



## BOARD OF DIRECTORS

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

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THE LAND BANK BOARD WILL MEET ON MONDAY SEPTEMBER 20, 2021 AT 5:00 P.M. IN THE MAIN CONFERENCE ROOM OF THE LAND BANK OFFICE, 3024 TURNER ST, LANSING, MI

Join Virtually via Zoom:

<https://us02web.zoom.us/j/81631576373?pwd=Smd1RWpDNDMwdTd1d3NBVjEyMDJHdz09>

Topic: Ingham County Land Bank Board of Directors Mtg Sept 2021

Time: Sep 20, 2021 05:00 PM Eastern Time (US and Canada)

Meeting ID: 816 3157 6373

Passcode: 376920

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

Roll Call

Approve of the minutes from August 16, 2021

Additions to the agenda

Limited public comment

1. Commercial – Multi-Family
  - A. Sale Status report
  - B. Resolution to Authorize the Sale of 3600 W Saginaw St to Saddleback Properties
2. Residential
  - A. List of Properties – August 2021
  - B. Resolution to Authorize the Sale of a Vacant Parcel at (620) E Jolly Rd to Ingham County
3. Administration
  - A. Accounts Payable – August 2021
  - B. Budget – draft
  - C. Communications Narrative / Executive Director's Report
  - D. Legal
4. Limited public comment
5. Announcements, Comments, or other Questions
6. Adjournment
  - Next meeting October 18, 2021, at 5pm.

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## 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)



AUGUST 16, 2021 REGULAR MEETING

Ingham County Land Bank

3024 Turner St, Lansing, MI

August 16, 2021 – 5:00 p.m.

In-person and virtually via Zoom

<https://us02web.zoom.us/j/87023805272?pwd=YnJaZnRuUnVWWkV5RFRIbVlib0Rodz09>

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

Meeting ID: 870 2380 5272

Passcode: 612602

**CALL TO ORDER**

Chairperson Schertzing called the August 16, 2021 Regular Meeting of the Ingham County Land Bank to order at 5:00 p.m., held in-person at the Ingham County Land Bank Office and virtually via Zoom.

Members Present: Schertzing, Grebner, Crenshaw, Slaughter

Members Absent: Frischman (excused)

Others Present: Alan Fox, Gordon Love, David Burns,

**APPROVAL OF THE MINUTES**

MINUTES OF JULY 19, 2021 ACCEPTED AND STANDS AS PRESENTED.

**ADDITIONS TO THE AGENDA**

2C. Resolution to Authorize the Sale of 3 Vacant Parcels on Porter and Everettdale to Angel Swaynie

**LIMITED PUBLIC COMMENT**

None in-person or virtually.

1. Commercial – Multi-Family

A. Sale Status report

No comments or questions.

2. Residential

A. List of Properties - Sold & In Progress, July 2021

Brief discussion - 1138 W Maple was a land contract forfeiture that sold.

AUGUST 16, 2021 REGULAR MEETING

- B. Resolution to Authorize the Sale of 3 Vacant Parcels on Hilliard, Viking, Durwell to Raymundo Garcia

COMMISSIONER CRENSHAW MOVED THE RESOLUTION. SUPPORTED BY  
COMMISSIONER GREBNER

**INGHAM COUNTY LAND BANK FAST TRACK AUTHORITY**

**RESOLUTION TO AUTHORIZE SALE OF THREE (3) VACANT PARCELS ON HILLIARD, VIKING, AND DURWELL, LANSING TO RAYMUNDO GARCIA**

**RESOLUTION 21-13**

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, 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 residential improved parcels at:

Parcel #	Address	Year Acquired	Received by	Activity	Sales Price
33-01-01-30-478-021	(3323) Viking Rd, Lansing	2008	Local Unit Rejection	Demolished with LB funds	\$3000
33-01-05-05-328-051	(5824) Durwell St, Lansing	2015	Purchased	Demolished with Hardest Hit funds	\$2000
33-01-05-09-152-332	(6410) Hilliard Rd, Lansing	2010	Local Unit Rejection	Demolished with CDBG funds	\$5500

WHEREAS, Mr. Raymundo Garcia of VMG Construction LLC would like to purchase 3 more vacant lots with the intent to build single-family homes as rentals. Mr. Garcia has previously purchased a parcel on Miller Rd to build a residential multi-unit structure and 3 other residential vacant lots to build 2 single-family homes on Jessop Ave and Mt Hope Rd. Mr. Garcia is currently working on site plans for the multi-unit and the single-family lots have already been permitted and are in the mist of construction, and scheduled for occupancy by end of year; 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 Mr. Raymundo Garcia for the total market rate of \$10,500; and

FURTHER, BE IT RESOLVED, property conveyances shall prohibit 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      Absent: Frischman      NAY: None

Approved 8/19/21

THE MOTION CARRIED UNANIMOUSLY.

