



BOARD OF DIRECTORS

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

THE LAND BANK BOARD WILL MEET ON MONDAY OCTOBER 18, 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/82972156347?pwd=OXR5WFJNQRnMVdsdncxMEMwbkJKdz09>

Topic: Ingham County Land Bank Board of Directors Mtg - Oct 2021

Time: Oct 18, 2021 05:00 PM Eastern Time (US and Canada)

Meeting ID: 829 7215 6347

Passcode: 193893

Dial by your location

+1 929 205 6099 US (New York)

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Agenda

Call to order

Approve of the minutes from September 20, 2021

Additions to the agenda

Limited public comment

1. Commercial – Multi-Family
 - A. Sale Status report
2. Residential
 - A. List of Properties – September 2021
 - B. Resolution to Authorize the Sale of a Vacant Parcel at (316) W Cesar E Chavez to Capital Area Housing Partnership
3. Administration
 - A. Accounts Payable – September 2021
 - B. Budget – final
 - C. Communications Narrative / Executive Director's Report
 - D. Legal
4. Limited public comment
5. Announcements, Comments, or other Questions
6. Adjournment
 - Next meeting November 15, 2021, at 5pm.

INGHAM COUNTY LAND BANK FAST TRACK AUTHORITY

Creating place. Creating community. Creating opportunity.

Roxanne L Case
EXECUTIVE DIRECTOR
rcase@ingham.org

3024 Turner Street
Lansing MI 48906

517.267.5221
www.inghamlandbank.org



SEPTEMBER 20, 2021 REGULAR MEETING

Ingham County Land Bank
3024 Turner St, Lansing, MI
September 20, 2021 – 5:00 p.m.

In-person and virtually via Zoom

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

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

Meeting ID: 816 3157 6373

Passcode: 376920

CALL TO ORDER

Chairperson Schertzing called the September 20, 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.

ROLL CALL

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

Members Absent: none

Others Present: Tim Perrone, David Burns, Roxanne Case

APPROVAL OF THE MINUTES

MINUTES OF AUGUST 16, 2021 ACCEPTED AND STANDS AS PRESENTED.

ADDITIONS TO THE AGENDA

None

LIMITED PUBLIC COMMENT

None in-person or virtually.

1. Commercial – Multi-Family

A. Sale Status report

No comments or questions.

B. Resolution to Authorize the Sale of 3600 W Saginaw St to Saddleback Properties

COMMISSIONER CRENSHAW MOVED THE RESOLUTION. SUPPORTED BY
COMMISSIONER SLAUGHTER.

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

RESOLUTION 21-15

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, 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: Schertzing, Grebner, Crenshaw, Slaughter, Frischman

Absent: None

NAY: None

Approved 9/20/21

THE MOTION CARRIED UNANIMOUSLY.

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David Burns stated that this is a difficult site, due to the site being a former gas station, with a couple tanks still in the ground. Saddleback intends to build a small drive-thru coffee shop and is doing their due diligence at this time. Mr. Burns confirmed that there is a billboard on the site and the stipulations in regards to it. Commissioner Crenshaw asked if this approval needed to go through the Lansing Township Board. Mr. Burns stated that, that would be part of Saddleback's due diligence while getting their intended use approved. Commissioner Crenshaw mentioned the development occurring across the street, and wondered if it would conflict. Mr. Burns thought that there may be a change in value due to the other development but unsure.

2. Residential

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

Brief discussion. David Burns stated that the sales of the two Maisonette condominiums brought the Land Bank's total ownership from 63 units down to 6 rental units. Due to this change, we fell below the threshold to have an automatic seat on the Eden Glen Condominium Board, which David has been on for a couple years. The Land Bank has been on the Board since the 2010 foreclosures in the complex. Mr. Burns resigned the Land Bank seat but will still attend and be involved as a representative of the Land Bank.

B. Resolution to Authorize the Sale of a Vacant Parcel at (620) E Jolly Rd to Ingham County

COMMISSIONER GREBNER MOVED THE RESOLUTION. SUPPORTED BY
COMMISSIONER FRISCHMAN

INGHAM COUNTY LAND BANK FAST TRACK AUTHORITY

RESOLUTION TO AUTHORIZE SALE OF (620) E JOLLY RD, LANSING TO INGHAM COUNTY

RESOLUTION 21-16

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 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.

