



## 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 THURSDAY, JANUARY 28, 2021 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  
Time: Jan 28, 2021 04:30 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/89465796332?pwd=dmZ1K2tqSDFQaGtSVTAycllyQk1MUT09>

Meeting ID: 894 6579 6332  
Passcode: 932343

Dial by your location

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## Agenda

Call to order

Approve of the minutes from December 21, 2020

Additions to the agenda

Limited public comment -- Jeff Deehan, Reo Town Holdings, Deluxe Inn site update

1. Board Positions
2. Commercial – Multi-Family
  - A. Sale Status report
3. Residential
  - A. List of Properties – Dec 2020
  - B. List of Properties – 2020 Summary
  - C. Resolution to Authorize a Sale of 3 Vacant Lots on Hickory, Pennsylvania to Joe Vitale
  - D. Resolution to Authorize a Sale of 2 Vacant Lots on Cesar E Chavez to Christopher Brown
4. Administration
  - A. Accounts Payable – December 2020
  - B. Rental 2020 Summary
  - C. Land Contract 2020 Summary
  - D. Communications Narrative / Executive Director's Report
  - E. Legal
5. Limited public comment
6. Adjournment

## INGHAM COUNTY LAND BANK FAST TRACK AUTHORITY

Creating place. Creating community. Creating opportunity.

Roxanne L Case  
Executive Director  
[rcase@ingham.org](mailto:rcase@ingham.org)

3024 Turner Street  
Lansing MI 48906

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



DECEMBER 21, 2020 REGULAR MEETING

Ingham County Land Bank Zoom Meeting

Virtually Meeting held via Zoom

<https://us02web.zoom.us/j/84765650186?pwd=eUZDTG5CT0N6WVFMcmNHWGRRmWjZXdz09>

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

Meeting ID: 839 1761 4904

Passcode: 4537 Meeting ID: 847 6565 0186

Passcode: 637142

November 16, 2020 – 4:30 p.m.

**CALL TO ORDER**

Chairperson Schertzing called the December 21, 2020 Regular Meeting of the Ingham County Land Bank to order at 4:31 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, Frischman

Members Absent: none

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

**APPROVAL OF THE MINUTES**

MINUTES OF NOVEMBER 16, 2020 ACCEPTED AND STAND AS PRESENTED.

**ADDITIONS TO THE AGENDA**

None

**LIMITED PUBLIC COMMENT**

None

1. Commercial

A. Sale Status report

Brief discussion regarding list.

Chairperson Schertzing discussed the topic of a lawsuit that has named Ingham County, Ingham County Treasurer, City of Lansing, and Ingham County Land Bank. This lawsuit, by the former owner, pertains to the old bottling plant on N. Grand River Ave. We've turned that over to MMRMA and they are assigning legal counsel. This is a continuation of a series of possible lawsuits in regards to the Rafaeli case that went to the Supreme Court in July 2020. Tim Perrone clarified that there is a claim of an unconstitutional taking of the excess proceeds. Lawsuit requests to get inside to

## DECEMBER 21, 2020 REGULAR MEETING

complete an appraisal for their evaluation, and bailment for the personal property. More information will be shared as it comes available.

### 2. Residential

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

Brief discussion about the list. Chairperson Schertzing shared good stories about the folks that he has met during the closings of all our lot sales. It's good to see these people and their conditions made better by the selling of lots. The sales are allowing for more yard space and the elimination of shared drives, and in general, improve the richness of the different citizens in Lansing. Director Case stated that kudos goes to John Krohn and David Burns who have worked hard at selling lots this past year, in spite of the pandemic. Michael Andrick posts our signs, and these signs really have a good impact in the sales.

#### B. Resolution to Authorize a Return of Some or All Properties Acquired in Resolution 20-15

COMMISSIONER CRENSHAW MOVED THE RESOLUTION. SUPPORTED BY COMMISSIONER SLAUGHTER.

INGHAM COUNTY LAND BANK FAST TRACK AUTHORITY

**RESOLUTION TO AUTHORIZE A RETURN OF SOME OR ALL OF THE PROPERTIES  
ACQUIRED IN RESOLUTION 20-15**

**RESOLUTION 20-16**

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; and

WHEREAS, the Land Bank acquired under the County's local option residential improved properties 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	33.01.01.22.252.021	1107 Bensch St	\$10,127.20
8	33.01.05.08.280.011	1001 W Edgewood	\$18,950.78

WHEREAS, the redevelopment opportunities and funding options have shifted for certain properties and a need to minimize Land Bank carrying costs; and,

THEREFORE, BE IT RESOLVED, the Land Bank authorizes its Executive Director to prepare deed(s) for some or all of the properties to return them prior to December 31, 2020, to the Treasurer's tax foreclosure process.

AYE: Schertzing, Grebner, Crenshaw, Slaughter, Frischman      NAY: None      Approved 12/21/2020

THE MOTION CARRIED UNANIMOUSLY.

## DECEMBER 21, 2020 REGULAR MEETING

Chairperson Schertzing explained that the non-profit ACHD's money situation has changed, and it is unsure which ones, if any, of the 8 properties that they could acquire by the end of the year. This resolution unwinds some or all of the transactions to help unburden the Land Bank with possible carrying costs. ACHD had to re-deploy some of their assets to other projects.

Director Case stated that Land Bank staff have inspected the properties to determine whether to hold them or return them to the Treasurer. With the pandemic and low funding sources and capabilities, the Land Bank needs to be careful with our dollars, and the wisest move may be to return them. The Land Bank is required to report sales to each municipality before the end of the year so we have a deadline looming.

Tim Perrone pointed out that one of the properties, at 217 N Fairview, is subject to a federal lawsuit. Someone attempted to get an injunction against the sale of that property.

Commissioner Slaughter asked for clarity of ACHD's understanding of the process. Chairperson Schertzing stated that we believe we expressed the challenge of the cost of carrying the properties after the end of the year. If the properties are returned, most likely they will be auctioned off. Director Case stated that an option for ACHD would be that the Land Bank would hold them but the carrying costs would be charged to them. She plans to reach back out to ACHD to confirm, and will let the Board know of the decisions made.