AUGUST 16, 2021 REGULAR MEETING

Brief discussion. Commission Crenshaw asked if there was any deadline to have the single-family homes built. David Burns stated that the Land Bank does not typically put building deadlines on the vacant lot sales.

- C. Resolution to Authorize the Sale of 3 Vacant Parcels on Porter and Everettdale to Angel Swaynie

COMMISSIONER CRENSHAW MOVED THE RESOLUTION. SUPPORTED BY  
COMMISSIONER GREBNER

**INGHAM COUNTY LAND BANK FAST TRACK AUTHORITY**

**RESOLUTION TO AUTHORIZE SALE OF THREE (3) VACANT PARCELS ON PORTER ST AND EVERETDDALE AVE, LANSING TO MS. ANGEL SWAYNIE**

**RESOLUTION 21-14**

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 acquired the residential improved parcels at:

Parcel #	Address	Year Acquired	Received by	Activity	Sales Price
33-01-01-10-327-131	Porter St, Lansing	2013	Local Unit Rejection	Received as vacant lot	\$1000
33-01-01-10-327-141	Porter St, Lansing	2013	Local Unit Rejection	Received as vacant lot	\$1000
33-01-01-33-402-102	Everettdale Ave, Lansing	2008	Local Unit Rejection	Received as vacant lot	\$3000

WHEREAS, Ms. Angel Swaynie who lives at 801 Clark St, Lansing would like to purchase 3 vacant lots with the intent to create a community garden and flower farm; 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 Ms. Angel Swaynie for the total market rate of \$5,000; and

FURTHER, BE IT RESOLVED, property conveyances shall prohibit 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    Absent: Frischman    NAY: None

Approved 8/19/21

THE MOTION CARRIED UNANIMOUSLY.

## AUGUST 16, 2021 REGULAR MEETING

Brief discussion. Commissioner Grebner asked if Ms. Swaynie was part of a non-profit or some other agency. Chairperson Schertzing noted that 2 of the properties are on the north side and Everettdale on the south side. David Burns stated that Ms. Swaynie just wanted property to start a garden for her and others.

### 3. Administration

#### A. Accounts Payable – July 2021

Accepted and on file.

#### B. Rental Summary Jan-June 2021

Brief discussion. Renters at 3325 W Holmes Rd have recently given notice that they're vacating, so we have some decisions to make. With the high market, selling as-is maybe an option. Land Bank staff will inspect and make decisions in October. Commissioner Slaughter asked why renter was leaving. David Burns stated that we had not received that information but we're hoping that it's for good reasons.

#### C. Land Contract Summary Jan-July 2021

Brief discussion. Chairperson Schertzing asked if there were any issues to speak of. David Burns spoke briefly about the scenario at 813 Sims Ct, and that we are working with them to help get them into a mortgage. Commissioner Slaughter asked about 1828 W Miller Rd. David Burns stated that they have had inconsistent payments and are trying to get back on track. At this point, we have not found any paperwork noting a credit for repairs to the house; we are still researching this issue.

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

Brief discussion. Commission Crenshaw stated that he had seen a Facebook post that the deconstruction project was a scam, so be aware of complaints. Commissioner Crenshaw asked about 1700 Illinois Ave. David Burns stated that we have been in contact with the girlfriend of the owner, and we are trying to help her and the owner through a sales process.

#### E. Legal

Gordon Love stated that Tim Perrone is assisting Land Bank staff on legal documents for land contracts.

AUGUST 16, 2021 REGULAR MEETING

4. Limited public comment

None in-person or virtually

5. Announcements, Comments, or other Questions

None

6. Adjournment

Accepted.

THE MOTION CARRIED UNANIMOUSLY.

Chairperson Schertzing adjourned the meeting at 5:25pm.

Next meeting on September 20, 2021, at 5pm at the Land Bank office.