AYE: Schertzing, Grebner, Crenshaw, Slaughter, Frischman NAY: None

Approved 9/22/21

THE MOTION CARRIED UNANIMOUSLY.

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Brief discussion about the street and the entrance to the Human Services building and the nearby 911 Center. Commissioner Grebner and Commission Crenshaw asked Tim Perrone if there was a conflict of interest. Mr. Perrone stated that the conflict of interest would be with him and Cohl, Stoker & Toskey law firm because he represents both the County and the Land Bank, but he will submit a letter, to be signed by the Land Bank and the County Controller. Director Case mentioned that the County will need a resolution to approve the acceptance of the property as well.

Chairperson Schertzing mentioned that the other property that needs transferred to the County is the Animal Control Outreach Center on Saginaw. Director Case stated that the Land Bank has approved a resolution to sell but the County has not completed a resolution as of yet. Hopefully, both of these resolutions can be processed by the County soon. Director Case will reach out to Mr. Rick Terrill to get these in motion.

3. Administration

A. Accounts Payable – August 2021

Accepted and on file.

Commissioner Slaughter asked about the expense to Eden Glen Condo Association. David Burns stated that those are the association dues for our rentals. Director Frischman asked who Kwik Repo was. Director Case stated that they are a cleanout company that works for both the Land Bank and the Treasurer. Not only do they clean out foreclosed houses for the Treasurer, but when properties are dumped on with furniture, mattresses, and large items, the Land Bank contacts Kwik Repo to help clean up. Commissioner Crenshaw suggested posting surveillance signs on lots to deter dumping. Director Case stated that the costs on the Accounts Payable sheet are Treasurer clean-out expenses that will be reimbursed by the Treasurer's Office.

B. Budget – draft

Director Case stated that last year, several drafts were presented but this year, there will be a first draft and then next month, the final draft, saving us all some time and energy. Director Case stated that she included a \$10,000 development expense in the budget. The Land Bank should be creating housing and this \$10,000 will help with the pre-development process and architectural designs. As mentioned before, the Land Bank is working with MSU to create multi-unit and row or town house designs that we'll be able to take advantage of and use to build.

Commissioner Crenshaw stated that (as Land Bank Treasurer), he has paid attention to the costs coming through, and we spent more funds this year because of all the rain we received, so the grass-growing season was more costly. Director Case stated that the budgeted number for 2022 is already padded to cover the winter season because that is

SEPTEMBER 20, 2021 REGULAR MEETING

the big unknown. Commissioner Crenshaw requested to add extra expense in the Lawn/Snow so that we're covered. Director Case stated that she would make an adjustment. She also stated that a public notice will be inserted into the City Pulse next month for the final approval of the 2022 budget.

C. Communications Narrative / Executive Director's Report

Director Case discussed the cost of tree removal due to the storms we had recently. During the same storms, shingles came off the pole barn roof. When the Land Bank Construction Manager, Tony Olivarez, checked it out, he found that the roof is going to need re-roofed. We just received estimates, and that is going to be an extra \$20,000 in the budget that is not showing in this draft.

Director Case is also looking into solar panels for the Land Bank office. Our electricity bills are high. If we can offset the cost with the solar panels, and make our office a green space, we should do it. We will connect with BWL, Consumers, MEO and others to help us through options and costs. We could place them on the pole barn roof or in the field space behind.

Chairperson Schertzing reminded everyone about the Michigan Association of Land Banks annual conference that we are hosting in Lansing this year. Anyone who wishes to stop by should do so. Director Case will email the agenda to everyone.

D. Legal

Tim Perrone stated he is assisting Land Bank staff on legal documents for taking back a property, and obtaining a quit claim deed. He is still working on some land contract issues as well. Director Frischman asked about the property on Illinois. Mr. Perrone stated that he prepared a friendly reverter for that property. He noted that it is hard to get a legal document signed in prison let alone before a notary. David Burns stated that we took the property back and have spent time on cleaning it up. We had the electric turned back on so that the basement water could be pumped out through the sump. We have listed the property through our real estate agent and have received offers, one of which we plan to accept. The Land Bank is working through the sales of the property, along with escrowing excess funds that could be returned with the signing of the quit claim deed. Chairperson Schertzing mentioned that the Land Bank and the Treasurer attended an Expungement event that the City put on. We help many folks that are returning citizens and it would be good to bring in some program funds to continue to help these people into affordable housing.

