LL	281.50
10/06/2020	GEN	18402	NEILS HEIS	NEILS HEISELT	1,218.00
10/06/2020	GEN	18403	NORTHWEST	NORTHWEST INITIATIVE	5,280.00
10/06/2020	GEN	18404	ROBIN	ROBIN WRIGHT	570.00
10/06/2020	GEN	18405	FOUR	SCHUMACHER'S FOUR SEASONS	3,630.00
10/06/2020	GEN	18406	BADGLEY S	STEPHANIE BADGLEY	877.68
10/06/2020	GEN	18407	VERIZON	VERIZON WIRELESS	124.10
10/06/2020	GEN	18408	GARCIA-	VERONICA GRACIA-WING, LLC	500.00
10/06/2020	GEN	18409	VETS	VET'S ACE HARDWARE	31.97
10/16/2020	GEN	18410	ADT	ADT SECURITY SERVICES, INC	147.39
10/16/2020	GEN	18411	ALL STAR	ALL STAR SNOW REMOVAL	2,625.00
10/16/2020	GEN	18412	FRITZY	FRITZY'S LAWN & SNOW	4,555.00
10/16/2020	GEN	18413	GRANGER	GRANGER	580.00
10/16/2020	GEN	18414	HOUSING	INGHAM COUNTY HOUSING COMMISSION	3,203.50
10/16/2020	GEN	18415	LAKE	LAKE STATE LAWN-LANDSCAPING & SNOW	1,335.00
10/16/2020	GEN	18416	CASE	ROXANNE CASE	57.63
10/16/2020	GEN	18417	FREDRICKSO	SCOTT FREDRICKSON CONSTRUCTION	2,725.00
10/30/2020	GEN	18418	HASS	APPLIED IMAGING	125.31
10/30/2020	GEN	18419	BWL	BOARD OF WATER & LIGHT	27.13

Check Date	Bank	Check	Vendor	Vendor Name	Amount
10/30/2020	GEN	18420	BS&A	BS&A SOFTWARE	256.00
10/30/2020	GEN	18421	MENARDS	CAPITAL ONE COMMERCIAL	88.06
10/30/2020	GEN	18422	COHL	COHL, STOKER & TOSKEY, P.C.	730.90
10/30/2020	GEN	18423	DBI	DBI BUSINESS INTERIORS	377.26
10/30/2020	GEN	18424	EATON	EATON FARM BUREAU CO-OP	52.59
10/30/2020	GEN	18425	INGHAM	INGHAM COUNTY TREASURER	7,451.00
10/30/2020	GEN	18426	INGHAM	INGHAM COUNTY TREASURER	5,519.66
10/30/2020	GEN	18427	KELLEY	KELLEY APPRAISAL COMPANY	3,100.00
10/30/2020	GEN	18428	LAKE	LAKE STATE LAWN-LANDSCAPING & SNOW	1,335.00
10/30/2020	GEN	18429	LANE'S	LANE'S REPAIR	79.00
10/30/2020	GEN	18430	MCKISSIC	MCKISSIC CONSTRUCTION	2,810.00
10/30/2020	GEN	18431	STATE	STATE OF MICHIGAN	39.00
10/30/2020	GEN	18432	VERIZON	VERIZON WIRELESS	109.14
10/30/2020	GEN	18433	WE'RE	WE'RE DIFFERENT LAWNS & MORE	2,865.00

GEN TOTALS:

Total of 50 Checks:	72,675.30
Less 0 Void Checks:	0.00
Total of 50 Disbursements:	<u>72,675.30</u>

