



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 27, 2022 AT 4:30 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/81198214032?pwd=ak5mRUh5bGVOZz1lZ2VRT2ljNWpodz09>

Topic: Land Bank Board of Directors Meeting Jan 27

Time: Jan 27, 2022 04:30 PM Eastern Time (US and Canada)

Meeting ID: 811 9821 4032

Passcode: 265452

Dial by your location

+1 929 205 6099 US (New York)	+1 301 715 8592 US (Germantown)	+1 312 626 6799 US (Chicago)
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Agenda

Call to order

Approve of the minutes from November 15, 2021

Additions to the agenda

Limited public comment - Ray Garcia, VMG Construction

1. Annual Meeting – discussion of Board positions, Conflict of Interest Policy
 - A. Board of Directors Meeting Schedule 2022 – June date revision discussion
 - B. Strategic Plan update
2. Residential
 - A. List of Properties – summary 2021
 - B. Resolution to Authorize the Sale of 10 Vacant Parcels in Lansing to Raymundo Garcia VMG Construction
 - C. Resolution to Authorize the CDBG Demolition Agreement with City of Lansing to Complete 6 Demolitions
3. Commercial – Multi-Family
 - A. Sale Status report
4. Administration
 - A. Accounts Payable – November and December 2021
 - B. Rentals – summary 2021
 - C. Land Contracts – summary 2021
 - D. Communications Narrative / Executive Director's Report
 - E. Legal
5. Limited public comment
6. Announcements, Comments, or other Questions
7. Adjournment
 - Next meeting Monday, March 21, 2022, at 4:45pm.

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



NOVEMBER 15, 2021 REGULAR MEETING

Ingham County Land Bank

3024 Turner St, Lansing, MI

November 15, 2021 – 5:00 p.m.

In-person and virtually via Zoom

<https://us02web.zoom.us/j/82111987095?pwd=VEFtbEZPRWozWTNwNm9kd2w2cUVMQT09>

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

Meeting ID: 821 1198 7095

Passcode: 996348

CALL TO ORDER

Commission Grebner called the November 15, 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, Frischman

Members Absent: Slaughter,

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

APPROVAL OF THE MINUTES

MINUTES OF OCTOBER 18, 2021 ACCEPTED AND STANDS AS PRESENTED.

ADDITIONS TO THE AGENDA

None

LIMITED PUBLIC COMMENT

None

1. Commercial – Multi-Family

A. Sale Status report

Briefly discussion

B. Resolution to Authorize the Sale of a Vacant Parcels on Hull St, Doty, and Cameo St to City of Leslie

COMMISSIONER CRENSHAW MOVED THE RESOLUTION. SUPPORTED BY COMMISSIONER GREBNER.

INGHAM COUNTY LAND BANK FAST TRACK AUTHORITY

**RESOLUTION TO AUTHORIZE SALE OF VACANT PARCELS ON HULL, DOTY, AND CAMEO IN
LESLIE, MI TO CITY OF LESLIE**

RESOLUTION 21-18

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.5. that sale of any property that will be transferred to a governmental entity must be approved by the Land Bank Board; and

WHEREAS, the Land Bank received title in 2012 by local unit of rejection to the commercial vacant properties on Hull Rd, Leslie, MI (# 33-17-14-21-301-012) covering 10.1 acre, on Doty St, Leslie, MI (# 33-17-14-21-329-010) covering .5 acres, and on Cameo Dr, Leslie, MI (# 33-17-14-21-329-011) covering 2.14 acres. These 3 parcels together total 12.74 acres per City of Leslie's Assessor records; and

WHEREAS, the City of Leslie would like to purchase these three (3) parcels with the intent to complete an infrastructure project, that includes constructing a new elevated water storage tank, installing 12-inch water main, and road extension construction to coordinate with the water main, sanitary sewer, storm sewer, and other necessary utilities needed. The City of Leslie has agreed upon a price of \$7000 per acre.

THEREFORE, BE IT RESOLVED, the Land Bank authorizes its Chairperson or Executive Director to negotiate and execute the transaction of these parcels to City of Leslie for the total market rate of \$89,180 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.

AYE: Schertzing, Grebner, Crenshaw, Frischman

ABSENT: Slaughter

NAY: None

Approval of Option 1, 11/15/21

THE MOTION CARRIED UNANIMOUSLY.

NOVEMBER 15, 2021 REGULAR MEETING

David Burns explained that City of Leslie gave the Land Bank Board 2 options. Option 1 of selling the 3 parcels, totaling 12.74 acres or Option 2, with selling a section of one parcel with Doty St and Cameo Dr, approximately 7 acres. Staff agrees the best for the City of Leslie is to run with Option 1. This allows for the City of Leslie to construct a water tower and complete road infrastructure in the area, and it releases the Land Bank of property. Eventually, the goal would be to build multi-unit or single family homes with the extra land.

C. Resolution to Authorize the Sale of a Vacant Parcels on Worthington Place to Richard Floyd

COMMISSIONER CRENSHAW MOVED THE RESOLUTION. SUPPORTED BY
COMMISSIONER GREBNER.

INGHAM COUNTY LAND BANK FAST TRACK AUTHORITY

**RESOLUTION TO AUTHORIZE SALE OF A VACANT PARCEL ON WORTHINGTON PLACE,
LESLIE, MI TO RICHARD FLOYD**

RESOLUTION 21-19

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 received title in 2013 by local unit of rejection to the commercial vacant property at 104 Worthington Place, Leslie, MI (# 33-17-14-21-351-019) covering 11.06 acres. This parcel was split/combination of 12-15 smaller parcels into one large property and contains a few acres of wetlands; and

WHEREAS, Richard Floyd would like to purchase the parcel with the intent to build a second phase to his existing 16-unit apartment building, which he purchased from the Land Bank in August 2016. He may also build 2-4 duplexes on the western side of the property. Mr. Floyd will work with the City of Leslie to coordinate any City desired infrastructure such as roads, water lines, sewer lines, etc; and

WHEREAS, the sale of the property will be in conjunction with final site plans, designs, permits, and within 30-60 days of construction.

THEREFORE, BE IT RESOLVED, the Land Bank authorizes its Chairperson or Executive Director to negotiate and execute the transaction of these parcels to City of Leslie for the total market rate of \$40,000 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.

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

Approved 11/15/21

THE MOTION CARRIED UNANIMOUSLY.

NOVEMBER 15, 2021 REGULAR MEETING

David Burns stated that Richard Floyd purchased a condominium complex in 2016 that were partially renovated and turned them into apartments. Mr. Floyd has plans to build further multi-unit buildings and the Land Bank has been negotiating with him since this condominium building was completely renovated and filled with residents. Mr. Floyd has capacity and plans to start in spring/summer 2022.

2. Residential

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

Brief discussion. Chairperson Schertzing stated that the Land Bank decided to sell the rental on Holmes Street. Director Case stated that the renter determined that the house was too big for her and her daughter, and found some place smaller.

3. Administration

A. Accounts Payable – October 2021

Accepted and on file.

B. Board of Directors Meeting Schedule 2022 draft

Director Case distributed the County Commissioners 2022 Meeting Schedule, so that we could all compare to it, and make sure the Land Bank schedule works for everyone. Director Case stated that the draft mimics 2021's schedule and she reminded the Board that January's meeting is the annual meeting at 4:30pm due to another board meeting at 6pm. We skip February because it's a short month, and start back up in March. All agreed that the schedule would work with adjusting the time to 4:45pm, instead of 5pm.