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

9/13/2021

Parcel Number	Address	City	Market List Price	Status & Date (On Market, Pending, Sold)
1	33-01-01-08-427-021	W Willow (715)	Lansing	Recommended list price \$459,000 Received boundary survey for the property. Met with the Principal of Mid Michigan Leadership Academy who wants to purchase the track portion of the property. Commonwealth submitted a PA which was declined. RFQ to be completed and released by October/November.
2	33-01-01-09-127-022	0 W North St	Lansing	Will revise list price when we relist Property leased (\$750/mo) short term to Hoffman Construction during road and underground utility construction.
3	33-01-01-09-177-003	1506 N. Grand River Ave. (Bottling Plant)	Lansing	\$100,000 PA/DA signed with NXT Commercial. ALTA survey/topo survey received. Phase II study complete. Site, building and unit plans are being developed. MEDC grant money is being used by developer for these activities, therefore Land Bank will share ownership. First draft of site plan received. Grant deadline was extended thru March 2022. Progress meeting 7/16/21. Property leased (\$750/mo) to Davis Construction during bridge construction. Submitted a Brownfield Site Assessment Application to EGLE with hopes of another grant for UST removal. NXT working on Market Study to determine unit count and mix.
	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 PA with Ferguson Development for \$100,000. Developer is working on Phase II environmental study, building plans, end users, brownfield Due-Care Plan. Extension to PA in August is based upon performance. Projected closing by February 2022. Developer is working with LEAP to bridge the financial gap along with refining their construction numbers.
5	33-01-01-21-203-003	E Malcolm X (112) (Deluxe Inn site)	Lansing	\$50,000 Property sold, developer working towards a construction start. Developer working through minor site plan issues with city. Brownfield reimbursement agreement 2nd extension approved
6	33-17-14-21-301-012	Hull St. 10.1 acres	Leslie	\$75,840 Property was pulled off the market. City Manager has sent information on their plans and costs to build a new water tower, roadway and underground utilities through these parcels. Met with City on 9-13-21. Next step will be to work with a surveyor to determine road location. City, Land Bank and Developer to work out payment share of survey cost. City will purchase required property and Land Bank will retain what's left.
	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 We have verbal agreement with a Developer to sell 11.06 acre parcel for 40k. Developer will start construction on two 16-unit buildings by June of 2022 and build more in following years.
8	33-17-14-28-126-016	112 Woodworth (old Leslie High School)	Leslie	199,000 Demo funds are not available. Listed property with NAI.
9	33-01-01-20-128-132	1811 W Malcolm X St	Lansing	\$9,700 Listed, no current offers.
10	33-01-01-08-481-451	1000 W Saginaw St	Lansing	\$50,000 Listed, no current offers.
11	33-21-01-07-352-005	3600 W Saginaw St (billboard lot)	Lansing	\$99,000 \$60,000 offer received and accepted pending board approval. Buyer is Saddleback and wants to put in a small drive through coffee/barbecue shop. Possibly a modular type building.
12	33-01-01-17-226-262	923 W Saginaw	Lansing	\$7,000 Working with LEAP and a buyer who has adjacent building under contract to purchase. They need this parcel for their project.
13	33-25-05-14-151-015	E Norwood Ave (12.9 acres)	Holt	\$99,900 Listed, no current offers.

**INGHAM COUNTY LAND BANK FAST TRACK AUTHORITY**  
**RESOLUTION TO AUTHORIZE THE SALE OF 3600 W SAGINAW AVE, LANSING TO**  
**SADDLEBACK PROPERTIES**

**RESOLUTION 21-XX**

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

WHEREAS, the Act allows a foreclosing governmental unit, such as the Ingham County Treasurer, to enter into an intergovernmental agreement with the State Land Bank Fast Track Authority providing for the exercise of the powers, duties, functions, and responsibilities of an authority under the Act, and for the creation of a County Land Bank Fast Track Authority (the "Authority") to exercise those functions; and

WHEREAS, the Ingham County Treasurer, with Ingham County Board of Commissioners approval, has entered into such an intergovernmental agreement under the Act; and established the Ingham County Land Bank Fast Track Authority (the "Land Bank") in 2005; and

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

WHEREAS, the Land Bank acquired the commercial vacant property at 3600 W Saginaw Ave, Lansing, (#33-21-01-07-352-005) in 2015 through local unit rejection. This property is in Lansing Township; and

WHEREAS, the Saddleback Properties would like to purchase the property, with the intent to construct a small drive-through coffee shop. Saddleback Properties, located at 1147 S Washington Ave, Lansing (Identification #802329327), was incorporated on 6/30/19, and has 2 stores, in Reo Town and Okemos. Closing tentatively scheduled for 12/2/21, and construction would be expected to start within 1 year; and

WHEREAS, the Land Bank has a lease agreement with Adams Outdoor Advertising that specifies an option for Adams Outdoor Advertising to purchase a perpetual easement. The purchase price of the easement shall be five (5) times the annual lease rate which is currently \$2000 per year, totaling \$10,000. Saddleback Properties is aware of this lease; and

THEREFORE, BE IT RESOLVED, the Land Bank authorizes its Chairperson or Executive Director to negotiate and execute the transaction of this property to Saddleback Properties for a total of \$60,000, plus closing costs.

FURTHER, BE IT RESOLVED, property conveyances shall include a 12-month reverter clause and prohibit the property's use of any sexually oriented business as defined by law, medical marijuana business or dispensary, or casino.