Bank PR PNC PAYROLL CHECKING

10/06/2020	PR	116(E)	BWL	BOARD OF WATER & LIGHT	501.61	V
10/06/2020	PR	117(E)	CONSUMERS	CONSUMERS ENERGY	49.51	
10/06/2020	PR	124(E)	BWL	BOARD OF WATER & LIGHT	52.14	
10/06/2020	PR	125(E)	BWL	BOARD OF WATER & LIGHT	373.29	
10/06/2020	PR	126(E)	BWL	BOARD OF WATER & LIGHT	76.18	
10/16/2020	PR	118(E)	BWL	BOARD OF WATER & LIGHT	264.36	
10/16/2020	PR	119(E)	COMCAST	COMCAST	275.78	
10/16/2020	PR	123(E)	ADT	ADT SECURITY SERVICES, INC	155.97	
10/30/2020	PR	120(E)	BWL	BOARD OF WATER & LIGHT	116.49	
10/30/2020	PR	121(E)	CONSUMERS	CONSUMERS ENERGY	14.81	
10/30/2020	PR	122(E)	PITNEYBOW	PITNEY BOWES INC	104.94	

PR TOTALS:

Total of 11 Checks:	1,985.08
Less 1 Void Checks:	501.61
Total of 10 Disbursements:	<u>1,483.47</u>

REPORT TOTALS:

Total of 61 Checks:	74,660.38
Less 1 Void Checks:	501.61
Total of 60 Disbursements:	<u>74,158.77</u>

11/5/2020		INGHAM COUNTY LAND BANK 2021 BUDGET - DRAFT NOVEMBER 2020																		
DEPT/ ACCOUNT	DESCRIPTION	Actual 2018	Actual 2019	Amended 2020 as of 8/17/20	YTD Actual 2020 8/31/2020	YTD Actual 2019 10/31/2020	GENERAL FUND	RENTAL	GARDEN PROGRAM	NEIGHBOR HOODS IN BLOOM	NSP 1 LANSING CITY	NSP2 - 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	\$ 781,847	\$ 400,000												400,000	-273%
201-673.010	RETURN SALES PROCEEDS >\$500 TO HHF	(10,000)	(44,000)	(30,000)	(23,361)	(23,361)	(20,000)												(20,000)	-120%
201-658 (R) or 65	CDBG REVENUE	(100,530)		149,700		24,110	0							254,800	100,000				354,800	100%
201-667.000	HOME REVENUE	304,460	23,000	254,021	131,839	196,139	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												700,000	0%
101-101.672	SPECIFIC TAX REVENUE	201,334	187,731	175,000	200,000	200,000	180,000												180,000	-4%
201-631.000	RENTAL INCOME	168,726	151,863	139,492	100,714	123,165	5,550	44,400						46,665					96,615	-57%
101-679.000	NEIGHBORHOODS IN BLOOM REVENUE	20,000	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	2,668	0												0	#DIV/0!
201-675.000	GARDEN PROJECT REVENUE	10,776	5,735	5,600	2,837	3,137	0		11,500										11,500	50%
101-698.000	INSURANCE PROCEEDS (Eden Glen flood)		67,775		1,990	1,990	0												0	#DIV/0!
201-693.000	GAIN ON SALE OF ASSETS (selling rentals)		14,554	0	(32,246)	(32,246)	156,000												156,000	91%
101-635.000	INTEREST INCOME (Land Contracts)	37,385	22,716	35,000	17,714	16,836	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			100,000												100,000	100%
101-000-640.000	MISCELLANEOUS INCOME	2,049		0		275	500												500	100%
	TOTAL REVENUE	\$ 3,087,136	\$ 2,646,904	\$ 2,070,894	\$ 1,555,703	\$ 2,014,560	\$ 1,632,050	\$ 44,400	\$ 11,500	\$ 20,000	\$ -	\$ -	\$ 523,158	\$ 46,665	\$ 254,800	\$ 100,000	\$ -	\$ -	\$ 2,632,573	33%
EXPENSES																				
201-830.000	GARDEN PROJECT	43,948	16,885	8,000		8,476	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	15,033	0		15,000										15,000	-6%
201-733.000	REALTOR COMMISSION	83,724	90,982	25,000	14,370	31,260	45,000												45,000	-102%
201-737.000	CLOSING COSTS	29,249	33,591	16,000	10,005	13,723	15,000												15,000	-124%
201-729.000	TITLE INSURANCE	20,525	16,359	8,000	4,270	6,868	6,000												6,000	-173%
201-730.000	RECORDING FEE	2,100	779	300	280	378	300												300	-160%
201-732.000	SELLERCONC/WARRANTY	5,500	9,620	4,000	850	15,573	4,000												4,000	-141%
101-726.030	AUDIT FEE	16,850	17,850	18,150	18,150	18,150	18,500												18,500	4%
101-804.000	BANK FEE	1,049	1,341	1,200	1,687	2,226	1,200												1,200	-12%
XXX-820.000	INSURANCE PROPERTY	25,034	16,897	21,159	(1,778)	(594)	23,806												23,806	29%
101-995.000	INTEREST EXPENSE (LoC)	100,834	71,069	18,000	12,515	13,983	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	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	19,933	12,000	28,000											40,000	-5%
101-814.060	LEGAL-ADMINISTRATIVE	16,792	36,197	10,000	4,334	5,891	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		156	500												500	-2391%
XXX-931.010	LAWN & SNOW	289,572	272,049	166,475	137,870	182,725	186,000												186,000	-46%
101-921.000	UTILITIES-OFFICE	5,585	2,916	3,000	288	288	3,000												3,000	3%
201-921.000	UTILITIES-PROPERTIES	21,932	15,945	9,000	7,885	8,807	9,000												9,000	-77%
101-931.000	BLDG. MAINTENANCE-OFFICE	13,643	7,920	3,500			5,000												5,000	-58%
201-931.000	BLDG. MAINTENANCE-PROPERTIES	29,306	58,457	22,000	15,116	21,295	25,000												25,000	-134%