C. Communications Narrative / Executive Director's Report

Chairperson Schertzing stated that the Michigan Association of Land Banks annual conference went well. Director Case agreed, and believes there's much follow-up to do in order to move forward with some ideas that were shared.

D. Legal

Tim Perrone stated he assisted Land Bank staff on confirmation of the bankruptcy corresponding to the 1724 Maisonette Dr land contract, where a notice of cancelation has been submitted. Mr. Perrone confirmed that the Land Bank received full payment and closing sales documentation was processed.

NOVEMBER 15, 2021 REGULAR MEETING

4. Limited public comment

None in-person or virtually

5. Announcements, Comments, or other Questions

Commissioner Crenshaw asked if we were planning to hold our next meeting since it's so close to the holidays. Director Case stated that, that was still the plan unless the Board wishes to change it. Mr. Perrone stated that a meeting could be canceled due to lack of agenda items. Chairperson Schertzing stated that we could determine meeting status as it gets closer to the date.

6. Adjournment

Accepted.

THE MOTION CARRIED UNANIMOUSLY.

Chairperson Schertzing adjourned the meeting at 5:24pm.

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



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

PUBLIC NOTICE
Board of Directors
2022 Regular Meeting Schedule

11/15/21

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

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

4:45 pm
Ingham County Land Bank
3024 Turner Street, Lansing MI 48906

- Thursday, January 27 (Annual Meeting) at 4:30pm
- Monday, March 21
- Monday, April 18
- Monday, May 16
- Monday, June 20
- Monday, July 18
- Monday, August 15
- Monday, September 19
- Monday, October 17 (budget 2023 approval)
- Monday, November 21
- Monday, December 19

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Short and Long Terms Goals 2021 - 2025

2/3/2021, updated 5/21/21, 11/9/21, 1/13/22

	<u>Objective</u>	<u>Goal</u>	<u>Activity</u>	<u>Deadlines</u>	<u>Completed</u>	<u>Responsibility</u>	<u>Notes</u>
Garden Program	Expand the program	Promote areas that are not being gardened. Help more residents with resources to fresh food.	Post signs. Contact neighborhood associations. Attend neighborhood roundtable discussions.	12/31/21	8/30/21	John AmeriCorps	# of gardens increased by 3 from 2020.
	Sell current garden lots in the floodplain	Contact gardeners to sell properties.	Complete closing tasks	ongoing	√	John	Sold 3
	Pollinator gardens	Create habitat and beautification impact. Drive pollinators for the ultimate gain of fresh food resources for all.	Choose 3-6 visible vacant lots and plant	6/1/21	7/1/21	John AmeriCorps	Neighborhoods in Bloom program
	Obtain funding to complete new projects	Set up and manage a greenhouse. Determine sustainability for years to come.	Create a budget and understand pro's and con's of project.	4/1/21	XX	Roxanne John	Declined Food Bank offer
			Determine staffing, needs, and viable options to keep greenhouse running throughout the year.	4/1/21	XX	John Roxanne	Declined Food Bank offer
			If viable, set up schedules, utilities needs, gardeners, rental space options, gardening needs, etc.	10/1/21	XX	John	Declined Food Bank offer
	City of Lansing Ordinances	Update and complete changes to Ordinances to accommodate urban farming.	Work with City Depts to make changes and updates to written ordinances.	2025	√	John	Worked w/BWL to help with hydrant hook ups.
	City of Lansing infrastructure	Work with Lansing Public Service Dept to eliminate infrastructure in floodplain areas where concrete is not needed.	Remove and eliminate concrete in areas designated and agreed upon.	ongoing	√	John	So far, have eliminated 12 lots that had sidewalks
	Lansing Urban Farm Project partnership	Make urban agriculture sustainable.	Provide parcels, infrastructure, and supplies	7/17/05		John Roxanne	

	<u>Objective</u>	<u>Goal</u>	<u>Activity</u>	<u>Deadlines</u>	<u>Completed</u>	<u>Responsibility</u>	<u>Notes</u>
Land Contracts	Communicate with Holders	Monthly or bi-monthly statements	Create and mail out statements. Include total amount of contract	5/1/21	3/1/21	David Kristy	
	Transfer LC to mortgage	Transfer at least one Holder to a mortgage.	Provide help to push Holders to obtain a mortgage.	12/31/21	9/1/21	David	2 LCs paid off
		Look at either extending contracts or begin foreclosure.	Review each LC, and determine next steps.	8/1/21	8/1/21	David Roxanne	
		Communication	Review contracts and connect with each Holder on their options.	10/1/21	5/1/21	David	
	Eliminate current	Close out and deed over all LCs.	Work with LC Holder to pay off and close out property.	2025	√	David	as of 12/31/21, only 4 LCs
	Use as a tool	Add other LCs on an as needed basis to help further housing goals.	Work with new buyers and keep contracts sound.	ongoing		David Roxanne	
Grant Research	Research multiple avenues of funding sources.	Obtain funding that can be utilized to renovate or build new	Apply to City of Lansing for HOME and CDBG rehab funds. Complete 1-3 projects.	5/1/21	3/21/21	Tony Roxanne	Applied. CoL did not award \$\$ to LB.
		Obtain funding that can be utilized to demolish commercial buildings as needed.	Work with MEDC and MSHDA and other legislation to determine needs and requirements to raze the old Leslie High School.	ongoing		Michael David Roxanne	
		Obtain funding that can be utilized to demolish residential buildings as needed.	Work with City of Lansing to obtain CDBG funding for 2020 foreclosures that need razed.	8/1/2021, extend to 12/31/21 per CoL	12/15/21	Michael Roxanne	Given CoL estimated cost for CDBG in June 2021
		Obtain funding that can be utilized in various activities, including gardening, food sources, renovation, environmental studies, demolition, etc	Work with funding sources to obtain agreements and monies.	ongoing	√	Land Bank Staff	ARPA funds. Neighborhood in Blooms grant. Grant Agreement on 2022 demolitions.

	<u>Objective</u>	<u>Goal</u>	<u>Activity</u>	<u>Deadlines</u>	<u>Completed</u>	<u>Responsibility</u>	<u>Notes</u>
Housing Initiatives	Saginaw Street Corridor Improvement Authority	Eligible Activities included monies for demolition. Research and obtain documentation on CIP. Determine tax capture process and timelines.	Research and obtain documentation on CIA.	10/1/21	Did not complete	Michael David Roxanne	Will work on in 2022.
	Multi-Unit Developments	Develop 2-4 properties	Create and post RFPs. Partner with developers, and work to create multi-unit complexes on suggested properties at Magnolia, Kalamazoo, Willow.	2025	√	David Roxanne	Connected w/MSU Design School & LCC for site plans. Working with architects.
	Thriving Communities Initiative. Collaborate with other agencies and City of Lansing to help with the housing stock in Lansing	Discussions on Housing Trust Funds, Community Trusts, and Land Trusts. Discussions on rentals vs homeownership.	Meet with key people to help establish plans and goals to help improve quality of life on affordable housing. Partner with County to work on Trusts. Work on a fund aggregator.	7/15/05	√	Treasurer David Roxanne	Involved in housing trust, thru ARPA. First Housing Trust mtg set for 1/20/22.
	Federal funds obtained for housing opportunities	Receive and determine requirements and objectives. Outline plan of attack. Determine roles and responsibilities.	Analyze staff needs and plan for hiring of temporary staff. Partner with other agencies to fill in gaps. Set up accounting systems for financial and tracking needs. Set up tracking in ePP.	ongoing		Land Bank staff	Draft grant outline for ARPA funds through MEDC and MSHDA
	HUD Homes and Bank Mortgage Repossession	Obtain improved residential properties to renovate and put back on the market.	Research and purchase properties that could be renovated and sold.	ongoing		Treasurer David Roxanne Tony	
	Establish rural programs	Improve housing quality countywide, including public utilities	Outreach to local, state, and federal support to renovate and construct.	ongoing		Treasurer David Roxanne Tony	
	Racial Equity	Amplify the work of the Ingham County Board of Commissioners and the Equity Task Force Team.	Break down barriers to support housing needs. Education and training. Communicate fund requirements to developers and residents. Track metrics per fund requirements.	ongoing		Land Bank staff	Virtual trainings sessions completed