4. Limited public comment

None in-person or virtually

SEPTEMBER 20, 2021 REGULAR MEETING

5. Announcements, Comments, or other Questions

None

6. Adjournment

Accepted.

THE MOTION CARRIED UNANIMOUSLY.

Chairperson Schertzing adjourned the meeting at 5:40pm.

Next meeting on October 18, 2021, at 5pm at the Land Bank office.

Commercial / Multi-Family Properties - Sale Status Report

10/11/2021

	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. Working on an 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				\$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. Test pits dug on site and no UST were found. NXT hired Market Analyst to determine unit count, mix and current market trends.
	33-01-01-09-177-003	1506 N. Grand River Ave. (Bottling Plant)	Lansing		
	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				\$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 Manager on 9-13-21. City Council wants to purchase all three parcels (12.74 acres) for 7K per acre as Option 1 choice. Option 2 choice is city purchasing approximately 7 acres for road/utilities and water tower at same.
	33-17-14-21-301-012	Hull St. 10.1 acres	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	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. Buyer is Saddleback and wants to put in a small drive through coffee/barbecue shop. Possibly a modular type building. Contacting Adams Outdoor to discuss Billboard Lease on the property.
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	Various parcel #s	E Park Terr / May / Saginaw / Penn	Lansing		20 parcels. Working with H-Inc on a large residential development. Working on revising option agreement.
14	33-25-05-14-151-015	E Norwood Ave (12.9 acres)	Holt	\$99,900	Listed, no current offers.

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

Parcel Number	Address1	City	Property Class	Sold Amount	Sold Date
33-01-01-04-102-121	HYLEWOOD AVE	LANSING	Residential Vacant	1,600.00	09/23/2021
33-01-01-08-228-451	Roosevelt (1505)	Lansing	Residential Vacant	1,100.00	09/23/2021
33-01-01-09-306-021	Brook St (712)	Lansing	Residential Vacant	1,000.00	09/30/2021
33-01-01-10-327-161	Farrand (1109)	Lansing	Residential Vacant	1,200.00	09/01/2021
33-01-01-17-255-071	W Ionia St (1120)	Lansing	Residential Vacant	1,000.00	09/03/2021
33-01-01-21-480-055	Norman (535)	Lansing	Residential Vacant	1,000.00	09/01/2021
33-01-01-22-256-081	Bensch Street	Lansing	Residential Vacant	1,200.00	09/27/2021
33-01-01-22-256-111	Bensch (1241)	Lansing	Residential Vacant	860.00	09/24/2021
33-01-01-29-228-161	Stirling Avenue (2000)	Lansing	Residential Vacant	1,200.00	09/23/2021
33-01-01-30-478-021	Viking Road (3323)	Lansing	Residential Vacant	3,000.00	09/17/2021
33-01-01-31-279-011	RICHMOND ST (4209)	LANSING	Residential Vacant	2,100.00	09/01/2021
33-01-05-03-101-231	813 Sims Ct	Lansing	Residential Improved	88,000.00	09/30/2021
33-01-05-05-328-051	DURWELL DR (5824)	LANSING	Residential Vacant	2,000.00	09/17/2021
33-01-05-09-152-332	Hilliard Rd. (6410)	Lansing	Residential Vacant	5,500.00	09/17/2021
				\$110,760.00	