AYE:                NAY:

**Residential or Vacant Properties Sold List****August 2021 Sales**

Parcel Number	Address1	City	Property Class	Sold Amount	Sold Date
33-01-01-09-377-101	Oakland Ave (212 W)	Lansing	Residential Vacant	1,000.00	08/11/2021
33-01-01-10-329-231	E Oakland Ave (1025)	Lansing	Residential Vacant	1,500.00	08/13/2021
33-01-01-15-381-081	LARNED ST	LANSING	Residential Vacant	1,100.00	08/30/2021
33-01-01-21-453-055	E BARNES AVE (140)	LANSING	Residential Vacant	1,000.00	08/10/2021
33-01-05-10-227-045	1746 Maisonette	Lansing	Residential Improved	75,000.00	08/04/2021
33-01-05-10-227-062	1735 Maisonette	Lansing	Residential Improved	50,000.00	08/10/2021
33-04-04-13-300-012	Bell Oak Road (5123)	Webberville	Residential Vacant	4,000.00	08/06/2021
				\$133,600.00	

**Residential Properties - in progress**

Parcel #	Address	Project type	Listing \$	Notes
33-01-01-10-354-291	914 May St	Sell as is		Sell w/possible large developmt
33-01-01-10-227-013	6125 Scotmar Dr	Rehab		Inspecting Oct 1st
33-01-01-29-257-001	2701 Pattengill Ave	Rehab		Writing specs
33-01-05-06-126-061	5131 Wexford Rd	Rehab		Writing specs

**Residential Properties - Scheduled for Demolition in April-June 2021**

<u>CDBG City of Lansing Funded</u>		<u>Demo Date</u>	<u>Notes</u>
33-01-01-09-278-331	412 PEARL ST	5/14/2021	Working on sidewalk replacement and curb inserts
33-01-01-14-381-172	636 S MIFFLIN AVE	6/22/2021	Working on sidewalk replacement and curb inserts
33-01-01-16-478-051	607 HELEN ST	5/12/2021	Working on sidewalk replacement and curb inserts
33-01-01-20-451-011	1637 PATTENGILL AVE	5/13/2021	Working on sidewalk replacement and curb inserts
33-01-01-21-480-030	1723 RAY ST	6/17/2021	Working on sidewalk replacement and curb inserts
33-01-01-21-480-070	547 NORMAN ST	5/27/2021	Working on sidewalk replacement and curb inserts
33-01-01-28-334-131	3006 STABLER ST	5/28/2021	Working on sidewalk replacement and curb inserts
<u>Treasurer Funded</u>			
33-01-01-14-304-051	135 S MAGNOLIA AVE	5/26/2021	Working on sidewalk replacement and curb inserts
33-01-01-10-157-001	1414 BALLARD ST	6/21/2021	Working on sidewalk replacement and curb inserts
33-01-01-27-156-091	2330 S PENNSYLVANIA AVE	6/16/2021	Working on sidewalk replacement and curb inserts

**Residential Properties - Slated for Demolition**

33-01-01-10-377-231	819 Cleveland St
33-01-01-14-380-141	642 S Francis Ave
33-01-01-23-105-052	725 S Hayford Ave
33-01-01-23-105-061	729 S Hayford Ave

**INGHAM COUNTY LAND BANK FAST TRACK AUTHORITY**  
**RESOLUTION TO AUTHORIZE SALE OF (620) E JOLLY RD, LANSING TO INGHAM COUNTY**  
**RESOLUTION 21-XX**

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 to exercise those functions; and

WHEREAS, the Ingham County Treasurer, with Ingham County Board of Commissioners approval, entered into such an intergovernmental agreement under the Act; and established the Ingham County Land Bank Fast Track Authority (the "Land Bank") in 2005; and

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

WHEREAS, the Land Bank purchased the residential improved property at (620) E Jolly Rd, Lansing (33-01-05-04-226-281) in 2015 and subsequently demolished in January 2016, using Hardest Hit Funds; and

WHEREAS, the Land Bank vacant parcel adjoins the Jolly Road entrance to the Ingham County Human Services Building. Ingham County would like to purchase the lot for \$1.00 through a quit claim deed process; and

THEREFORE, BE IT RESOLVED, the Land Bank authorizes its Chairperson or Interim Executive Director to negotiate and execute the transaction of this property for a total of \$1.00. The property conveyances shall contain a clause prohibiting the property's use of any sexually oriented business as defined by law, medical marijuana business or dispensary, or casino.