	<u>Objective</u>	<u>Goal</u>	<u>Activity</u>	<u>Deadlines</u>	<u>Completed</u>	<u>Responsibility</u>	<u>Notes</u>
	Contractors	Collaborate with Developers, Contractors, Sub-Contractors, & other Vendors to increase skilled trades needed. Work with all to encourage apprenticeships and employment programs.	Add more Contractors to our list, to carry out future construction and remodels. Help interested apprentices into employment. Work with Michigan Works to connect apprentices with Contractors.	ongoing		Tony Michael Roxanne	
Brownfield	Create a new Plan.	Help create future monies for housing initiatives.	Work with Brownfield Authority to develop a new Plan.	ongoing		Eric David Roxanne	Met with State Land Bank on 1/7/22 to further Brownfield knowledge and pursue useage.
	Learn and understand the details and information of how the Plans work and the properties included.	Use the Plans to help projects complete environmental tasks.	Meet and work with County Brownfield Coordinators.	2023	√	Eric David Roxanne	
		Capture dollars to help ensure Plans existence for continuation.	Obtain full plans and determine/track ownership of parcels.	ongoing		Eric David Roxanne	
Rafaeli Supreme Court Case	Obtain information and keep up to date on events and changes	Stay involved in key decisions and processes thru legislations and amendments made.	Connect with MALB, Treasurer Offices, attorneys, and others. Share info to Board and Staff.	ongoing	√	Roxanne / Eric	
	Lawsuits	Budget monies in preparation	Add a line item to the budget for possibilities.	9/1/21	8/30/21	Roxanne	Added \$50,000 into budget
Priorities, Polices, & Procedures	Update PPP	Determine changes to be made.	Review and list changes that should be made.	6/1/21	Didn't complete	All Staff	Started but haven't had a chance to finish
			Provide changes to Board and obtain approval.	8/1/21	Didn't complete	Roxanne / Eric	"
			Update the PPP document and share with Board and Staff. Update shared drive folders, hard copy notebooks, and website.	12/1/21	Didn't complete	Roxanne	

Land Bank 2021 Sales

	Parcel Number	Address1	City	Property Class	Sold Date	Sold Amount	Tax/Income Program	Frc Year
1	33-01-01-03-102-201	Sanford (vacant)	Lansing	Residential Vacant	01/13/2021	2,100.00		2019
2	33-01-01-03-306-161	Banghart (925)	Lansing	Residential Vacant	06/11/2021	1,200.00		2012
3	33-01-01-03-376-161	N High Street (2116)	Lansing	Residential Vacant	03/08/2021	1,300.00		2010
4	33-01-01-03-380-161	David St	Lansing	Residential Vacant	11/19/2021	1,700.00		2013
5	33-01-01-04-102-121	HYLEWOOD AVE	LANSING	Residential Vacant	09/23/2021	1,600.00		2014
6	33-01-01-04-152-011	Felt Street (3126)	Lansing	Residential Vacant	06/11/2021	1,400.00		2011
7	33-01-01-04-152-021	Felt Street (3122)	Lansing	Residential Vacant	06/11/2021	2,900.00		2010
8	33-01-01-04-155-111	Taylor Street	Lansing	Residential Vacant	10/20/2021	3,800.00		2008
9	33-01-01-04-276-081	E PAULSON ST (541)	LANSING	Residential Vacant	02/09/2021	1,600.00		2016
10	33-01-01-04-301-141	TAYLOR ST (2703)	LANSING	Residential Vacant	03/31/2021	2,800.00		2016
11	33-01-01-04-327-491	415 Filley Street	Lansing	Residential Vacant	04/29/2021	2,100.00		2011
12	33-01-01-05-427-041	N MLK JR BLVD (2730)	LANSING	Residential Vacant	03/08/2021	3,852.50		2016
13	33-01-01-06-179-021	Alfred Avenue (3028)	Lansing	Residential Vacant	06/18/2021	1,800.00		2010
14	33-01-01-08-176-421	Redwood Street (1501)	Lansing	Residential Vacant	03/18/2021	1,300.00		2010
15	33-01-01-08-206-341	N MLK JR BLVD (1509)	Lansing	Residential Vacant	06/02/2021	1,200.00		2013
16	33-01-01-08-228-451	Roosevelt (1505)	Lansing	Residential Vacant	09/23/2021	1,100.00		2011
17	33-01-01-08-228-591	Roosevelt (1561)	Lansing	Residential Vacant	07/16/2021	1,100.00	Ingham Brownfield 240, Lansing Only	2011
18	33-01-01-08-282-161	Roosevelt St (1312)	Lansing	Residential Vacant	11/19/2021	1,000.00		2012
19	33-01-01-08-282-341	Knollwood (1341)	Lansing	Residential Vacant	11/16/2021	1,200.00	Ingham Brownfield 240, Lansing Only	2012
20	33-01-01-08-406-131	Theodore Street	Lansing	Residential Vacant	07/30/2021	1,000.00		2010
21	33-01-01-08-406-161	THEODORE ST (1123)	LANSING	Residential Vacant	01/26/2021	1,000.00		2016
22	33-01-01-08-407-171	1138 W Maple	Lansing	Residential Improved	07/23/2021	115,000.00	Countywide	
23	33-01-01-08-476-091	N MLK JR BLVD (820)	Lansing	Residential Vacant	07/07/2021	1,700.00		2012
24	33-01-01-08-481-021	744 N M L King Blvd	Lansing	Residential Improved	06/30/2021	11,530.86		2020
25	33-01-01-08-486-011	826 W Saginaw	Lansing	Commercial Improved	11/04/2021	1.00		2011
26	33-01-01-09-127-061	W NORTH ST	LANSING	Residential Vacant	06/11/2021	1,200.00		2015
27	33-01-01-09-278-331	Pearl St (412)	Lansing	Residential Vacant	12/17/2021	1,000.00		2019
28	33-01-01-09-306-021	Brook St (712)	Lansing	Residential Vacant	09/30/2021	1,000.00		2018
29	33-01-01-09-377-101	Oakland Ave (212 W)	Lansing	Residential Vacant	08/11/2021	1,000.00		2010
30	33-01-01-09-428-131	N LARCH ST (1030)	LANSING	Residential Vacant	03/30/2021	1,500.00		2015
31	33-01-01-10-128-221	Vermont (1909)	Lansing	Residential Vacant	04/09/2021	1,000.00		2012
32	33-01-01-10-129-061	Vermont Ave (1818)	Lansing	Residential Vacant	04/09/2021	1,000.00		2012
33	33-01-01-10-156-202	E Cesar E Chavez Ave (Grand River Ave) (815)	Lansing	Residential Vacant	02/19/2021	1,000.00		2010
34	33-01-01-10-156-211	E Cesar E Chavez Ave (Grand River Ave)	Lansing	Residential Vacant	02/18/2021	1,000.00	Ingham Brownfield 240, Lansing Only	2008
35	33-01-01-10-176-141	New York Avenue (1441)	Lansing	Residential Vacant	07/22/2021	1,300.00		2011
36	33-01-01-10-179-071	Vermont Avenue	Lansing	Residential Vacant	04/09/2021	1,000.00		2010
37	33-01-01-10-179-091	Vermont Avenue	Lansing	Residential Vacant	04/09/2021	1,000.00		2010
38	33-01-01-10-181-271	Vermont Avenue (1215)	Lansing	Residential Vacant	04/09/2021	1,000.00	Countywide, Ingham Brownfield 242	
39	33-01-01-10-205-061	1700 Illinois Ave	Lansing	Residential Improved	10/06/2021	37,500.00		2018
40	33-01-01-10-306-191	N Pennsylvania Ave (1003)	LANSING	Residential Vacant	11/16/2021	1,000.00		2014
41	33-01-01-10-306-201	N Pennsylvania (1005)	Lansing	Residential Vacant	11/16/2021	1,000.00		2011
42	33-01-01-10-327-131	PORTER ST	Lansing	Residential Vacant	10/20/2021	1,000.00		2013
43	33-01-01-10-327-141	PORTER ST	Lansing	Residential Vacant	10/20/2021	1,000.00	Ingham Brownfield 240, Lansing Only	2013
44	33-01-01-10-327-161	Farrand (1109)	Lansing	Residential Vacant	09/01/2021	1,200.00	Ingham Brownfield 240, Lansing Only	2012
45	33-01-01-10-329-231	E Oakland Ave (1025)	Lansing	Residential Vacant	08/13/2021	1,500.00		2018
46	33-01-01-10-330-121	JOHNSON AVE (914)	LANSING	Residential Vacant	10/27/2021	1,200.00		2014