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 6th
33-01-01-10-227-013	6107 Scotmar Dr	Rehab		Inspecting Oct 6th
33-01-01-29-257-001	2701 Pattengill Ave	Rehab		Writing specs
33-01-01-31-126-221	3325 W Holmes Rd	Sell as is ??		Inspecting Oct 6th
33-01-05-06-126-062	5132 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	Completed, permits being closed out - requesting reimburse
33-01-01-14-381-172	636 S MIFFLIN AVE	6/22/2021	Completed, permits being closed out - requesting reimburse
33-01-01-16-478-051	607 HELEN ST	5/12/2021	Completed, permits being closed out - requesting reimburse
33-01-01-20-451-011	1637 PATTENGILL AVE	5/13/2021	Completed, permits being closed out - requesting reimburse
33-01-01-21-480-030	1723 RAY ST	6/17/2021	Completed, permits being closed out - requesting reimburse
33-01-01-21-480-070	547 NORMAN ST	5/27/2021	Completed, permits being closed out - requesting reimburse
33-01-01-28-334-131	3006 STABLER ST	5/28/2021	Completed, permits being closed out - requesting reimburse
<u>Treasurer Funded</u>			
33-01-01-14-304-051	135 S MAGNOLIA AVE	5/26/2021	Completed, permits being closed out - requesting reimburse
33-01-01-10-157-001	1414 BALLARD ST	6/21/2021	Completed, permits being closed out - requesting reimburse
33-01-01-27-156-091	2330 S PENNSYLVANIA AVE	6/16/2021	Completed, permits being closed out - requesting reimburse

Residential Properties - Slated for Demolition

33-01-01-10-377-231	819 Cleveland St	
33-01-01-14-380-141	642 S Francis Ave	FEMA grant - Phase 8
33-01-01-23-105-052	725 S Hayford Ave	FEMA grant - Phase 7
33-01-01-23-105-061	729 S Hayford Ave	FEMA grant - Phase 7

INGHAM COUNTY LAND BANK FAST TRACK AUTHORITY

RESOLUTION TO AUTHORIZE SALE OF A VACANT PARCEL AT (316) W CESAR E CHAVEZ TO CAPITAL AREA HOUSING PARTNERSHIP

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.

WHEREAS, the Ingham County Land Bank Fast Track Authority (the "Land Bank"), in its Priorities, Policies, and Procedures document, indicates in Section 7.A.2. that sale of any property in the hands of the transferee will be exempt from property taxes must be approved by the Land Bank Board; and

WHEREAS, the Land Bank received title to the residential improved property at (316) W Cesar E Chavez (W Grand River Ave), Lansing (# 33-01-01-09-329-24) in 2012, and was subsequently deconstructed through Zero Day Construction and Development, a company that pursued workforce training with veterans; and

WHEREAS, Capital Area Housing Partnership (CAHP) just finalized the purchase of the vacant parcel next door at (306) W Cesar E Chavez Ave, where a house had burned, and would like to purchase the Land Bank parcel to build a small multi-unit affordable housing in 2022-2023.

THEREFORE, BE IT RESOLVED, the Land Bank authorizes its Chairperson or Executive Director to negotiate and execute the transaction of this parcel to Capital Area Housing Partnership for the total market rate of \$3500 plus closing costs.

FURTHER, BE IT RESOLVED, 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:

Absent:

Approved:

10/11/2021

CHECK REGISTER FOR INGHAM COUNTY LAND BANK
CHECK DATE FROM 09/01/2021 - 09/30/2021

Check Date	Bank	Check	Vendor	Vendor Name	Amount
Bank GEN PNC GENERAL CHECKING					
09/03/2021	GEN	18850	BWL	BOARD OF WATER & LIGHT	48.24
09/03/2021	GEN	18851	CAPITAL AR	CAPITAL AREA ACCOUNTING SOLUTIONS	1,600.00
09/03/2021	GEN	18852	MENARDS	CAPITAL ONE COMMERCIAL	55.99
09/03/2021	GEN	18853	CLARINDA	CLARINDA FARMS LLC	594.00
09/03/2021	GEN	18854	FELDPAUSCH	FELDPAUSCH CLEANING SERVICES, LLC	245.00
09/03/2021	GEN	18855	FORESIGHT	FORESIGHT SUPERSIGN	62.00
09/03/2021	GEN	18856	REGISTER	INGHAM COUNTY REGISTER OF DEEDS	30.00
09/03/2021	GEN	18857	REGISTER	INGHAM COUNTY REGISTER OF DEEDS	30.00
09/03/2021	GEN	18858	INGHAM	INGHAM COUNTY TREASURER	5,284.66
09/03/2021	GEN	18859	KEBS	KEBS, INC.	495.00
09/03/2021	GEN	18860	KWIK	KWIK REPO INC	300.00
09/03/2021	GEN	18861	KWIK	KWIK REPO INC	400.00
09/03/2021	GEN	18862	KWIK	KWIK REPO INC	550.00
09/03/2021	GEN	18863	KWIK	KWIK REPO INC	550.00
09/03/2021	GEN	18864	LAKE	LAKE STATE LAWN-LANDSCAPING & SNOW	1,245.00
09/03/2021	GEN	18865	MCKISSIC	MCKISSIC CONSTRUCTION	2,140.00
09/03/2021	GEN	18866	MPC	MPC CASH-WAY LUMBER	3,267.20
09/03/2021	GEN	18867	NORTHWEST	NORTHWEST INITIATIVE	750.00
09/03/2021	GEN	18868	FOUR	SCHUMACHER'S FOUR SEASONS	4,730.00
09/03/2021	GEN	18869	VERIZON	VERIZON WIRELESS	109.29
09/03/2021	GEN	18870	WE'RE	WE'RE DIFFERENT LAWNS & MORE	1,320.00
09/17/2021	GEN	18871	ALL STAR	ALL STAR SNOW REMOVAL	2,640.00
09/17/2021	GEN	18872	COHL	COHL, STOKER & TOSKEY, P.C.	650.45
09/17/2021	GEN	18873	DRAINSP	DRAIN & INSPECTION SERVICES INC	150.00
09/17/2021	GEN	18874	EDEN	EDEN GLEN CONDO ASSOCIATION	1,400.00
09/17/2021	GEN	18875	FRITZY	FRITZY'S LAWN & SNOW	4,390.00
09/17/2021	GEN	18876	GRANGER	GRANGER	1,849.00
09/17/2021	GEN	18877	HEALTH	INGHAM COUNTY HEALTH DEPARTMENT	29,383.67
09/17/2021	GEN	18878	KELLEY	KELLEY APPRAISAL COMPANY	100.00
09/17/2021	GEN	18879	LAKE	LAKE STATE LAWN-LANDSCAPING & SNOW	1,230.00
09/17/2021	GEN	18880	MI FLEET	MICHIGAN FLEET FUELING SOLUTIONS LL	502.55
09/17/2021	GEN	18881	NORTHWEST	NORTHWEST INITIATIVE	750.00
09/17/2021	GEN	18882	ROBIN	ROBIN WRIGHT	510.00
09/17/2021	GEN	18883	CASE	ROXANNE CASE	81.08
09/17/2021	GEN	18884	VETS	VET'S ACE HARDWARE	35.97
GEN TOTALS:					
Total of 35 Checks:					67,479.10
Less 0 Void Checks:					0.00
Total of 35 Disbursements:					67,479.10

Check Date	Bank	Check	Vendor	Vendor Name	Amount
Bank PR PNC PAYROLL CHECKING					
09/03/2021	PR	208(E)	BWL	BOARD OF WATER & LIGHT	64.25
09/03/2021	PR	209(E)	BWL	BOARD OF WATER & LIGHT	14.26 V
09/03/2021	PR	210(E)	BWL	BOARD OF WATER & LIGHT	64.44 V
09/03/2021	PR	211(E)	BWL	BOARD OF WATER & LIGHT	23.51
09/03/2021	PR	212(E)	CONSUMERS	CONSUMERS ENERGY	21.66
09/03/2021	PR	213(E)	CONSUMERS	CONSUMERS ENERGY	19.78
09/17/2021	PR	216(E)	BWL	BOARD OF WATER & LIGHT	377.42
09/17/2021	PR	217(E)	BWL	BOARD OF WATER & LIGHT	14.26
09/17/2021	PR	218(E)	COMCAST	COMCAST	138.40
09/17/2021	PR	219(E)	PITNEYBOW	PITNEY BOWES INC	76.93
09/17/2021	PR	220(E)	PNC	PNC BANK, NA	<u>3,786.49</u>
PR TOTALS:					
Total of 11 Checks:					4,601.40
Less 2 Void Checks:					<u>78.70</u>
Total of 9 Disbursements:					4,522.70
REPORT TOTALS:					
Total of 46 Checks:					72,080.50
Less 2 Void Checks:					78.70
Total of 44 Disbursements:					72,001.80