### 3. Administration

#### A. Accounts Payable – November 2020

COMMISSIONER SLAUGHTER MOVE TO ACCEPT. DIRECTOR FRISCHMAN SUPPORTED. Accepted and on file.

#### B. Board of Directors' Meeting Schedule 2021 draft

Discussion ensued. It was agreed to leave the meetings on Mondays but change the time to 5pm, except for the January 28<sup>th</sup> annual meeting, which will be held at 4:30pm.

#### C. Communications Narrative / Executive Director's Report

Brief discussion.

## DECEMBER 21, 2020 REGULAR MEETING

### D. Legal

Tim Perrone stated that we finally had a hearing and obtained a judgment on the Land Contract forfeiture. The eviction date was extended to April 2, 2021 to allow for more time for moving.

Mr. Perrone prepared a reverter extension for the Land Bank for the property at 414 Baker Street. Mr. Max Boortz has had delays in renovations but is making progress.

There is an extension for the open meetings act until the end of March, and then we can make a decision about meeting remotely or face to face.

### 4. Limited public comment

None

Commissioner Crenshaw stated that the City of Lansing announced that DeLisa Fountain has been appointed Director of Neighborhood and Community Engagement, replacing Andi Crawford. DeLisa has worked for the City of Lansing since 2014.

Chairperson Schertzing shared the news about a new software database that the Treasurer, City of Lansing, and the Land Bank will be using soon. It will be a good tool that's fairly robust about sub-neighborhood levels, occupancy, and possible housing trends.

Director Frischman is looking for an administration assistant for the Assessor's Office. If you know of anyone, please refer them to the City's website.

### 5. Adjournment

Chairperson Schertzing adjourned the meeting at 5:11pm.

**Commercial / Multi-Family Properties - Sale Status Report**

1/21/2021

	Parcel Number	Address	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 MCKENZIE COMPANY FOR BRIDGE REPLACEMENT WORK.
3	33-01-01-09-177-003 33-01-01-09-176-062 33-01-01-09-176-073 33-01-01-09-176-082	1506 N. Grand River Ave. (Bottling Plant) O N. Capitol Ave. 1611 N. Capitol Ave. 1617 N. Capitol Ave.	Lansing Lansing Lansing Lansing	\$100,000	SIGNED PURCHASE & DEVELOPMENT AGREEMENT WITH NXT COMMERCIAL. RECEIVED \$100,000 A&E GRANT FROM MEDC. LB TO ADMINISTER FUNDS. SURVEY & ENVIRONMENTAL TESTING BEING COMPLETED.
4	33-01-01-29-305-122	2130 W Holmes (Pleasant Grove School)	Lansing	\$100,000	SIGNED PURCHASE AGREEMENT WITH FERGUSON DEVELOPMENT. \$100,000. WORKING THRU BLDG DETAILS & END USERS. PROJECT PROGRESSING SLOWER DUE TO COVID. WORKING ON PA EXTENSION. DUE 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. BUYER MODIFYING SITE PLANS FOR RESIDENTIAL DESIGN. BROWNFIELD AGREEMENT EXTENDED.
6	33-17-14-21-301-012 33-17-14-21-329-010 33-17-14-21-329-011	Hull St. 10.1 acres Doty .50 acres Cameo 2.14 acres	Leslie Leslie Leslie	\$76,440	ON MARKET, SELL TOGETHER 5/14/19. WORKING W/CITY OF 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 33-20-01-12-118-104	1428 Weatherhill Ct. 1428 Weatherhill Ct.	E. Lansing E. Lansing	\$45,000	INTERESTED PARTY IS LOOKING AT THE POSSIBILITY OF BUILDING 4 CONDOS ON THESE LOTS. NO OFFER HAS BEEN MADE YET.
10	33-20-01-12-118-105 33-20-01-12-118-106	1420 Weatherhill Ct. 1418 Weatherhill Ct.	E. Lansing E. Lansing	\$45,000	INTERESTED PARTY IS LOOKING AT THE POSSIBILITY OF BUILDING 4 CONDOS ON THESE LOTS. NO OFFER HAS BEEN MADE YET.
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, OFFER RECEIVED BUT IT WAS FOR A MARIJUANA RELATED FACILITY
13	33-21-01-07-352-005	3600 W Saginaw St (billboard lot)	Lansing	\$99,000	WORKING WITH EGLE TO REMOVE TANKS. PREVIOUS OFFER BACKED OUT. WORKING WITH ANOTHER INTERESTED PARTY FOR ANOTHER GAS STATION ON SITE.
14	33-01-01-17-226-262	923 W Saginaw	Lansing	\$7,000	WORKING WITH LEAP AND A POTENTIAL BUYER WHO MAY HAVE A USE FOR THE PROPERTY. RECEIVED AN APPRAISAL.
15	33-01-01-20-488-151	800 W Mt Hope Ave	Lansing	\$25,000	OWNED BY TREASURER. APPRAISAL RECEIVED. BIKE SHOP BUSINESS. SIGNED PURCHASE AGREEMENT.

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

Parcel Number	Address1	City	Property Class	Sold Amount	Sold Date
33-01-01-04-102-281	W SHERIDAN RD (419)	LANSING	Residential Vacant	\$ 1,600.00	12/08/2020
33-01-01-08-228-201	LANSING AVE (1422)	Lansing	Residential Vacant	\$ 1,000.00	12/08/2020
33-01-01-08-228-211	Lansing (1420)	Lansing	Residential Vacant	\$ 1,000.00	12/08/2020
33-01-01-08-228-231	LANSING AVE (1414)	Lansing	Residential Vacant	\$ 500.00	12/08/2020
33-01-01-08-426-121	PRINCETON AVE (1147)	Lansing	Residential Vacant	\$ 1,200.00	12/10/2020
33-01-01-08-453-081	Clayton Street (822)	Lansing	Residential Vacant	\$ 1,100.00	12/10/2020
33-01-01-09-156-001	Christopher Street (1344)	LANSING	Residential Vacant	\$ 860.00	12/10/2020
33-01-01-09-180-111	N Walnut (1308)	Lansing	Residential Vacant	\$ 1,300.00	12/10/2020
33-01-01-09-327-101	W Grand River - 200	Lansing	Residential Vacant	\$ 800.00	12/08/2020
33-01-01-09-327-111	N. Capitol Avenue	LANSING	Residential Vacant	\$ 700.00	12/08/2020
				\$10,060.00	