	Parcel Number	Address1	City	Property Class	Sold Date	Sold Amount	Tax/Income Program	Frc Year
47	33-01-01-10-376-231	E OAKLAND AVE (1026)	LANSING	Residential Vacant	10/27/2021	1,500.00		2017
48	33-01-01-14-137-111	N Francis Ave (330)	Lansing	Residential Vacant	03/30/2021	1,100.00		2018
49	33-01-01-14-352-041	S CLEMENS AVE (413)	LANSING	Residential Vacant	06/10/2021	1,000.00		2016
50	33-01-01-15-152-061	310 Haag Ct	Lansing	Residential Vacant	06/08/2021	1,100.00	Ingham Brownfield 240, Lansing Only	2008
51	33-01-01-15-352-161	Hickory Street	Lansing	Residential Vacant	02/19/2021	1,100.00	Ingham Brownfield 240, Lansing Only	2009
52	33-01-01-15-352-171	W Hickory (921)	Lansing	Residential Vacant	02/19/2021	1,100.00		
53	33-01-01-15-352-191	S Pennsylvania Avenue	Lansing	Residential Vacant	02/19/2021	1,000.00		2010
54	33-01-01-15-355-064	Euclid Place	Lansing	Residential Vacant	06/08/2021	1,100.00		2011
55	33-01-01-15-355-111	S Pennsylvania Ave (516)	Lansing	Residential Vacant	01/29/2021	1,000.00		2012
56	33-01-01-15-358-291	Larned (822)	Lansing	Residential Vacant	01/26/2021	1,500.00		2012
57	33-01-01-15-378-191	1119 Bement St	Lansing	Residential Improved	05/21/2021	22,000.00		2020
58	33-01-01-15-380-041	Euclid Pl (1013)	Lansing	Residential Vacant	06/08/2021	500.00		2012
59	33-01-01-15-380-311	Bement St (1018)	Lansing	Residential Vacant	06/08/2021	1,100.00		2012
60	33-01-01-15-380-331	BEMENT ST (1012)	LANSING	Residential Vacant	07/16/2021	1,000.00		2014
61	33-01-01-15-381-081	LARNED ST	LANSING	Residential Vacant	08/30/2021	1,100.00		2017
62	33-01-01-15-479-121	LESLIE ST (513)	LANSING	Residential Vacant	02/10/2021	1,000.00		2016
63	33-01-01-15-483-121	ALLEN ST (622)	LANSING	Residential Vacant	06/10/2021	500.00		2017
64	33-01-01-16-107-001	N Pine (534)	Lansing	Residential Vacant	04/01/2021	1,000.00		2018
65	33-01-01-17-226-182	N Butler Blvd (611)	Lansing	Residential Vacant	02/11/2021	1,500.00		2012
66	33-01-01-17-255-071	W Ionia St (1120)	Lansing	Residential Vacant	09/03/2021	1,000.00		2013
67	33-01-01-17-401-291	W Allegan St (1106)	Lansing	Residential Vacant	04/08/2021	1,000.00		2018
68	33-01-01-17-401-511	1235 W Michigan Avenue	Lansing	Residential Vacant	07/16/2021	1,400.00	Ingham Brownfield 240, Lansing Only	2009
69	33-01-01-17-403-291	S MLK JR BLVD (222)	Lansing	Residential Vacant	07/16/2021	860.00	Ingham Brownfield 240, Lansing Only	2009
70	33-01-01-17-403-331	Chelsea Avenue (1115)	Lansing	Residential Vacant	06/18/2021	600.00	Ingham Brownfield 240, Lansing Only	2008
71	33-01-01-17-453-562	W Lenawee (1209)	Lansing	Residential Vacant	04/09/2021	1,500.00		2011
72	33-01-01-20-488-151	800 W Mt Hope Ave	Lansing	Commercial Improved	04/07/2021	8,500.00		2018
73	33-01-01-20-489-051	1821 S Rundle	Lansing	Residential Improved	06/30/2021	7,500.00		2019
74	33-01-01-21-203-003	E Malcolm X (Main) St (112)(Deluxe Inn)	Lansing	Commercial Vacant	04/22/2021	50,000.00	Ingham Brownfield 240, Lansing Only	
75	33-01-01-21-258-085	E SOUTH ST (227)	LANSING	Residential Vacant	03/26/2021	1,000.00		2016
76	33-01-01-21-381-061	Smith (122)	Lansing	Residential Vacant	04/27/2021	1,000.00	Ingham Brownfield 240, Lansing Only	
77	33-01-01-21-427-129	Christiarcy St (530)	Lansing	Residential Vacant	04/09/2021	1,300.00		2018
78	33-01-01-21-453-055	E BARNES AVE (140)	LANSING	Residential Vacant	08/10/2021	1,000.00		2015
79	33-01-01-21-454-027	ISBELL ST (112)	Lansing	Residential Vacant	06/15/2021	1,000.00		2013
80	33-01-01-21-462-043	Herbert (1729)	Lansing	Residential Vacant	07/16/2021	1,000.00		2011
81	33-01-01-21-462-049	Norman Street (409)	Lansing	Residential Vacant	07/16/2021	1,000.00		2010
82	33-01-01-21-480-055	Norman (535)	Lansing	Residential Vacant	09/01/2021	1,000.00		2011
83	33-01-01-21-483-080	LINVAL ST (1812)	LANSING	Residential Vacant	05/04/2021	1,000.00		2014
84	33-01-01-22-203-161	DAKIN ST (924)	LANSING	Residential Vacant	12/09/2021	1,000.00		2016
85	33-01-01-22-226-131	Shepard St	Lansing	Residential Vacant	11/16/2021	1,300.00	Countywide, Ingham Brownfield ORIG 242	2007
86	33-01-01-22-226-152	Shepard Street	Lansing	Residential Vacant	10/20/2021	1,300.00	Ingham Brownfield 240, Lansing Only	2008
87	33-01-01-22-254-026	MCCULLOUGH ST	Lansing	Residential Vacant	05/07/2021	600.00		2013
88	33-01-01-22-256-081	Bensch Street	Lansing	Residential Vacant	09/27/2021	1,200.00		2010
89	33-01-01-22-256-111	Bensch (1241)	Lansing	Residential Vacant	09/24/2021	860.00	Ingham Brownfield 240, Lansing Only	2009
90	33-01-01-22-354-141	Lyons Ave (1720)	LANSING	Residential Vacant	06/15/2021	1,100.00		2017
91	33-01-01-28-334-131	Stabler (3006)	Lansing	Residential Vacant	12/22/2021	1,300.00		2019
92	33-01-01-28-405-281	DENVER AVE	Lansing	Residential Vacant	12/13/2021	1,000.00		2013
93	33-01-01-28-405-441	Denver Ave (210)	Lansing	Residential Vacant	03/03/2021	1,000.00		2011