11/5/2020		INGHAM COUNTY LAND BANK 2021 BUDGET - DRAFT NOVEMBER 2020																		
DEPT/ ACCOUNT	DESCRIPTION	Actual 2018	Actual 2019	Amended 2020 as of 8/17/20	YTD Actual 2020 8/31/2020	YTD Actual 2020 10/31/2020	GENERAL FUND	RENTAL	GARDEN PROGRAM	NEIGHBOR HOODS IN BLOOM	NSP 1 LANSING CITY	NSP 2- 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
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	245,939	135,000												135,000	-27%
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	423,002	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	5,960	3,000												3,000	69%
201-727.000	APPRAISAL	2,999	1,350	2,000	1,750	2,250	2,000												2,000	33%
201-800.500	DEMOLITION	1,056,544	2,850	2,802	3,545	3,545	12,000												12,000	76%
201-998.000	LAND CONTRACT DEFAULTS			0			0												0	#DIV/0!
101-726.070	RENTAL (EG garage)	680	968	500	480	580	600												600	-61%
101-760.000	RENTAL MANAGEMENT - IC Housing Comm	16,036	15,094	14,000	7,009	10,212	0	4,440						4,667					9,107	-66%
201-803.000	HOA/CONDO FEE	51,133	41,362	21,600	17,004	19,715	0							19,440					19,440	-113%
101-726.050	SECURITY	(418)	888	1,000	315	615	600												600	-48%
XXX-818.000	CONTRACTUAL SERVICE - IT, Jill Rhode, trees	66,602	40,284	40,000	45,181	52,041	30,080												30,080	-34%
101-819.000	SOFTWARE - BSA, ePP	22,943	25,601	29,521	29,521	29,777	29,600												29,600	14%
101-726.040	COMMUNICATION - Comcast, Verizon	7,404	4,822	4,100	3,111	3,895	4,100												4,100	-18%
XXX-726.010	SUPPLIES	6,373	7,272	4,000	2,550	2,735	2,500												2,500	-191%
101-728.000	POSTAGE	1,242	457	800	529	713	800												800	43%
101-802.000	CONSULTANTS - V Gracia-Wing	900	1,167	5,377	4,372	5,622	500												500	-133%
101-735.000	MEDIA/PR - GravityWorks, 15th Anniversary	4,917	3,030	2,000	656	766	3,000												3,000	-1%
101-726.060	MEMBERSHIPS	2,245	1,805	1,500	1,305	1,305	3,000												3,000	40%
101-726.090	VEHICLE EXPENSE	15,600	5,228	3,000	60	2,749	3,000												3,000	-74%
101-861.100	TRAVEL - Mileage	2,834	5,482	800	351	(32)	1,500												1,500	-265%
101-862.000	PROF. TRAINING/CONFERENCES	1,535	3,096	800	70	70	2,000												2,000	-55%
XXX-940.000	MISC		2,917	0	(80)	(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	232,018	293,751												293,751	-32%
101-903.000	PAYROLL SERVICE FEE	5,869	4,202	4,050	4,697	5,691	4,100												4,100	-2%
101-906.000	HEALTH INSURANCE PREMIUM (BENEFITS)	71,065	73,323	70,000	49,927	60,776	67,200												67,200	-9%
101-902.000	EMPLOYER TAX LIABILITY	17,896	28,995	21,000	15,277	26,580	2,100												2,100	-1281%
101-905.000	UNEMPLOYMENT INSURANCE REIMBURSEMENT		(4,838)	1,000	398	398	4,000												4,000	221%
101-904.000	WORKER'S COMP PREMIUM	6,529	10,878	7,214	4,750	5,896	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	1,510,691	1,764,107	32,440	10,000	15,000	0	0	444,920	24,107	221,800	117,000	0	0	2,629,373	52%
	NET OF REVENUES & EXPENDITURES	(872,920)	231,023	(75,368)	357,271	503,869	(132,057)	11,960	1,500	5,000	0	0	78,238	22,559	33,000	(17,000)	0	0	3,200	
	INCOME BEFORE CAPITAL CONTRIBUTIONS	(872,920)	231,023		357,271	503,869														
	TOTAL CHANGE IN FUND BALANCE	(872,920)		\$ (368)	166,640	166,640														
	DEBT RETIREMENT																			
	LINE OF CREDIT PAYMENTS	-	-		546,970	546,970														
	PAYMENT ON DUE TO COUNTY				117,496	117,496														