**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
33-01-05-10-227-045	1746 Maisonette Dr	Rehab to sell		Goal to sell in April 2021
33-01-05-10-227-070	1727 Maisonette Dr	Rehab to sell		Goal to sell in April 2021



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

	<b>Parcel Number</b>	<b>Address1</b>	<b>City</b>	<b>Property Class</b>	<b>Sold Amount</b>	<b>Sold Date</b>
1	33-01-01-03-377-291	Commonwealth Avenue	Lansing	Residential Vacant	\$ 1,100.00	09/10/2020
2	33-01-01-04-102-281	W SHERIDAN RD (419)	Lansing	Residential Vacant	\$ 1,600.00	12/08/2020
3	33-01-01-04-103-161	Turner Street (3407)	Lansing	Residential Vacant	\$ 1,900.00	01/10/2020
4	33-01-01-04-151-051	Carrier St (637)	Lansing	Residential Vacant	\$ 2,000.00	11/18/2020
5	33-01-01-04-278-031	Chilson Avenue	Lansing	Residential Vacant	\$ 2,000.00	08/25/2020
6	33-01-01-04-403-101	E Randolph Street (221)	Lansing	Residential Vacant	\$ 1,700.00	11/18/2020
7	33-01-01-08-127-482	No Street Frontage (Glenrose)	Lansing	Residential Vacant	\$ 500.00	02/18/2020
8	33-01-01-08-206-131	Robertson (1436)	Lansing	Residential Vacant	\$ 333.00	02/26/2020
9	33-01-01-08-228-201	LANSING AVE (1422)	Lansing	Residential Vacant	\$ 1,000.00	12/08/2020
10	33-01-01-08-228-211	Lansing (1420)	Lansing	Residential Vacant	\$ 1,000.00	12/08/2020
11	33-01-01-08-228-231	LANSING AVE (1414)	Lansing	Residential Vacant	\$ 500.00	12/08/2020
12	33-01-01-08-228-371	Roosevelt (1433)	Lansing	Residential Vacant	\$ 500.00	07/20/2020
13	33-01-01-08-229-031	Roosevelt Avenue	Lansing	Residential Vacant	\$ 1,500.00	08/12/2020
14	33-01-01-08-282-051	ROOSEVELT AVE	Lansing	Residential Vacant	\$ 1,000.00	01/29/2020
15	33-01-01-08-426-121	PRINCETON AVE (1147)	Lansing	Residential Vacant	\$ 1,200.00	12/10/2020
16	33-01-01-08-453-081	Clayton Street (822)	Lansing	Residential Vacant	\$ 1,100.00	12/10/2020
17	33-01-01-08-483-201	Wisconsin (749)	Lansing	Residential Vacant	\$ 500.00	09/30/2020
18	33-01-01-09-156-001	Christopher Street (1344)	Lansing	Residential Vacant	\$ 860.00	12/10/2020
19	33-01-01-09-179-081	EDMORE ST (406)	Lansing	Residential Vacant	\$ 1.00	10/27/2020
20	33-01-01-09-180-111	N Walnut (1308)	Lansing	Residential Vacant	\$ 1,300.00	12/10/2020
21	33-01-01-09-181-101	N Walnut St (1337)	Lansing	Residential Vacant	\$ 500.00	11/18/2020
22	33-01-01-09-276-211	No Street Frontage	Lansing	Residential Vacant	\$ 1,000.00	08/18/2020
23	33-01-01-09-303-221	W Willow (419)	Lansing	Residential Vacant	\$ 1,700.00	11/18/2020
24	33-01-01-09-327-101	W Grand River - 200	Lansing	Residential Vacant	\$ 800.00	12/08/2020
25	33-01-01-09-327-111	N. Capitol Avenue	Lansing	Residential Vacant	\$ 700.00	12/08/2020
26	33-01-01-09-364-021	N Chestnut (722)	Lansing	Residential Vacant	\$ 1,100.00	11/04/2020
27	33-01-01-09-476-031	Center (810)	Lansing	Residential Vacant	\$ 1,500.00	01/08/2020
28	33-01-01-09-476-041	CENTER ST (808)	Lansing	Residential Vacant	\$ 1,500.00	01/08/2020
29	33-01-01-10-103-192	McKinley St (vacant)	Lansing	Residential Vacant	\$ 1,500.00	07/20/2020
30	33-01-01-10-131-231	MASSACHUSETTS AVE (1623)	Lansing	Residential Vacant	\$ 1,500.00	11/09/2020
31	33-01-01-10-132-101	Massachusetts (1620)	Lansing	Residential Vacant	\$ 1,500.00	11/09/2020
32	33-01-01-10-153-011	BALLARD ST (1556)	Lansing	Residential Vacant	\$ 1,000.00	08/28/2020
33	33-01-01-10-153-042	Ballard Street (1550)	Lansing	Residential Vacant	\$ 500.00	11/18/2020
34	33-01-01-10-154-031	N High Street (1546)	Lansing	Residential Vacant	\$ 4,600.00	09/01/2020
35	33-01-01-10-154-041	N High Street (1542)	Lansing	Residential Vacant	\$ 4,600.00	09/01/2020
36	33-01-01-10-177-081	New York Avenue (1514)	Lansing	Residential Vacant	\$ 2,100.00	03/10/2020
37	33-01-01-10-177-091	New York Avenue (1510)	Lansing	Residential Vacant	\$ 2,100.00	03/10/2020
38	33-01-01-10-180-161	MASSACHUSETTS AVE (1315)	Lansing	Residential Vacant	\$ 500.00	11/18/2020
39	33-01-01-10-203-021	Indiana Avenue (1800)	Lansing	Residential Vacant	\$ 4,900.00	03/10/2020
40	33-01-01-10-205-222	Ohio (1631)	Lansing	Residential Vacant	\$ 4,000.00	03/10/2020
41	33-01-01-10-254-121	OHIO AVE (1419)	Lansing	Residential Vacant	\$ 500.00	01/10/2020
42	33-01-01-10-304-241	N PENNSYLVANIA AVE (1137)	Lansing	Residential Vacant	\$ 1,100.00	08/31/2020
43	33-01-01-10-331-271	CLEVELAND ST (927)	Lansing	Residential Vacant	\$ 1,000.00	01/10/2020
44	33-01-01-10-351-031	May Street (825)	Lansing	Residential Vacant	\$ 860.00	09/15/2020
45	33-01-01-10-376-121	May St (1023)	Lansing	Residential Vacant	\$ 1,800.00	09/17/2020