10/5/2021										INGHAM COUNTY LAND BANK 2022 BUDGET - FINAL DRAFT										
										Budget										
FUND/DEPT/ ACCOUNT	DESCRIPTION	Actual 2018	Actual 2019	Actual 2020	Actual 6/30/21	Actual 9/30/21	Projected 12/31/21	Budget 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	% Diff of 2020	% Diff of 2021 Projected	
REVENUE																				
1	101-201-673.000	PROPERTY SALES	\$1,426,314	\$1,493,421	\$ 735,597	\$ 340,700	\$ 388,731	400,000	\$ 400,000	\$ 680,000							\$ 680,000	-8%	41%	
2	101-201-673.010	RETURN SALES PROCEEDS >\$500 TO HHF	(10,000)	(44,000)	(1,990)	(15,600)	(19,200)	(20,000)	(20,000)	-						\$ (17,000)	(17,000)	88%	-18%	
3	101-201-	RETURN EXCESS PROCEEDS - RAFAELI					0	0	(50,000)								(50,000)	100%	100%	
4	228-201-659.000	CDBG REVENUE	(100,530)	-	403,348	9,865	9,865	126,088	354,800	-					100,000		100,000	-303%	-26%	
5	220-201-667.000	HOME REVENUE	304,460	23,000	131,839	(64,300)	(64,300)	(64,300)	523,158	-		523,158					523,158	75%	112%	
6	235-101-670.000	MEDC REVENUE (Bottling Plant Pre-developmt)	-	-	-	9,100	0	100,000	100,000	90,000							90,000	100%	-11%	
7	101-101-699.000	REV. TRANSFER - Treasurer, LOC	700,000	700,000	700,000	0	700,000	700,000	700,000	700,000							700,000	0%	0%	
8	101-101-672.000	SPECIFIC TAX REVENUE	201,334	187,731	190,154	200,000	200,000	180,000	180,000	190,000							190,000	0%	5%	
9	300-201-631.000	RENTAL INCOME	168,726	151,863	142,225	64,538	98,328	72,000	96,615	4,700		40,000					84,700	-68%	15%	
10	204-101-679.000	NEIGHBORHOODS IN BLOOM REVENUE	20,000	20,000	20,000	0	0	20,000	20,000	-	20,000						20,000	0%	0%	
11	202-201-675.000	GARDEN PROJECT REVENUE	11,065	9,395	7,795	8,322	10,943	11,500	11,500	16,500							16,500	53%	30%	
12	300-201-693.000	GAIN ON SALE OF ASSETS (selling rentals)	-	14,554	(32,246)	0	147,822	142,000	156,000	-			132,000				132,000	124%	-8%	
13	300-101-635.000	INTEREST INCOME (Land Contracts)	37,385	22,716	29,721	0	0	10,000	10,000	5000							0	0%	0%	
14	300-201-641.000	LATE FEE REVENUE	1,384	449	-	0	0	0	-	-							0	0%	0%	
15		PRINCIPAL PAYMENTS ON LAND CONTRACTS	-	-	-	0	0	0	-	-							0	0%	0%	
16		CAPITAL CONTRIBUTIONS (inventory revenue)	324,950	-	-	0	0	100,000	100,000	100,000							100,000	100%	0%	
17	101-000-640.000	MISCELLANEOUS INCOME	2,049	67,775	975	1,973	1,973	2,100	500	500							500	-95%	-320%	
		TOTAL REVENUE	\$3,087,136	\$2,646,904	\$2,327,418	\$ 554,598	\$1,474,162	\$1,779,388	\$2,632,573	\$1,736,700	\$ 40,000	\$ 20,000	\$ 523,158	\$ 172,000	\$ -	\$ 100,000	\$ (17,000)	\$2,569,858	9%	57%
EXPENSES																				
18	202-201-830.000	GARDEN PROJECT	43,948	16,885	9,337	6,095	12,678	12,000	10,000	18,432							18,432	49%	35%	