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

PUBLIC NOTICE

Board of Directors

2021 Regular Meeting Schedule

Draft, 11/16/20

The Ingham County Land Bank Fast Track Authority Board of Directors will hold the following regularly scheduled meetings, typically on the third Monday of the month, unless County holidays or County Commissioner committee meeting schedules compete.

Meetings are held either at the Land Bank Office or through Zoom:

4:30 pm
 Ingham County Land Bank
 3024 Turner Street, Lansing MI 48906

_____, January ____ (Annual Meeting)

Monday, March 15

Monday, April 19

Monday, May 17

Monday, June 14

Monday, July 19

Monday, August 16

Monday, September 20

Monday, October 18 (budget 2022 approval)

Monday, November 15

Monday, December 20

Page 1 of 1

INGHAM COUNTY LAND BANK FAST TRACK AUTHORITY
 Creating place. Creating community. Creating opportunity.



- MERS 457 - The contributions to the 401(k) were frozen on 10/30/20, and the 457 contributions began 10/31/20. Fraser Law has submitted documentation to the IRS for corrective action. Approval or disapproval from the IRS may take 2-12 months to receive.
- Demolition of the Bell Oak General Store was completed on 10/26/20. Yay! Both neighbors are interested in purchasing, so it will be sold off, most likely in 2021, after EGLE has completed all their paperwork.
- Land Bank 15th Anniversary was November 1st. Digital and hard copies of accomplishments will be emailed/mail out during the week of November 16th, along with a press release and a story in the City Pulse November 18th edition.
- 414 Baker St – developer has contacted the Land Bank to request a reverter extension. We are working on an addendum to accommodate.
- MidMEAC (Mid-Michigan Environmental Counsel) has partnered with several entities, including the Land Bank, for a deconstruction grant through EGLE for C&D Waste Diversion, Salvage, and Reuse Project in MidMichigan. The application request was for \$549,633; EGLE has tentatively given approval for \$100,000. The Land Bank will be involved with segments of the grant, in conjunction with demolitions.