	Parcel Number	Address1	City	Property Class	Sold Date	Sold Amount	Tax/Income Program	Frc Year
94	33-01-01-29-202-241	W Mt Hope (1121)	Lansing	Residential Vacant	05/05/2021	1,200.00		2012
95	33-01-01-29-202-251	W Mt Hope (1125)	Lansing	Residential Vacant	05/05/2021	1,300.00		2012
96	33-01-01-29-228-161	Stirling Avenue (2000)	Lansing	Residential Vacant	09/23/2021	1,200.00		2010
97	33-01-01-30-478-021	Viking Road (3323)	Lansing	Residential Vacant	09/17/2021	3,000.00	Ingham Brownfield 240, Lansing Only	2008
98	33-01-01-31-126-221	3325 W Holmes Road	Lansing	Residential Improved	12/01/2021	137,000.00	Countywide, Ingham Brownfield 242	
99	33-01-01-31-276-001	INGHAM ST (3907)	LANSING	Residential Vacant	02/09/2021	1,500.00		2017
100	33-01-01-31-276-081	Greenbelt Drive (2610)	Lansing	Residential Vacant	06/10/2021	1,400.00	Ingham Brownfield 240, Lansing Only	2008
101	33-01-01-31-278-351	GREENBELT DR (2513)	LANSING	Residential Vacant	06/10/2021	1,800.00		2014
102	33-01-01-31-279-011	RICHMOND ST (4209)	LANSING	Residential Vacant	09/01/2021	2,100.00		2016
103	33-01-01-32-226-441	Burchfield Dr	LANSING	Residential Vacant	10/20/2021	500.00		2015
104	33-01-01-32-226-451	Burchfield Dr	LANSING	Residential Vacant	10/20/2021	500.00		2015
105	33-01-01-32-278-021	Burchfield Dr (3917)	Lansing	Residential Vacant	03/10/2021	2,300.00		2012
106	33-01-01-32-451-171	W JOLLY RD (1212)	Lansing	Residential Vacant	01/06/2021	5,000.00		2013
107	33-01-01-32-478-101	Delray (4908)	Lansing	Residential Vacant	10/27/2021	1,400.00		2012
108	33-01-01-33-283-061	JESSOP AVE (533)	Lansing	Residential Vacant	02/10/2021	1,100.00		2013
109	33-01-01-33-379-071	Stafford (4927)	Lansing	Residential Vacant	11/16/2021	2,000.00	Ingham Brownfield 240, Lansing Only	2008
110	33-01-01-33-402-102	E EVERETTDALE AVE	LANSING	Residential Vacant	10/20/2021	3,000.00		2017
111	33-01-01-34-157-111	Jessop (815)	Lansing	Residential Vacant	05/05/2021	1,100.00	Ingham Brownfield 240, Lansing Only	2009
112	33-01-01-35-301-021	4327 S Aurelius	Lansing	Residential Improved	03/31/2021	105,000.00	Countywide, Ingham Brownfield ORIG 242	2006
113	33-01-01-35-351-151	Wayne	Lansing	Residential Vacant	03/12/2021	2,100.00		2012
114	33-01-05-03-101-231	813 Sims Ct	Lansing	Residential Improved	09/30/2021	88,000.00	Lansing Only	2009
115	33-01-05-03-352-431	E Miller	Lansing	Residential Vacant	02/24/2021	5,400.00		2012
116	33-01-05-04-226-281	E JOLLY RD (620)	LANSING	Residential Vacant	11/04/2021	1.00		2015
117	33-01-05-05-328-051	DURWELL DR (5824)	LANSING	Residential Vacant	09/17/2021	2,000.00		2015
118	33-01-05-06-201-282	W JOLLY RD (3009)	LANSING	Residential Vacant	10/20/2021	3,800.00		2016
119	33-01-05-09-152-332	Hilliard Rd. (6410)	Lansing	Residential Vacant	09/17/2021	5,500.00		
120	33-01-05-10-227-045	1746 Maisonette	Lansing	Residential Improved	08/04/2021	75,000.00		2010
121	33-01-05-10-227-062	1735 Maisonette	Lansing	Residential Improved	08/10/2021	50,000.00		2010
122	33-01-05-10-227-070	1727 Maisonette	Lansing	Residential Improved	01/29/2021	45,000.00		2010
123	33-04-04-13-300-012	Bell Oak Road (5123)	Webberville	Residential Vacant	08/06/2021	4,000.00		2011
124	33-17-14-21-428-004	KIRBY RD	LESLIE	Residential Vacant	06/11/2021	3,000.00		2014
125	33-17-14-21-428-005	KIRBY RD	LESLIE	Residential Vacant	06/11/2021	3,000.00		2014
126	33-17-14-21-428-006	OAK ST	LESLIE	Residential Vacant	06/11/2021	3,000.00		2014
127	33-20-01-12-118-103	1430 Weatherhill	East Lansing	Commercial Vacant	05/26/2021	6,250.00		2009
128	33-20-01-12-118-104	1428 Weatherhill	East Lansing	Commercial Vacant	05/26/2021	6,250.00		2009
129	33-20-01-12-118-105	1420 Weatherhill	East Lansing	Commercial Vacant	05/26/2021	6,250.00		2012
130	33-20-01-12-118-106	1418 Weatherhill	East Lansing	Commercial Vacant	05/26/2021	6,250.00		2014