**Yeas:**

**Nays:**

09/10/2021

CHECK REGISTER FOR INGHAM COUNTY LAND BANK  
CHECK DATE FROM 08/01/2021 - 08/31/2021

Check Date	Bank	Check	Vendor	Vendor Name	Amount
Bank GEN PNC GENERAL CHECKING					
08/06/2021	GEN	18811	HASS	APPLIED IMAGING	139.09
08/06/2021	GEN	18812	CAPITAL AR	CAPITAL AREA ACCOUNTING SOLUTIONS	1,600.00
08/06/2021	GEN	18813	MENARDS	CAPITAL ONE COMMERCIAL	220.83
08/06/2021	GEN	18814	EDEN	EDEN GLEN CONDO ASSOCIATION	1,440.00
08/06/2021	GEN	18815	HABITAT	HABITAT FOR HUMANITY	280.00
08/06/2021	GEN	18816	KWIK	KWIK REPO INC	5,750.00
08/06/2021	GEN	18817	KWIK	KWIK REPO INC	4,350.00
08/06/2021	GEN	18818	KWIK	KWIK REPO INC	300.00
08/06/2021	GEN	18819	KWIK	KWIK REPO INC	4,430.00
08/06/2021	GEN	18820	LAKE	LAKE STATE LAWN-LANDSCAPING & SNOW	1,245.00
08/06/2021	GEN	18821	MIDWEST	MIDWEST POWER EQUIPMENT	96.18
08/06/2021	GEN	18822	NORTHWEST	NORTHWEST INITIATIVE	750.00
08/06/2021	GEN	18823	ROBIN	ROBIN WRIGHT	630.00
08/06/2021	GEN	18824	FOUR	SCHUMACHER'S FOUR SEASONS	3,210.00
08/20/2021	GEN	18825	ALL STAR	ALL STAR SNOW REMOVAL	3,990.00
08/20/2021	GEN	18826	BWL	BOARD OF WATER & LIGHT	104.18
08/20/2021	GEN	18827	BOLLE	BOLLE CONTRACTING, INC	12,750.00
08/20/2021	GEN	18828	LANSING CI	CITY OF LANSING	240.00
08/20/2021	GEN	18829	LANSING CI	CITY OF LANSING	240.00
08/20/2021	GEN	18830	LANSING CI	CITY OF LANSING	240.00
08/20/2021	GEN	18831	BURNS	DAVID BURNS	85.20
08/20/2021	GEN	18832	EDEN	EDEN GLEN CONDO ASSOCIATION	1,400.00
08/20/2021	GEN	18833	EXPRESS GL	EXPRESS GLASS AND SCREEN	464.28
08/20/2021	GEN	18834	FELDPAUSCH	FELDPAUSCH CLEANING SERVICES, LLC	245.00
08/20/2021	GEN	18835	FRITZY	FRITZY'S LAWN & SNOW	4,695.00
08/20/2021	GEN	18836	GRANGER	GRANGER	874.00
08/20/2021	GEN	18837	GRANGER	GRANGER	101.00
08/20/2021	GEN	18838	HOME	HOME DEPOT CREDIT SERVICES	1,321.64
08/20/2021	GEN	18839	INGHAM	INGHAM COUNTY TREASURER	5,284.66
08/20/2021	GEN	18840	KWIK	KWIK REPO INC	6,860.00
08/20/2021	GEN	18841	LAKE	LAKE STATE LAWN-LANDSCAPING & SNOW	1,260.00
08/20/2021	GEN	18842	MCKISSIC	MCKISSIC CONSTRUCTION	6,285.00
08/20/2021	GEN	18843	MI FLEET	MICHIGAN FLEET FUELING SOLUTIONS LL	468.87
08/20/2021	GEN	18844	NORTHWEST	NORTHWEST INITIATIVE	750.00
08/20/2021	GEN	18845	ROSE	ROSE PEST SOLUTIONS	221.00
08/20/2021	GEN	18846	CASE	ROXANNE CASE	68.71
08/20/2021	GEN	18847	STATE FARM	STATE FARM INSURANCE	1,355.00
08/20/2021	GEN	18848	GARCIA-	VERONICA GRACIA-WING, LLC	250.00
08/20/2021	GEN	18849	WE'RE	WE'RE DIFFERENT LAWNS & MORE	4,155.00

GEN TOTALS:

Total of 39 Checks:	78,149.64
Less 0 Void Checks:	<u>0.00</u>
Total of 39 Disbursements:	78,149.64

Bank PR PNC PAYROLL CHECKING

08/06/2021	PR	197(E)	BWL	BOARD OF WATER & LIGHT	14.26	V
08/06/2021	PR	198(E)	BWL	BOARD OF WATER & LIGHT	52.90	
08/06/2021	PR	199(E)	BWL	BOARD OF WATER & LIGHT	23.51	
08/06/2021	PR	200(E)	BWL	BOARD OF WATER & LIGHT	54.65	
08/06/2021	PR	201(E)	CONSUMERS	CONSUMERS ENERGY	16.34	
08/20/2021	PR	203(E)	BWL	BOARD OF WATER & LIGHT	427.44	
08/20/2021	PR	204(E)	CONSUMERS	CONSUMERS ENERGY	5.77	
08/20/2021	PR	205(E)	PITNEYBOW	PITNEY BOWES INC	104.94	
08/20/2021	PR	206(E)	PNC	PNC BANK, NA	318.92	
08/20/2021	PR	207(E)	COMCAST	COMCAST	<u>138.40</u>	