19	228-201-659.000	CDBG EXPENSES	-	-	8,634	0	0	108,000	338,800	-					105,900		105,900	92%	-2%	
20	220-201-800.000	HOME EXPENSES	-	-	-	0	0	0	444,920	-		444,920					444,920	100%	100%	
21	235-101-818.000	MEDC EXPENSES (Bottling Plant Pre-developmt)	-	-	-	9,100	0	60,000	100,000	90,000							90,000	100%	33%	
22	204-101-994.000	COMMUNITY DEVELOPMENT PROJECTS - NIB	28,002	15,937	15,032	14,591	14,843	15,000	15,000	-	15,000						15,000	0%	0%	
23	101-201-737.000	CLOSING COSTS - COMBINED	141,097	151,331	77,366	27,189	51,406	42,300	70,300	80,000							80,000	3%	47%	
24	101-101-726.030	AUDIT FEE	16,850	17,850	18,150	18,500	18,500	18,500	18,500	18,500							18,500	2%	0%	
25	101-101-804.000	BANK FEE	1,049	1,341	2,738	562	1,275	1,200	1,200	1,100							1,100	-149%	-9%	
26	101-XXX-820.000	INSURANCE PROPERTY	25,034	16,897	10,566	0	9,607	23,806	23,806	25,014							25,014	58%	5%	
27	101-101-995.000	INTEREST EXPENSE (LoC)	100,834	71,069	15,474	4,300	6,026	8,000	15,170	7,560							7,560	-105%	-6%	
28	101-201-731.000	PROPERTY TAXES	7,717	2,425	4,008	122	122	4,000	5,000	5,000							5,000	20%	20%	
29	101-201-967.000	LOSS ON INVENTORY	110,766	32,120	-	0	0	0	-	-							0	0%	0%	
30	101-101-968.000	DEPRECIATION AND DEPLETION	49,041	42,098	39,230	0	0	40,000	40,000	12,000	28,000						40,000	2%	0%	
31	101-101-814.060	LEGAL-ADMINISTRATIVE	16,792	36,197	8,484	1,659	2,552	3,000	3,000	3,000							3,000	-183%	0%	
32	101-201-814.060	LEGAL-PROPERTIES	2,066	8,779	-	1,690	2,825	4,000	4,000	3,000							3,000	100%	-33%	
33	101-201-731.XXX	CODE COMPLIANCE	93,085	12,454	5,240	0	0	5,000	500	1,000							1,000	-424%	-400%	
34	101-XXX-931.010	LAWN & SNOW	289,572	272,049	217,368	79,600	144,065	160,000	186,000	200,000							200,000	-9%	20%	
35	101-101-921.000	UTILITIES-OFFICE	5,585	2,916	1,304	2,767	3,248	4,000	3,000	4,000							4,000	67%	0%	
36	101-201-921.000	UTILITIES-PROPERTIES	21,932	15,945	9,166	1,508	2,415	8,000	9,000	3,000							3,000	-206%	-167%	
37	101-101-931.000	MAINTENANCE-OFFICE	13,643	7,920	4,555	1,038	2,687	5,000	5,000	23,500							23,500	81%	79%	
38	101-201-931.000	MAINTENANCE-PROPERTIES (Elec, Plumb, Trees)	29,306	58,457	23,807	18,712	22,079	25,500	25,000	40,000							40,000	40%	36%	
39	101-201-800.000	RENOVATIONS-OFFICE	75,900	-	-	0	0	2,000	2,000	2,000							2,000	100%	0%	
40	101-201-800.000	RENOVATIONS-PROPERTIES	454,971	171,424	170,234	18,305	33,357	25,000	135,000	210,000							210,000	19%	88%	
41	201-811.000	DEVELOPMENT EXPENSE	62	0	0	0	0	0	10,000								10,000	100%	100%	
42	202-201-700.000	COST OF PROJECTS-INVENTORY (value of sold props)	834,021	790,117	588,418	90,198	147,344	200,000	350,000	318,000			32,000				350,000	-68%	43%	