Total Sales 2021	130	945,405.36
Total Sales 2020	112	778,165.00
Total Sales 2019	149	1,538,817.00
Total Sales 2018	91	1,564,916.33
Total Sales 2017	82	1,411,995.27

INGHAM COUNTY LAND BANK FAST TRACK AUTHORITY
RESOLUTION TO AUTHORIZE SALE OF TEN (10) VACANT PARCELS IN LANSING
TO RAYMUNDO GARCIA VMG CONSTRUCTION

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 parcels with the following parameters:

	Parcel #	Address	Year Acquired	Received by	Activity	Sales Price
1	33-01-01-04-109-101	(622) Carrier St	2016	Local Unit Rejection	Demolished with Hardest Hit funds	\$3000
2	33-01-01-06-177-001	(3116) Westmont Ave	2018	Local Unit Rejection	Demolished with Treasurer funds	\$4200
3	33-01-01-28-285-071	(569) Lincoln Ave	2016	Local Unit Rejection	Demolished with Hardest Hit funds	\$2000
4	33-01-01-32-353-283	(5014) Christiansen Rd	2017	Local Unit Rejection	Demolished with Hardest Hit funds	\$5000
5	33-01-01-32-376-221	(4919) Christiansen Rd	2010	Purchase HUD	Demolished with NSP1 Funds	\$860
6	33-01-01-32-376-211	(4915) Christiansen Rd	2011	Local Unit Rejection	Demolished with CDBG Funds	\$3140
7	33-01-01-32-304-002	(4308) Christiansen Rd	2012	Local Unit Rejection	Demolished with CDBG Funds	\$4400
8	33-01-01-30-453-171	(3128) Viking Rd	2013	Local Unit Rejection	Demolished with Hardest Hit funds	\$3900
9	33-01-05-06-378-181	W Miller Rd	2007	Purchase tax frc	In Brownfield Plan 242	\$8200
10	33-01-05-09-102-231	(6210) Hilliard Rd	2010	Local Unit Rejection	Demolished with CDBG funds	\$3600

WHEREAS, Mr. Raymundo Garcia of VMG Construction LLC would like to purchase 10 vacant parcels 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 7 other residential vacant lots to build single-family homes. Mr. Garcia has currently submitted site plans to the City of Lansing for the multi-unit on Miller Rd and many of 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 ten (10) parcels to Mr. Raymundo Garcia for the total market rate of \$38,300; 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:

NAY:

ABSENT:

**INGHAM COUNTY LAND BANK FAST TRACK AUTHORITY
RESOLUTION TO AUTHORIZE TO ENTER INTO A COMMUNITY DEVELOPMENT
BLOCK GRANT (CDBG) AGREEMENT WITH THE CITY OF LANSING**

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, 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 City of Lansing has applied for and received funds under the federal Community Development Block Grant (CDBG) from the United States Department of Housing and Urban Development, and

WHEREAS, the City of Lansing wishes to engage the Ingham County Land Bank in utilizing such funds, and

WHEREAS, the Ingham County Land Bank will utilize the funds to survey, remediate hazardous materials, and demolish 6 structures, and

WHEREAS, the funding provides a sum of not to exceed \$100,000, and

WHEREAS, these functions fall under the mission and policies of the Ingham County Land Bank; and

WHEREAS, the Land Bank acquired the residential improved parcels at:

	Parcel #	Address	Year Acquired	Received by
1	33-01-01-10-329-321	1027 Cady Ct	2021	Local Unit Rejection
2		929 Johnson Ave	2021	Local Unit Rejection
3	33-01-01-14-381-231	616 S Mifflin Ave	2021	Local Unit Rejection
4	33-01-01-22-309-101	913 Motor Ave	2021	Local Unit Rejection
5	33-01-01-22-352-261	1735 Lyons Ave	2021	Local Unit Rejection
6	33-01-01-32-251-131	1318 Mary Ave	2021	Local Unit Rejection

THEREFORE, BE IT RESOLVED, the Land Bank authorizes its Chairperson or Executive Director to enter into a CDBG Demolition Agreement with the City of Lansing.

AYE:

NAY:

ABSENT:

Commercial / Multi-Family Properties - Sale Status Report

1/20/2022

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 one complete response to RFP. Proposal was 52 unit 9% LIHTC family rental utilizing the road frontage of the property. Offer price is \$400,000 for 8+/- acres. City planning, LEAP, and Land Bank met to discuss proposal. Proposal Rejected. Drafting Purchase Agreement with Mid-Michigan Leadership Academy to sell track portion of property for 30K. 2.5+/- acres.
2	33-01-01-09-127-022	0 W North St	Lansing	Will revise list price when we relist	Lease on property has terminated on schedule. Property left in good shape. Considering how to market and sell property. We'll probably wait until bottle plant redevelopment has begun before listing.
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. Davis Construction terminated Lease on schedule. Test pits dug on site and no UST were found. Developer completed Market Analyst Report. Working on site and unit design.
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 plan approved by LBA on 1/14/22. Extension to PA in February; if needed, will have a fee. Projected closing by late summer 2022. Developer having problems with getting Health Care provider committing to lease.
5	33-01-01-21-203-003	E Malcolm X (112) (Deluxe Inn site)	Lansing	\$50,000	Property sold. Brownfield reimbursement agreement 2nd extension approved, environmental mitigation to begin on site. Vertical construction won't start until spring 2022 due to City delays with final approval of site plan.
6	33-17-14-21-301-012	Hull St. 10.1 acres	Leslie	\$89,180	City Manager sent information on their plans and costs to build a new water tower, roadway and underground utilities through these parcels. City Council wants to purchase all three parcels (12.74 acres) for 7K per acre. Purchase agreement signed City of Leslie for \$89,180. City Manager resigned from her position; Council plans to hire a new one.
	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 developer Richard Floyd to sell 11.06 acre parcel for \$40k. Developer will start construction on at least one 16-unit buildings by summer 2022 and build more in following years. Several contingencies written into PA.
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. Buyer, by right, extended their inspection period for 90 days. Adams Outdoor would like to exercise their lease rights and purchase a permanent easement to their Billboard on the property. Currently working through those details so to be prepared if the sale closes.
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 Term / 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.