PR TOTALS:

Total of 10 Checks:	1,157.13
Less 1 Void Checks:	<u>14.26</u>
Total of 9 Disbursements:	1,142.87

REPORT TOTALS:

Total of 49 Checks:	79,306.77
Less 1 Void Checks:	14.26
Total of 48 Disbursements:	79,292.51

9/14/2021		INGHAM COUNTY LAND BANK 2022 BUDGET - DRAFT																	
		Actual	Actual	Actual	Actual	Projected	Budget									Budget			
FUND/DEPT/ ACCOUNT	DESCRIPTION	2018	2019	2020	6/30/2021	12/31/2021	2021	101 GENERAL FUND	300 RENTAL	204 NEIGHBOR HOODS IN BLOOM	220 HOME Pattengill, Lathrop	300 EDEN GLEN TOWNHOMES	227 CDBG - LANSING REHAB	228 CDBG - LANSING DEMO	233 HHF - HARDEST HIT FUNDS	Budget 2022	% Difference of 2020	% Difference of 2021 Projected	
<b>REVENUE</b>																			
1	101-201-673.000	\$ 1,426,314	\$ 1,493,421	\$ 735,597	\$ 340,700	400,000	\$ 400,000	\$ 645,000								\$ 645,000	-14%	38%	
2	101-201-673.010	(10,000)	(44,000)	(1,990)	(15,600)	(20,000)	(20,000)	-							\$ (17,000)	(17,000)	88%	-18%	
3	101-201-					0		(50,000)								(50,000)	100%	100%	
4	228-201-659.000	(100,530)	-	403,348	9,865	126,088	354,800	-					100,000			100,000	-303%	-26%	
5	220-201-667.000	304,460	23,000	131,839	(64,300)	64,300	523,158	-			523,158					523,158	75%	88%	
6	235-101-670.000	-	-	-	9,100	100,000	100,000	90,000								90,000	100%	-11%	
7	101-101-699.000	700,000	700,000	700,000	0	700,000	700,000	700,000								700,000	0%	0%	
8	101-101-672.000	201,334	187,731	190,154	200,000	180,000	180,000	180,000								180,000	-6%	0%	
9	300-201-631.000	168,726	151,863	142,225	64,538	72,000	96,615	4,700	40,000			45,000				89,700	-59%	20%	
10	204-101-679.000	20,000	20,000	20,000	0	20,000	20,000	-		20,000						20,000	0%	0%	
11	202-201-675.000	11,065	9,395	7,795	8,322	11,500	11,500	16,500								16,500	53%	30%	
12	300-201-693.000	-	14,554	(32,246)	0	142,000	156,000	-				98,000				98,000	133%	-45%	
13	300-101-635.000	37,385	22,716	29,721	0	10,000	10,000	5000								0	0%		
14	300-201-641.000	1,384	449	-	0	0	-	-								0	0%		
15		-	-	-	0	0	-	-								0	0%		
16		324,950	-	-	0	100,000	100,000	100,000								100,000	100%	0%	
17	101-000-640.000	2,049	67,775	975	1,973	2,100	500	500								500	-95%	-320%	
	<b>TOTAL REVENUE</b>	\$ 3,087,136	\$ 2,646,904	\$ 2,327,418	\$ 554,598	\$ 1,907,988	\$ 2,632,573	\$ 1,691,700	\$ 40,000	\$ 20,000	\$ 523,158	\$ 143,000	\$ -	\$ 100,000	\$ (17,000)	\$ 2,495,858	7%	56%	
<b>EXPENSES</b>																			
18	202-201-830.000	43,948	16,885	9,337	6,095	12,000	10,000	16,432								16,432	43%	27%	
19	228-201-659.000	-	-	8,634	0	108,000	338,800	-					105,900			105,900	92%	-2%	
20	220-201-800.000	-	-	-	0	0	444,920	-			444,920					444,920	100%	100%	
21	235-101-818.000	-	-	-	9,100	60,000	100,000	90,000								90,000	100%	33%	
22	101-101-994.000	28,002	15,937	15,032	14,591	15,000	15,000	-		15,000						15,000	0%	0%	
23	101-201-737.000	141,097	151,331	77,366	27,189	42,300	70,300	80,000								80,000	3%	47%	
24	101-101-726.030	16,850	17,850	18,150	18,500	18,500	18,500	18,500								18,500	2%	0%	
25	101-101-804.000	1,049	1,341	2,738	562	1,200	1,200	1,100								1,100	-149%	-9%	
26	101-XXX-820.000	25,034	16,897	10,566	0	23,806	23,806	26,000								26,000	59%	8%	
27	101-101-995.000	100,834	71,069	15,474	4,300	8,000	15,170	7,560								7,560	-105%	-6%	
28	101-201-731.000	7,717	2,425	4,008	122	4,000	5,000	5,000								5,000	20%	20%	
29	101-201-967.000	110,766	32,120	-	0	0	-	-								0	0%		
30	101-101-968.000	49,041	42,098	39,230	0	40,000	40,000	12,000	28,000							40,000	2%	0%	
31	101-101-814.060	16,792	36,197	8,484	1,659	3,000	3,000	3,000								3,000	-183%	0%	
32	101-201-814.060	2,066	8,779	-	1,690	4,000	4,000	3,000								3,000	100%	-33%	
33	101-201-731.XXX	93,085	12,454	5,240	0	5,000	500	1,000								1,000	-424%	-400%	
34	101-XXX-931.010	289,572	272,049	217,368	79,600	160,000	186,000	155,000								155,000	-40%	-3%	
35	101-101-921.000	5,585	2,916	1,304	2,767	4,000	3,000	4,000								4,000	67%	0%	
36	101-201-921.000	21,932	15,945	9,166	1,508	8,000	9,000	3,000								3,000	-206%	-167%	
37	101-101-931.000	13,643	7,920	4,555	1,038	5,000	5,000	3,500								3,500	-30%	-43%	
38	101-201-931.000	29,306	58,457	23,807	18,712	25,500	25,000	40,000								40,000	40%	36%	
39	101-201-800.000	75,900	-	-	0	2,000	2,000	2,000								2,000	100%	0%	
40	101-201-800.000	454,971	171,424	170,234	18,305	25,000	135,000	210,000								210,000	19%	88%	
41	201-811.000	62	0	0	0	0	0	10,000								10,000	100%	100%	
42	202-201-700.000	834,021	790,117	588,418	90,198	200,000	350,000	318,000				32,000				350,000	-68%	43%	
43	101-201-726.020	4,205	-	-	535	800	-	800								800	100%	0%	