	<b>Parcel Number</b>	<b>Address1</b>	<b>City</b>	<b>Property Class</b>	<b>Sold Amount</b>	<b>Sold Date</b>
46	33-01-01-10-401-211	Clark (1243)	Lansing	Residential Vacant	\$ 1,600.00	09/18/2020
47	33-01-01-10-406-041	E Cesar E Chavez Ave (Grand Riv	Lansing	Commercial Vacant	\$ 6,000.00	05/13/2020
48	33-01-01-10-406-051	E Cesar E Chavez Ave (Grand Riv	Lansing	Commercial Vacant	\$ 6,000.00	05/13/2020
49	33-01-01-10-480-071	E Saginaw Street (1301)	Lansing	Residential Vacant	\$ 2,000.00	10/14/2020
50	33-01-01-14-153-271	N Hayford (123)	Lansing	Residential Vacant	\$ 860.00	07/20/2020
51	33-01-01-15-104-391	Leshner (510)	Lansing	Residential Vacant	\$ 3,000.00	08/26/2020
52	33-01-01-15-104-401	LESHER PLACE (508)	Lansing	Residential Vacant	\$ 3,000.00	08/26/2020
53	33-01-01-15-104-421	Leshner PI (504)	Lansing	Residential Vacant	\$ 3,000.00	08/26/2020
54	33-01-01-15-104-431	Leshner Place (500)	Lansing	Residential Vacant	\$ 3,000.00	08/25/2020
55	33-01-01-15-126-371	E Saginaw (1116)	Lansing	Residential Vacant	\$ 2,000.00	01/08/2020
56	33-01-01-15-305-051	S. Hosmer Street	Lansing	Residential Vacant	\$ 1,300.00	11/04/2020
57	33-01-01-15-353-011	Bement (809)	Lansing	Residential Vacant	\$ 350.00	10/01/2020
58	33-01-01-15-353-021	BEMENT ST (811)	Lansing	Residential Vacant	\$ 500.00	10/01/2020
59	33-01-01-15-353-041	Heald Place (812)	Lansing	Residential Vacant	\$ 350.00	10/01/2020
60	33-01-01-15-376-321	E KALAMAZOO ST (1022)	Lansing	Residential Vacant	\$ 1,100.00	07/20/2020
61	33-01-01-15-452-221	LATHROP ST (406)	Lansing	Residential Vacant	\$ 500.00	11/18/2020
62	33-01-01-17-256-101	W Ottawa Street (1400)	Lansing	Residential Vacant	\$ 1,000.00	02/28/2020
63	33-01-01-17-257-021	Westmoreland (220)	Lansing	Residential Vacant	\$ 1,400.00	09/17/2020
64	33-01-01-17-258-121	W OTTAWA ST (1210)	Lansing	Residential Vacant	\$ 2,300.00	09/17/2020
65	33-01-01-17-260-271	W OTTAWA ST (1119)	Lansing	Residential Vacant	\$ 2,300.00	09/17/2020
66	33-01-01-17-401-381	1125 W Michigan Ave	Lansing	Residential Vacant	\$ 1,700.00	10/16/2020
67	33-01-01-17-405-301	S MLK JR BLVD (~320)	Lansing	Residential Vacant	\$ 1,000.00	09/14/2020
68	33-01-01-17-454-071	W St Joseph Street	Lansing	Residential Vacant	\$ 1,200.00	11/04/2020
69	33-01-01-20-134-102	Riverview Ave	Lansing	Residential Vacant	\$ 900.00	07/20/2020
70	33-01-01-20-134-132	RIVERVIEW AVE (914)	Lansing	Residential Vacant	\$ 1,200.00	07/20/2020
71	33-01-01-20-134-141	Riverview (912)	Lansing	Residential Vacant	\$ 900.00	07/20/2020
72	33-01-01-20-407-041	1517 Pattengill Ave	Lansing	Residential Improved	\$ 142,000.00	10/06/2020
73	33-01-01-20-489-041	S RUNDLE AVE (1817)	Lansing	Residential Vacant	\$ 1,200.00	01/06/2020
74	33-01-01-21-378-012	Coleman Ave (1607)	Lansing	Residential Vacant	\$ 500.00	09/29/2020
75	33-01-01-21-378-022	Coleman	Lansing	Residential Vacant	\$ 500.00	09/30/2020
76	33-01-01-21-379-181	W Barnes (321)	Lansing	Residential Vacant	\$ 1,100.00	09/18/2020
77	33-01-01-21-427-110	Linval (1416)	Lansing	Residential Vacant	\$ 1,500.00	10/14/2020
78	33-01-01-21-427-118	Linval St (1408)	Lansing	Residential Vacant	\$ 500.00	10/14/2020
79	33-01-01-21-431-125	Baker St (608)	Lansing	Residential Vacant	\$ 860.00	10/14/2020
80	33-01-01-21-462-016	ISBELL ST (408)	Lansing	Residential Vacant	\$ 1,000.00	01/10/2020
81	33-01-01-22-205-222	Bensch (1012)	Lansing	Residential Vacant	\$ 1,000.00	10/21/2020
82	33-01-01-22-205-231	Bensch (1010)	Lansing	Residential Vacant	\$ 1,000.00	10/21/2020
83	33-01-01-22-206-142	DAKIN ST (1042)	Lansing	Residential Vacant	\$ 1,900.00	02/27/2020
84	33-01-01-22-207-141	McCullough (1036)	Lansing	Residential Vacant	\$ 860.00	10/21/2020
85	33-01-01-22-207-151	McCullough (1032)	Lansing	Residential Vacant	\$ 2,000.00	10/21/2020
86	33-01-01-22-280-162	ALLEN ST (1236)	Lansing	Residential Vacant	\$ 3,300.00	03/04/2020
87	33-01-01-23-105-003	S Hayford	Lansing	Residential Vacant	\$ 2,230.00	09/01/2020
88	33-01-01-28-126-311	Forest Avenue (2216)	Lansing	Residential Vacant	\$ 1,200.00	08/14/2020
89	33-01-01-31-276-101	Greenbelt (2600)	Lansing	Residential Vacant	\$ 1,400.00	11/19/2020
90	33-01-01-31-278-171	FIELDING DR (2320)	Lansing	Residential Vacant	\$ 500.00	01/08/2020
91	33-01-01-31-328-251	4501 Wainwright Ave	Lansing	Residential Improved	\$ 110,000.00	04/03/2020
92	33-01-01-32-375-031	Christiansen (4625)	Lansing	Residential Vacant	\$ 4,100.00	10/16/2020
93	33-01-01-32-375-151	4632 BRISTOL ST	Lansing	Residential Improved	\$ 9,000.00	10/08/2020
94	33-01-01-35-376-151	EASTLAWN DR (4627)	Lansing	Residential Vacant	\$ 4,000.00	07/20/2020