Check Date	Bank	Check	Vendor	Vendor Name	Amount
Bank GEN PNC GENERAL CHECKING					
11/12/2021	GEN	18956	CAPITAL AR	CAPITAL AREA ACCOUNTING SOLUTIONS	1,600.00
11/12/2021	GEN	18957	MENARDS	CAPITAL ONE COMMERCIAL	45.71
11/12/2021	GEN	18958	DRAINS	DRAIN & INSPECTION SERVICES INC	400.00
11/12/2021	GEN	18959	FELDPUSCH	FELDPUSCH CLEANING SERVICES, LLC	188.40
11/12/2021	GEN	18960	FRITZY	FRITZY'S LAWN & SNOW	6,635.00
11/12/2021	GEN	18961	GRANGER	GRANGER	101.00
11/12/2021	GEN	18962	HOLDERS	HOLDERS HEATING & AIR	717.69
11/12/2021	GEN	18963	REGISTER	INGHAM COUNTY REGISTER OF DEEDS	30.00
11/12/2021	GEN	18964	REGISTER	INGHAM COUNTY REGISTER OF DEEDS	30.00
11/12/2021	GEN	18965	REGISTER	INGHAM COUNTY REGISTER OF DEEDS	30.00
11/12/2021	GEN	18966	KWIK	KWIK REPO INC	600.00
11/12/2021	GEN	18967	MCKISSIC	MCKISSIC CONSTRUCTION	920.00
11/12/2021	GEN	18968	MI FLEET	MICHIGAN FLEET FUELING SOLUTIONS LL	292.99
11/12/2021	GEN	18969	NORTHWEST	NORTHWEST INITIATIVE	615.00
11/12/2021	GEN	18970	ROBIN	ROBIN WRIGHT	575.00
11/12/2021	GEN	18971	GARCIA-	VERONICA GRACIA-WING, LLC	300.00
11/12/2021	GEN	18972	WE'RE	WE'RE DIFFERENT LAWNS & MORE	510.00
11/24/2021	GEN	18973	ALL STAR	ALL STAR SNOW REMOVAL	2,370.00
11/24/2021	GEN	18974	LANSING CI	CITY OF LANSING	199.60
11/24/2021	GEN	18975	DBI	DBI BUSINESS INTERIORS	89.62
11/24/2021	GEN	18976	DRAINS	DRAIN & INSPECTION SERVICES INC	260.00
11/24/2021	GEN	18977	EDEN	EDEN GLEN CONDO ASSOCIATION	1,400.00
11/24/2021	GEN	18978	HOME	HOME DEPOT CREDIT SERVICES	32.46
11/24/2021	GEN	18979	INGHAM	INGHAM COUNTY TREASURER	8,148.81
11/24/2021	GEN	18980	INGHAM	INGHAM COUNTY TREASURER	7,363.83
11/24/2021	GEN	18981	INGHAM	INGHAM COUNTY TREASURER	5,284.66
11/24/2021	GEN	18982	KWIK	KWIK REPO INC	250.00
11/24/2021	GEN	18983	LAKE	LAKE STATE LAWN-LANDSCAPING & SNOW	1,080.00
11/24/2021	GEN	18984	NORTHWEST	NORTHWEST INITIATIVE	720.00
11/24/2021	GEN	18985	PRECISION	PRECISION PIPING LLC	2,835.90
11/24/2021	GEN	18986	FOUR	SCHUMACHER'S FOUR SEASONS	5,510.00
11/24/2021	GEN	18987	VERIZON	VERIZON WIRELESS	109.15
GEN TOTALS:					
Total of 32 Checks:					49,244.82
Less 0 Void Checks:					0.00
Total of 32 Disbursements:					49,244.82
Bank PR PNC PAYROLL CHECKING					
11/12/2021	PR	229(E)	BWL	BOARD OF WATER & LIGHT	39.66
11/12/2021	PR	230(E)	BWL	BOARD OF WATER & LIGHT	34.72
11/12/2021	PR	231(E)	BWL	BOARD OF WATER & LIGHT	14.26
11/12/2021	PR	232(E)	BWL	BOARD OF WATER & LIGHT	301.01
11/12/2021	PR	233(E)	COMCAST	COMCAST	138.40
11/12/2021	PR	234(E)	PNC	PNC BANK, NA	31.35
11/24/2021	PR	235(E)	BWL	BOARD OF WATER & LIGHT	269.14
11/24/2021	PR	236(E)	CONSUMERS	CONSUMERS ENERGY	108.77
11/24/2021	PR	237(E)	PITNEY	PITNEY BOWES PURCHASE POWER	31.94
PR TOTALS:					
Total of 9 Checks:					969.25
Less 0 Void Checks:					0.00
Total of 9 Disbursements:					969.25
REPORT TOTALS:					
Total of 41 Checks:					50,214.07
Less 0 Void Checks:					0.00
Total of 41 Disbursements:					50,214.07

01/20/2022

CHECK REGISTER FOR INGHAM COUNTY LAND BANK
CHECK DATE FROM 12/01/2021 - 12/31/2021

Check Date	Bank	Check	Vendor	Vendor Name	Amount
Bank GEN PNC GENERAL CHECKING					
12/10/2021	GEN	18988	ALL STAR	ALL STAR SNOW REMOVAL	1,170.00
12/10/2021	GEN	18989	HASS	APPLIED IMAGING	140.43
12/10/2021	GEN	18990	MENARDS	CAPITAL ONE COMMERCIAL	27.86
12/10/2021	GEN	18991	LANSING TW	CHARTER TOWNSHIP OF LANSING	70.00
12/10/2021	GEN	18992	LANSING TW	CHARTER TOWNSHIP OF LANSING	25.00
12/10/2021	GEN	18993	DELHI	DELHI TOWNSHIP	25.42
12/10/2021	GEN	18994	DELHI	DELHI TOWNSHIP	26.85
12/10/2021	GEN	18995	DELHI	DELHI TOWNSHIP	5.12
12/10/2021	GEN	18996	DELHI	DELHI TOWNSHIP	140.38
12/10/2021	GEN	18997	FELDPAUSCH	FELDPAUSCH CLEANING SERVICES, LLC	164.00
12/10/2021	GEN	18998	FRITZY	FRITZY'S LAWN & SNOW	1,605.00
12/10/2021	GEN	18999	GRANGER	GRANGER	1,748.00
12/10/2021	GEN	19000	REGISTER	INGHAM COUNTY REGISTER OF DEEDS	30.00
12/10/2021	GEN	19001	KWIK	KWIK REPO INC	500.00
12/10/2021	GEN	19002	LANE'S	LANE'S REPAIR	170.71
12/10/2021	GEN	19003	LANSING TR	LANSING CITY TREASURER	167.30
12/10/2021	GEN	19004	LANSING TR	LANSING CITY TREASURER	58.32
12/10/2021	GEN	19005	LANSING TR	LANSING CITY TREASURER	78.79
12/10/2021	GEN	19006	LANSING TR	LANSING CITY TREASURER	250.31
12/10/2021	GEN	19007	LANSING TR	LANSING CITY TREASURER	281.18
12/10/2021	GEN	19008	LANSING TR	LANSING CITY TREASURER	419.37
12/10/2021	GEN	19009	LANSING TR	LANSING CITY TREASURER	531.55
12/10/2021	GEN	19010	LANSING TR	LANSING CITY TREASURER	468.48
12/10/2021	GEN	19011	LANSING TR	LANSING CITY TREASURER	117.00
12/10/2021	GEN	19012	MCKISSIC	MCKISSIC CONSTRUCTION	920.00
12/10/2021	GEN	19013	MMRMA	MICHIGAN MUNICIPAL RISK MANAGEMENT	3,500.00
12/10/2021	GEN	19014	MMRMA	MICHIGAN MUNICIPAL RISK MANAGEMENT	9,007.00
12/10/2021	GEN	19015	ROBIN	ROBIN WRIGHT	340.00
12/10/2021	GEN	19016	CASE	ROXANNE CASE	161.74
12/10/2021	GEN	19017	GARCIA-	VERONICA GRACIA-WING, LLC	500.00
12/22/2021	GEN	19018	CART	CAPITAL AREA RECYCLING AND TRASH	110.00
12/22/2021	GEN	19019	CITY PULSE	CITY PULSE	55.50
12/22/2021	GEN	19020	DBI	DBI BUSINESS INTERIORS	95.96
12/22/2021	GEN	19021	DRAINSP	DRAIN & INSPECTION SERVICES INC	415.00
12/22/2021	GEN	19022	EDEN	EDEN GLEN CONDO ASSOCIATION	1,400.00
12/22/2021	GEN	19023	GRANGER	GRANGER	101.00
12/22/2021	GEN	19024	HOLDERS	HOLDERS HEATING & AIR	4,900.00
12/22/2021	GEN	19025	HOME	HOME DEPOT CREDIT SERVICES	66.00
12/22/2021	GEN	19026	INGHAM	INGHAM COUNTY TREASURER	5,505.66
12/22/2021	GEN	19027	J & J HARD	J & J HARDWOODS, INC.	2,090.00
12/22/2021	GEN	19028	LAKE	LAKE STATE LAWN-LANDSCAPING & SNOW	1,080.00