10/5/2021										INGHAM COUNTY LAND BANK 2022 BUDGET - FINAL DRAFT										
										Budget										
FUND/DEPT/ ACCOUNT	DESCRIPTION	Actual 2018	Actual 2019	Actual 2020	Actual 6/30/21	Actual 9/30/21	Projected 12/31/21	Budget 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	% Diff of 2020	% Diff of 2021 Projected	
43	101-201-726.020	PERMITS	4,205	-	-	535	175	800	-	800							800	100%	0%	
44	101-XXX-727.050	SURVEY	19,375	920	8,930	495	9,595	9,600	3,000	1,500							1,500	-495%	-540%	
45	101-201-727.000	APPRAISAL	2,999	1,350	2,950	300	400	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	83,086	12,000	12,000	12,000							12,000	21%	0%	
47	300-201-998.000	LAND CONTRACT DEFAULTS	-	-	-	0	0	0	-	-							0	0%	0%	
48	300-101-760.000	RENTAL MANAGEMENT - IC Housing Comm	16,716	16,062	13,770	300	5,869	9,107	9,706	-	4,000		4,000				8,000	-72%	-14%	
49	300-201-803.000	HOA/CONDO FEE	51,133	41,362	26,279	8,820	12,480	18,000	19,440	-			12,000				12,000	-119%	-50%	
50	101-101-726.050	SECURITY	(418)	888	615	366	538	600	600	700							700	12%	14%	
51	101-XXX-818.000	CONTRACTUAL SERVICE - IT, Acct, Gardens	66,602	40,284	92,793	26,008	49,263	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	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	2,577	4,100	4,100	4,100							4,100	-16%	0%	
54	101-XXX-726.010	SUPPLIES	6,373	7,272	3,095	2,051	3,252	2,500	2,500	2,500							2,500	-24%	0%	
55	101-101-728.000	POSTAGE	1,242	457	763	532	771	800	800	800							800	5%	0%	
56	101-101-802.000	CONSULTANTS - V Gracia-Wing	900	1,167	25,392	1,400	2,150	3,000	500	3,000							3,000	-746%	0%	
57	101-101-735.000	MEDIA/PR - GravityWorks, events	4,917	3,030	813	805	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	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	3,768	4,000	3,000	4,000							4,000	21%	0%	
60	101-101-861.100	TRAVEL - Mileage	2,834	5,482	245	319	824	1,000	1,500	1,500							1,500	84%	33%	
61	101-101-862.000	PROF.TRAINING/CONFERENCES	1,535	3,096	70	100	380	1,000	2,000	5,000							5,000	99%	80%	
62	101-XXX-940.000	MISC	-	2,917	(80)	0	0	0	-	-							0	0%	0%	
63	101-101-901.000	AMERICORPS MEMBER	10,032	-	-	0	29,384	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	200,619	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	3,987	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	51,942	67,200	67,200	63,600							63,600	-4%	-6%	
70	XXX-101-902.000	EMPLOYER TAX LIABILITY (7.65% of Pysl Reimb)	17,896	29,325	34,481	10,570	16,595	22,472	2,100	23,600							23,600	-46%	5%	
71	XXX-101-905.000	UNEMPLOYMENT INSURANCE REIMBURSEMENT	-	(4,838)	398	9,165	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	5,049	7,200	7,700	8,300							8,300	12%	13%	
73	101-000-308.000	LINE OF CREDIT PAYMENTS	-	-	-	0	0	450,000	300,000	300,000							300,000	100%	-50%	
		TOTAL EXPENSES	3,960,057	2,415,505	1,866,230	554,500	988,162	1,830,536	2,629,373	1,921,404	32,000	15,000	444,920	48,000	0	105,900	0	2,567,224	27%	57%
		NET OF REVENUES & EXPENDITURES	(872,921)	231,399	461,188	98	486,000	(51,148)	3,200	(184,704)	8,000	5,000	78,238	124,000	0	(5,900)	(17,000)	2,634		

- Working on architectural designs for a small house for new construction on various Land Bank vacant lots in the county. Intending to starting with one new construction, and continuing from there, as we learn the do's and don'ts.
- Working with MSU School of Planning, Design, and Construction on multi-unit and row-house designs during the 2021-2022 school year. Chose 2 sites, on Kalamazoo and N MLK. Designs should be created and received by spring 2022.
- 1700 Illinois Ave has been re-sold with a reverter. The Land Bank kept an administrative managing fee, and the remaining funds after all closing costs and taxes, have been set into an escrow fund for the original buyer. Remaining funds was a little over \$23,000.
- Ingham County is hosting the Michigan Association of Land Banks (MALB) annual conference, which is being held in Lansing on Monday-Tuesday, October 25-26.
- Next Board meeting, November 15th, 5pm, in person at the Land Bank office.