<b>Parcel Number</b>	<b>Address1</b>	<b>City</b>	<b>Property Class</b>	<b>Sold Amount</b>	<b>Sold Date</b>
95 33-01-05-04-377-001	ROLFE RD (5835)	Lansing	Residential Vacant	\$ 4,000.00	03/16/2020
96 33-01-05-10-227-018	6135 Scotmar	Lansing	Residential Improved	\$ 62,500.00	02/28/2020
97 33-01-05-10-227-024	6147 Scotmar	Lansing	Residential Improved	\$ 47,000.00	06/17/2020
98 33-01-05-10-227-027	6153 Scotmar	Lansing	Residential Improved	\$ 48,000.00	09/17/2020
99 33-01-05-10-227-039	1734 Maisonette	Lansing	Residential Improved	\$ 67,500.00	09/02/2020
100 33-01-05-10-227-042	1740 Maisonette	Lansing	Residential Improved	\$ 63,000.00	10/02/2020
101 33-01-05-10-227-050	1756 Maisonette	Lansing	Residential Improved	\$ 62,000.00	01/29/2020
102 33-02-02-35-476-001	Bonanza	Okemos	Residential Vacant	\$ 1.00	03/05/2020
103 33-17-14-28-128-012	WASHINGTON (312)	Leslie	Residential Vacant	\$ 6,100.00	09/17/2020
104 33-21-01-18-202-021	527 N Catherine Street	Lansing	Residential Improved	\$ 500.00	02/07/2020
105 33-21-01-18-202-022	527 N Catherine Street	Lansing	Residential Vacant	\$ 500.00	02/07/2020
106 33-21-01-18-203-025	529 N GRACE ST	Lansing	Residential Improved	\$ 4,000.00	02/07/2020
107 33-21-01-18-204-008	608 N GRACE ST	Lansing	Residential Vacant	\$ 1,000.00	02/07/2020
108 33-21-01-18-205-011	321 Brynford Street	Lansing	Residential Improved	\$ 1,000.00	02/07/2020
109 33-21-01-18-207-007	N CATHERINE ST (406)	Lansing	Residential Vacant	\$ 500.00	02/07/2020
110 33-21-01-18-253-024	217 N Grace	Lansing	Residential Improved	\$ 500.00	02/07/2020
111 33-21-01-18-253-025	N Grace (217)	Lansing	Residential Vacant	\$ 500.00	02/07/2020
112 33-25-05-22-351-004	EIFERT ROAD (REAR)	Holt	Residential Vacant	\$ 5,000.00	11/18/2020
				\$778,165.00	

**INGHAM COUNTY LAND BANK FAST TRACK AUTHORITY**  
**RESOLUTION TO AUTHORIZE SALE OF THREE (3) VACANT PARCELS ON HICKORY AND**  
**PENNSYLVANIA AVE, LANSING TO JOE VITALE**

**RESOLUTION 21-**

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 the residential improved property at (921) Hickory St, Lansing (# 33-01-01-15-352-171) in 2010, and subsequently demolished the blighted structure with Neighborhood Stabilization Program 2 funds; and

WHEREAS, the Land Bank acquired the vacant parcels at Hickory St, Lansing (# 33-01-01-15-352-161) in 2009 and at Pennsylvania Ave, Lansing (# 33-01-01-15-352-191) in 2010; and

WHEREAS, Mr. Joe Vitale, who owns and rents the property across the street at 920 Hickory St would like to purchase the three (3) parcels, with the intent to temporarily open the land for a community garden or fruit tree plot. Mr. Vitale's long-term plans are to construct a duplex and a single-family home; 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 Joe Vitale for the market rate of \$1100 for each Hickory St property, and \$1000 for Pennsylvania Ave, plus closing costs. Total market rate equals \$3200.00.

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

AYE:

NAY:

# INGHAM COUNTY LAND BANK FAST TRACK AUTHORITY

## RESOLUTION TO AUTHORIZE SALE OF TWO (2) VACANT PARCELS ON E CESAR E CHAVEZ, LANSING TO CHRISTOPHER BROWN

### RESOLUTION 21-

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 acquired the vacant parcels at E Cesar E Chavez (Grand River), Lansing (# 33-01-01-10-156-202) in 2010 and at E Cesar E Chavez (Grand River), Lansing (# 33-01-01-10-156-211) in 2008; and

WHEREAS, Mr. Christopher Brown, who already purchased a parcel at (516) S Pennsylvania Ave (adjacent to his property at 518 S Pennsylvania) would like to purchase the two (2) Cesar E Chavez parcels, with the intent to rezone his house/property at 823 E Cesar E Chavez into a Law Office. This will be a live-work space; and

THEREFORE, BE IT RESOLVED, the Land Bank authorizes its Chairperson or Executive Director to negotiate and execute the transaction of these two (2) parcels to Mr. Christopher Brown for the market rate of \$1000 for each E Cesar E Chavez properties, plus closing costs. Total market rate equals \$2000.00.