9/14/2021									INGHAM COUNTY LAND BANK 2022 BUDGET - DRAFT												
			Actual	Actual	Actual	Actual	Projected	Budget			204	220	300	227	228	233	Budget				
	FUND/DEPT/ ACCOUNT	DESCRIPTION	2018	2019	2020	6/30/2021	12/31/2021	2021	101 GENERAL FUND	300 RENTAL	NEIGHBOR HOODS IN BLOOM	HOME Pattengill, Lathrop	EDEN GLEN TOWNHOMES	CDBG - LANSING REHAB	CDBG - LANSING DEMO	HHF - HARDEST HIT FUNDS	2022	% Difference of 2020	% Difference of 2021 Projected		
44	101-XXX-727.050	SURVEY	19,375	920	8,930	495	9,600	3,000	1,500								1,500	-495%	-540%		
45	101-201-727.000	APPRAISAL	2,999	1,350	2,950	300	1,500	2,000	2,000								2,000	-48%	25%		
46	220-201-800.500	DEMOLITION (emergency)	1,056,544	2,850	9,527	1,300	12,000	12,000	12,000								12,000	21%	0%		
47	300-201-998.000	LAND CONTRACT DEFAULTS	-	-	-	0	0	-	-								0	0%	0%		
48	300-101-760.000	RENTAL MANAGEMENT - IC Housing Comm	16,716	16,062	13,770	300	9,107	9,706	-	4,000			4,500				8,500	-62%	-7%		
49	300-201-803.000	HOA/CONDO FEE	51,133	41,362	26,279	8,820	18,000	19,440	-				12,000				12,000	-119%	-50%		
50	101-101-726.050	SECURITY	(418)	888	615	366	600	600	700								700	12%	14%		
51	101-XXX-818.000	CONTRACTUAL SERVICE - IT, Acct, Gardens	66,602	40,284	92,793	26,008	67,000	30,080	59,960								59,960	-55%	-12%		
52	101-101-819.000	SOFTWARE - BSA, ePP	22,943	25,601	31,173	19,154	26,000	29,600	29,600								29,600	-5%	12%		
53	101-101-726.040	COMMUNICATION - Comcast, Verizon	7,404	4,822	4,774	1,804	4,774	4,100	4,100				4,100				4,100	-16%	0%		
54	101-XXX-726.010	SUPPLIES	6,373	7,272	3,095	2,051	2,500	2,500	2,500								2,500	-24%	0%		
55	101-101-728.000	POSTAGE	1,242	457	763	532	800	800	800								800	5%	0%		
56	101-101-802.000	CONSULTANTS - V Gracia-Wing	900	1,167	25,392	1,400	3,000	500	3,000								3,000	-746%	0%		
57	101-101-735.000	MEDIA/PR - GravityWorks, events	4,917	3,030	813	805	2,000	3,000	1,500								1,500	46%	-33%		
58	101-101-726.060	MEMBERSHIPS	2,245	1,805	1,555	1,305	2,000	3,000	1,700								1,700	9%	-18%		
59	101-101-726.090	VEHICLE EXPENSE	15,600	5,228	3,144	3,016	4,000	3,000	4,000								4,000	21%	0%		
60	101-101-861.100	TRAVEL - Mileage	2,834	5,482	245	319	1,000	1,500	1,500								1,500	84%	33%		
61	101-101-862.000	PROF. TRAINING/CONFERENCES	1,535	3,096	70	100	1,000	2,000	2,000								2,000	97%	50%		
62	101-XXX-940.000	MISC	-	2,917	(80)	0	0	-	-								0	0%	0%		
63	101-101-901.000	AMERICORPS MEMBER	10,032	-	-	0	36,500	18,500	3,500								3,500	100%	-943%		
64	XXX-101-900.000	PAYROLL REIMBURSEMENT	204,243	391,027	296,363	127,838	293,751	293,751	308,438								308,438	4%	5%		