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

AYE:

NAY:

01/21/2021

CHECK REGISTER FOR INGHAM COUNTY LAND BANK  
CHECK DATE FROM 12/01/2020 - 12/31/2020

Check Date	Bank	Check	Vendor	Vendor Name	Amount
Bank GEN PNC GENERAL CHECKING					
12/11/2020	GEN	18467	BOLLE	BOLLE CONTRACTING, INC	11,000.00
12/11/2020	GEN	18468	BOLLE	BOLLE CONTRACTING, INC	2,000.00
12/11/2020	GEN	18469	BOLLE	BOLLE CONTRACTING, INC	1,300.00
12/11/2020	GEN	18470	BOLLE	BOLLE CONTRACTING, INC	1,300.00
12/11/2020	GEN	18471	BOLLE	BOLLE CONTRACTING, INC	1,000.00
12/11/2020	GEN	18472	BOLLE	BOLLE CONTRACTING, INC	3,400.00
12/11/2020	GEN	18473	BOLLE	BOLLE CONTRACTING, INC	12,300.00
12/11/2020	GEN	18474	BOLLE	BOLLE CONTRACTING, INC	19,100.00
12/11/2020	GEN	18475	BOLLE	BOLLE CONTRACTING, INC	10,100.00
12/11/2020	GEN	18476	BOLLE	BOLLE CONTRACTING, INC	9,900.00
12/11/2020	GEN	18477	BOLLE	BOLLE CONTRACTING, INC	20,620.00
12/11/2020	GEN	18478	BOLLE	BOLLE CONTRACTING, INC	11,350.00
12/11/2020	GEN	18479	BOLLE	BOLLE CONTRACTING, INC	9,200.00
12/11/2020	GEN	18480	BOLLE	BOLLE CONTRACTING, INC	6,810.00
12/11/2020	GEN	18481	BOLLE	BOLLE CONTRACTING, INC	11,400.00
12/11/2020	GEN	18482	CAPITAL AR	CAPITAL AREA ACCOUNTING SOLUTIONS	1,600.00
12/11/2020	GEN	18483	CEDAM	CEDAM	250.00
12/11/2020	GEN	18484	LANSING TW	CHARTER TOWNSHIP OF LANSING	25.00
12/11/2020	GEN	18485	LANSING TW	CHARTER TOWNSHIP OF LANSING	70.00
12/11/2020	GEN	18486	LANSING TW	CHARTER TOWNSHIP OF LANSING	25.00
12/11/2020	GEN	18487	DELHI	DELHI TOWNSHIP	56.98
12/11/2020	GEN	18488	DELHI	DELHI TOWNSHIP	39.33
12/11/2020	GEN	18489	DELHI	DELHI TOWNSHIP	8.43
12/11/2020	GEN	18490	FELDPASCH	FELDPASCH CLEANING SERVICES, LLC	255.00
12/11/2020	GEN	18491	GRANGER	GRANGER	566.05
12/11/2020	GEN	18492	RHODE	JILL RHODE C.P.A.	50.00
12/11/2020	GEN	18493	KELLEY	KELLEY APPRAISAL COMPANY	800.00
12/11/2020	GEN	18494	KWIK	KWIK REPO INC	450.00
12/11/2020	GEN	18495	LANSING TR	LANSING CITY TREASURER	275.55
12/11/2020	GEN	18496	LANSING TR	LANSING CITY TREASURER	521.24
12/11/2020	GEN	18497	LANSING TR	LANSING CITY TREASURER	245.30
12/11/2020	GEN	18498	LANSING TR	LANSING CITY TREASURER	292.35
12/11/2020	GEN	18499	LANSING TR	LANSING CITY TREASURER	411.30
12/11/2020	GEN	18500	LANSING TR	LANSING CITY TREASURER	493.64
12/11/2020	GEN	18501	LANSING TR	LANSING CITY TREASURER	448.31
12/11/2020	GEN	18502	LANSING TR	LANSING CITY TREASURER	1.79
12/11/2020	GEN	18503	MI FLEET	MICHIGAN FLEET FUELING SOLUTIONS LL	194.63
12/11/2020	GEN	18504	ROBIN	ROBIN WRIGHT	450.00
12/11/2020	GEN	18505	GARCIA-	VERONICA GRACIA-WING, LLC	250.00
12/23/2020	GEN	18506	HASS	APPLIED IMAGING	125.31
12/23/2020	GEN	18507	BWL	BOARD OF WATER & LIGHT	31.24 V

Check Date	Bank	Check	Vendor	Vendor Name	Amount
12/23/2020	GEN	18508	CART	CAPITAL AREA RECYCLING AND TRASH	110.00
12/23/2020	GEN	18509	MENARDS	CAPITAL ONE COMMERCIAL	394.32
12/23/2020	GEN	18510	COHL	COHL, STOKER & TOSKEY, P.C.	818.35
12/23/2020	GEN	18511	CURSOR	CURSOR CONTROL INC	1,395.00
12/23/2020	GEN	18512	BURNS	DAVID BURNS	54.05
12/23/2020	GEN	18513	EDEN	EDEN GLEN CONDO ASSOCIATION	1,130.00
12/23/2020	GEN	18514	INGHAM	INGHAM COUNTY TREASURER	21,468.95
12/23/2020	GEN	18515	INGHAM	INGHAM COUNTY TREASURER	5,284.66
12/23/2020	GEN	18516	J & J HARD	J & J HARDWOODS, INC.	4,180.00
12/23/2020	GEN	18517	KEBS	KEBS, INC.	495.00
12/23/2020	GEN	18518	KEBS	KEBS, INC.	495.00
12/23/2020	GEN	18519	KEBS	KEBS, INC.	495.00
12/23/2020	GEN	18520	KEBS	KEBS, INC.	495.00
12/23/2020	GEN	18521	KEBS	KEBS, INC.	495.00
12/23/2020	GEN	18522	KEBS	KEBS, INC.	495.00
12/23/2020	GEN	18523	KEBS	KEBS, INC.	495.00
12/23/2020	GEN	18524	KWIK	KWIK REPO INC	400.00
12/23/2020	GEN	18525	LANSING TR	LANSING CITY TREASURER	408.96
12/23/2020	GEN	18526	CASE	ROXANNE CASE	35.94
12/23/2020	GEN	18527	FREDRICKSO	SCOTT FREDRICKSON CONSTRUCTION	425.00
12/23/2020	GEN	18528	TRUMBLE	TRUMBLE GROUP	700.00
12/23/2020	GEN	18529	TRUMBLE	TRUMBLE GROUP	480.00
12/23/2020	GEN	18530	TRUMBLE	TRUMBLE GROUP	575.00
12/23/2020	GEN	18531	VERIZON	VERIZON WIRELESS	109.14
12/23/2020	GEN	2(E)	BWL	BOARD OF WATER & LIGHT	31.24

## GEN TOTALS:

Total of 66 Checks:	180,182.06
Less 1 Void Checks:	31.24
Total of 65 Disbursements:	180,150.82

## Bank PR PNC PAYROLL CHECKING

12/11/2020	PR	131(E)	BWL	BOARD OF WATER & LIGHT	397.21
12/11/2020	PR	132(E)	COMCAST	COMCAST	275.78
12/11/2020	PR	133(E)	CONSUMERS	CONSUMERS ENERGY	53.38
12/23/2020	PR	134(E)	BWL	BOARD OF WATER & LIGHT	77.58
12/23/2020	PR	135(E)	BWL	BOARD OF WATER & LIGHT	31.24

## PR TOTALS:

Total of 5 Checks:	835.19
Less 0 Void Checks:	0.00
Total of 5 Disbursements:	835.19

## REPORT TOTALS:

Total of 71 Checks:	181,017.25
Less 1 Void Checks:	31.24
Total of 70 Disbursements:	180,986.01

**Analysis of Rental Income Received by Property**  
**2005 - 2020**

1/8/2021

								12/31/2020			2005 - 2020
		Project	Q1	Q2	Q3	Q4	Total	HC Costs	Maintenance & HOA \$	2020 Net	Net
1	4327 Aurelius	006044	1,490.00	2,980.00	2,235.00	1,490.00	\$ 8,195.00	\$ 819.50	\$ 150.00	\$ 7,225.50	-\$14,277.47
2	323 Astor (sold 1/3/19)	007037	-	-	-	-	\$ -	\$ -		\$ -	-\$15,634.81
3	3325 W Holmes Rd	007073	3,116.00	3,068.00	2,700.00	2,504.00	\$ 11,388.00	\$ 1,138.80	\$ 575.00	\$ 9,674.20	\$19,964.23
4	818 N Fairview	008012	2,425.00	2,400.00	2,400.00	2,475.00	\$ 9,700.00	\$ 970.00	\$ 526.00	\$ 8,204.00	-\$9,583.39
5	1125 N Chestnut St	008022	2,535.00	2,535.00	2,535.00	2,535.00	\$ 10,140.00	\$ 1,014.00	\$ 2,650.00	\$ 6,476.00	\$80,475.93
6	1026 S Grand	008152	2,363.00	2,403.00	2,404.00	2,403.00	\$ 9,573.00	\$ 957.30	\$ 230.71	\$ 8,384.99	\$21,927.45
9	1217 W Michigan Ave	011014	2,100.00	2,175.00	2,100.00	2,100.00	\$ 8,475.00	\$ 847.50	\$ -	\$ 7,627.50	-\$16,752.75
10	1014 S Pennsylvania (sold 5/23/19)	011016	-	-	-	-	\$ -	\$ -		\$ -	\$4,553.98
11	842 Edison Ave (sold 12/27/19)	011065	-	-	-	-	\$ -	\$ -		\$ -	\$15,898.16
12	124 S Eighth St (sold 11/13/19)	014003	-	-	-	-	\$ -	\$ -		\$ -	\$13,416.00
14	6107 Scotmar Dr	MLP004	2,100.00	2,066.00	2,100.00	2,150.00	\$ 8,416.00	\$ 841.60	\$ 5,240.00	\$ 2,334.40	\$9,593.52
15	6125 Scotmar Dr	MLP013	2,100.00	2,094.00	2,106.00	2,117.00	\$ 8,417.00	\$ 841.70	\$ 1,620.00	\$ 5,955.30	-\$19,289.71
16	6131 Scotmar Dr	MLP016	2,100.00	2,100.00	2,100.00	2,100.00	\$ 8,400.00	\$ 840.00	\$ 1,800.00	\$ 5,760.00	-\$10,212.36
17	1734 Maisonette Dr (rehabbed, sold)	MLP039	-	-	-	-	\$ -	\$ -		\$ -	-\$33,400.96
18	1746 Maisonette Dr	MLP045	2,171.00	2,818.00	2,355.00	1,308.00	\$ 8,652.00	\$ 865.20	\$ 1,800.00	\$ 5,986.80	\$16,033.33
19	1754 Maisonette Dr	MLP049	2,100.00	2,100.00	2,100.00	2,100.00	\$ 8,400.00	\$ 840.00	\$ 1,800.00	\$ 5,760.00	-\$1,088.99
20	1758 Maisonette Dr	MLP051	2,100.00	2,100.00	2,100.00	2,100.00	\$ 8,400.00	\$ 840.00	\$ 1,800.00	\$ 5,760.00	-\$91.83
21	1735 Maisonette Dr	MLP062	1,950.00	2,600.00	1,950.00	1,300.00	\$ 7,800.00	\$ 780.00	\$ 1,800.00	\$ 5,220.00	-\$14,399.17
22	1727 Maisonette Dr	MLP070	2,175.00	2,825.00	1,450.00	-	\$ 6,450.00	\$ 645.00	\$ 1,800.00	\$ 4,005.00	-\$7,103.01
23	1705 Maisonette Dr	MLP077	2,100.00	2,800.00	1,400.00	2,100.00	\$ 8,400.00	\$ 840.00	\$ 1,875.00	\$ 5,685.00	-\$19,008.09
24	653 S Hayford (sold 5/23/19)	010003	-	-	-	-	\$ -	\$ -		\$ -	-\$7,482.51
25	Billboard at Lake Lansing Rd	011022	-	-	850.00	-	\$ 850.00	\$ -		\$ 850.00	-\$745.00
26	Billboard at W Saginaw	015105	-	-	2,000.00	-	\$ 2,000.00	\$ -		\$ 2,000.00	\$500.00
27	1715 E Kalamazoo (Bike Coop) (sold 7/25/19)	011051	-	-	-	-	\$ -	\$ -		\$ -	\$37,426.18
			<b>\$ 32,925.00</b>	<b>\$ 37,064.00</b>	<b>\$ 34,885.00</b>	<b>\$ 28,782.00</b>	<b>\$ 133,656.00</b>	<b>\$ 13,080.60</b>	<b>\$ 23,666.71</b>	<b>\$ 96,908.69</b>	<b>\$ 50,718.73</b>