65	101-101-903.000	PAYROLL SERVICE FEE	5,869	4,202	6,704	2,887	4,100	4,100	4,200								4,200	-60%	2%		
66	XXX-101-906.000	HEALTH INSURANCE PREMIUM (BENEFITS)	71,065	73,323	66,057	36,422	67,200	67,200	63,600								63,600	-4%	-6%		
70	XXX-101-902.000	EMPLOYER TAX LIABILITY (7.65% of Payroll Reimb)	17,896	29,325	34,481	10,570	22,472	2,100	23,600								23,600	-46%	5%		
71	XXX-101-905.000	UNEMPLOYMENT INSURANCE REIMBURSEMENT	-	(4,838)	398	9,165	10,000	4,000	4,000								4,000	90%	-150%		
72	XXX-101-904.000	WORKER'S COMP PREMIUM	6,529	10,997	7,307	3,071	7,200	7,700	8,300								8,300	12%	13%		
73	101-000-308.000	LINE OF CREDIT PAYMENTS	-	-	-	0	450,000	300,000	300,000								300,000	100%	-50%		
		<b>TOTAL EXPENSES</b>	<b>3,960,057</b>	<b>2,415,505</b>	<b>1,866,230</b>	<b>554,500</b>	<b>1,830,536</b>	<b>2,629,373</b>	<b>1,852,390</b>	<b>32,000</b>	<b>15,000</b>	<b>444,920</b>	<b>48,500</b>	<b>0</b>	<b>105,900</b>	<b>0</b>	<b>2,498,710</b>	<b>25%</b>	<b>56%</b>		
		<b>NET OF REVENUES &amp; EXPENDITURES</b>	<b>(872,921)</b>	<b>231,399</b>	<b>461,188</b>	<b>98</b>	<b>77,452</b>	<b>3,200</b>	<b>(160,690)</b>	<b>8,000</b>	<b>5,000</b>	<b>78,238</b>	<b>94,500</b>	<b>0</b>	<b>(5,900)</b>	<b>(17,000)</b>	<b>(2,852)</b>				



Communications Narrative / Executive Director's Report

9/9/21

- Due to recent storms, many trees have come down on several vacant lots. Working with our vendor to remove and cleanup. Estimating \$15,000.
- Land Bank pole barn lost some shingles on the pole barn, during a storm. Working to repair.
- 401(k) termination and transferred has been completed, as of 8/16/21. It took nearly 2 years to complete.
- Staff working on finishing up from Treasurer's property auction – pulling signs, taking off padlocks, etc.
- City of Lansing Emergency Management Team has hired Ken Hall and he has contacted the Land Bank in regards to FEMA demolitions that we started working on together in 2018. There are 3 houses in the floodplain that the Land Bank was selling/transferring to Lansing to help with their matching requirements. A future resolution will be written up to approve as the process comes to fruition.
- Working on the budget for the next set of demolitions slated for 2022; estimated quantity is 10-12 properties.
- Ingham County is hosting the Michigan Association of Land Banks (MALB) annual conference, which is being held in Lansing on October 25-26.
- Next Board meeting, October 18<sup>th</sup>, 5pm, in person at the Land Bank office.