SUMMARY 2020			1/24/2021								
Loan	Parcel No	Project #	Notes	Original Amt Financed	Current Amt Due on Principal	Current Amount due on Interest	Current Amount due on Escrow	Total Amount due	Date Originated	Interest Rate	Balloon Payment Due
1	33-01-01-28-280-171	011009	Payments are not consistent, but she catches up. Borrower's mother is on the deed and Land Contract as co-signer. Mother wants to be removed from both, buyer wants to assume full responsibility. Buyers does not qualify for a mortgage due to poor credit. Home is worth more than balance owed. Buyer wants to have Land Contract terms extended for two years. With Tim Perone's help, Land Contract terms to be changed and mother removed.	\$ 68,850.00	\$ 57,726.43	\$ 372.82	\$ 651.57	\$ 58,750.82	9/1/2012	7.75%	9/1/2017
2	33-01-05-03-101-231	009094	Land Contract is grossly delinquent. At the end of 2019 buyers came to office to discuss the situation. They tried getting a mortgage to pay off. Due to payment history they did not qualify for a mortgage. DB worked with the lender who agreed that if one year of good payment history was established they would qualify for a "take-out" mortgage. Since that time they are making their payments on time.	\$ 71,155.00	\$ 72,791.74	\$ 7,506.07	\$ 8,668.84	\$ 88,966.65	11/28/2010	6.00%	12/1/2018
3	33-01-01-08-407-171	008011	Tim Perone worked through a legal forfeiture. Property will be vacated and Land Bank will get possession in April. Property is in good shape and should be easy to sell.	\$ 74,100.00	\$ 72,199.75	\$ 7,105.56	\$ 7,935.99	\$ 87,241.30	12/1/2009	6.50%	12/1/2012
4	33-01-05-05-355-081	010096	Buyers are current and make payments regularly. Home is not being properly maintained. Land Bank blanket insurance policy covers property, but buyers home owners policy has been canceled due to maintenance issues. Owner has poor credit and cant take out the Land Contract. Need to extend terms.	\$ 12,600.00	\$ 9,942.51	\$ -	\$ 500.72	\$ 10,443.23	4/1/2012	7.50%	4/1/2016
5	33-01-01-31-452-291	007075	Payments on time and regular. Owner is trying to get a mortgage but income to debt ratio is too high. We should extend terms on Land Contract.	\$ 58,410.00	\$ 46,133.10	\$ -	\$ -	\$ 46,133.10	8/1/2008	7.00%	7/1/2012
6	33-01-05-10-227-034	MLP034	Owners filed for Bankruptcy and haven't made any payments since November of '20. Bankruptcy lawyer (trustee) is to make payments. We haven't received payment yet. Land Bank paid a past due roof assessment in the amount of \$3,093.08 (to be paid back by owner over two years) to prevent HOA from filing a judgement against property. Owner will not qualify for mortgage. We need to extend Land Contract or foreclose. Need Tim's legal advise and involvement going forward.	\$ 42,300.00	\$ 26,074.89	\$ 760.50	\$ 1,135.33	\$ 27,970.73	8/1/2012	7.00%	8/1/2015
7	33-01-05-10-227-041	MLP041	Buyer is making payments regularly but does not qualify for a mortgage. We need to extend Land Contract terms or foreclose.	\$ 44,550.00	\$ 38,996.68	\$ -	\$ 862.84	\$ 39,859.52	4/1/2016	7.00%	3/1/2021
8	33-01-05-10-227-025	MLP025	Always pays on time, account current, but he cant get a mortgage.	\$ 46,530.00	\$ 41,573.38	\$ -	\$ -	\$ 41,573.38	4/1/2013	7.00%	4/1/2016
				\$ 418,495.00	\$ 365,438.48	\$ 15,744.95	\$ 19,755.30	\$ 400,938.73			

Communications Narrative / Executive Director's Report

1/28/21

- With support by the City of Lansing, sidewalks were removed at ends of dead end streets where urban farming is taking place. Right of Way permits were pulled for tracking by Public Service Department. This was done at the ends of Foster, Francis, and Hayford streets.
- Properties acquired for Advancement Corporation Housing Development are being transferred back to the Treasurer's Office.
- Greater Lansing Food Bank reached out to the Land Bank in regards to an opportunity to install a greenhouse; the main purpose is to provide long-term sustainability and scalability that improves food access to underserved communities. The Land Bank has property near the end of Mifflin Avenue where a greenhouse would be perfect for placement. We are reviewing budget lines and staffing needs, to determine if viable.
- Land Bank is helping Mr. William Walker that attended the October Board Meeting, with purchasing a property on Martin Luther King Jr Blvd.
- Land Bank is starting on the next set of demolitions, completing pre-demolition preparations such as land stake surveys and tree work.