Check Date	Bank	Check	Vendor	Vendor Name	Amount
12/22/2021	GEN	19029	MI FLEET	MICHIGAN FLEET FUELING SOLUTIONS LL	381.22
12/22/2021	GEN	19030	WE'RE	WE'RE DIFFERENT LAWNS & MORE	465.00
12/22/2021	GEN	19031	CAPITAL AR	CAPITAL AREA ACCOUNTING SOLUTIONS	1,600.00
12/22/2021	GEN	19032	VERIZON	VERIZON WIRELESS	109.15

GEN TOTALS:

Total of 45 Checks:	41,024.30
Less 0 Void Checks:	0.00
Total of 45 Disbursements:	<u>41,024.30</u>

Bank PR PNC PAYROLL CHECKING

12/10/2021	PR	238(E)	BWL	BOARD OF WATER & LIGHT	273.32
12/10/2021	PR	239(E)	CONSUMERS	CONSUMERS ENERGY	10.97
12/22/2021	PR	240(E)	BWL	BOARD OF WATER & LIGHT	422.17 V
12/22/2021	PR	241(E)	COMCAST	COMCAST	138.40
12/22/2021	PR	242(E)	CONSUMERS	CONSUMERS ENERGY	192.24
12/22/2021	PR	243(E)	PITNEYBOW	PITNEY BOWES INC	104.94
12/22/2021	PR	244(E)	PITNEY	PITNEY BOWES PURCHASE POWER	50.00
12/22/2021	PR	245(E)	PNC	PNC BANK, NA	157.13
12/22/2021	PR	246(E)	BWL	BOARD OF WATER & LIGHT	231.71
12/22/2021	PR	247(E)	BWL	BOARD OF WATER & LIGHT	14.26
12/22/2021	PR	248(E)	BWL	BOARD OF WATER & LIGHT	98.54
12/22/2021	PR	249(E)	BWL	BOARD OF WATER & LIGHT	22.64
12/22/2021	PR	250(E)	BWL	BOARD OF WATER & LIGHT	26.72
12/22/2021	PR	251(E)	BWL	BOARD OF WATER & LIGHT	28.30

PR TOTALS:

Total of 14 Checks:	1,771.34
Less 1 Void Checks:	422.17
Total of 13 Disbursements:	<u>1,349.17</u>

REPORT TOTALS:

Total of 59 Checks:	42,795.64
Less 1 Void Checks:	422.17
Total of 58 Disbursements:	<u>42,373.47</u>

**Analysis of Rental Income Received by Property
2005 - 2021**

4B

Address	2021				Total	HC Costs	12/31/21	2021 Net	2005 - 2021	
	Q1	Q2	Q3	Q4			Maintenance & HOA \$		Net	
1 818 N Fairview	2,450.00	2,500.00	2,575.00	2,550.00	\$ 10,075.00	\$ 1,007.50	\$ 1,117.00	\$ 7,950.50	-\$1,632.89	
2 1125 N Chestnut St	2,585.00	2,585.00	2,685.00	2,685.00	\$ 10,540.00	\$ 1,054.00	\$ -	\$ 9,486.00	\$89,961.93	
3 1026 S Grand	1,602.00	2,403.00	2,403.00	2,403.00	\$ 8,811.00	\$ 881.10	\$ 499.20	\$ 7,430.70	\$28,322.15	
4 1217 W Michigan Ave	2,100.00	2,550.00	2,550.00	2,550.00	\$ 9,750.00	\$ 975.00	\$ 599.35	\$ 8,175.65	-\$8,577.10	
6 6107 Scotmar Dr - renovating to sell 2022	2,150.00	2,300.00	1,400.00	-	\$ 5,850.00	\$ 585.00	\$ 2,500.00	\$ 2,765.00	\$12,358.52	
7 6125 Scotmar Dr - renovating to sell 2022	2,105.00	2,328.00	2,450.00	-	\$ 6,883.00	\$ 688.30	\$ 2,260.00	\$ 3,934.70	-\$15,355.01	
8 6131 Scotmar Dr	1,608.00	2,300.00	2,400.00	3,370.00	\$ 9,678.00	\$ 967.80	\$ 4,205.03	\$ 4,505.17	-\$5,707.19	2021 CERA Housing Assistance per Covid-19
9 1754 Maisonette Dr	2,100.00	2,300.00	2,515.00	4,000.00	\$ 10,915.00	\$ 1,091.50	\$ 2,860.00	\$ 6,963.50	\$5,874.51	2021 CERA Housing Assistance per Covid-19
10 1758 Maisonette Dr	2,100.00	2,300.00	3,200.00	3,200.00	\$ 10,800.00	\$ 1,080.00	\$ 2,260.00	\$ 7,460.00	\$7,368.17	
11 1705 Maisonette Dr	1,400.00	2,400.00	2,300.00	2,400.00	\$ 8,500.00	\$ 850.00	\$ 2,260.00	\$ 5,390.00	-\$13,618.09	
12 Billboard at Lake Lansing Rd	-	-	850.00	-	\$ 850.00	\$ -	\$ 430.00	\$ 420.00	\$915.00	
13 Billboard at W Saginaw	-	-	2,000.00	-	\$ 2,000.00	\$ -	\$ 525.00	\$ 1,475.00	\$6,415.00	
14 3325 W Holmes Rd (sold 12/1/21)	1,848.00	2,712.00	2,892.00	-	\$ 7,452.00	\$ 745.20	\$ 240.00	\$ 6,466.80	\$26,431.03	Sold for \$137,000
15 1735 Maisonette Dr (sold As-Is 8/10/21)	2,654.00	650.00	-	-	\$ 3,304.00	\$ 330.40	\$ 1,080.00	\$ 1,893.60	-\$12,505.57	Sold for \$50,000
16 1746 Maisonette Dr (sold 8/4/21)	1,427.00	(760.00)	-	-	\$ 667.00	\$ 66.70	\$ 1,080.00	\$ (479.70)	\$15,553.63	Sold for \$75,000
17 1727 Maisonette Dr (sold As-Is 1/29/21)	801.00	-	-	-	\$ 801.00	\$ 80.10	\$ 180.00	\$ 540.90	-\$6,562.11	Sold for \$45,000
18 4327 Aurelius (sold 3/31/21)	1,490.00	-	-	-	\$ 1,490.00	\$ 149.00	\$ 646.25	\$ 694.75	-\$13,582.72	Sold for \$105,000
19 1734 Maisonette Dr (sold 9/2/20)	-	-	-	-	\$ -	\$ -	\$ -	\$ -	-\$33,400.96	Sold for \$67,500
20 323 Astor (sold 1/3/19)	-	-	-	-	\$ -	\$ -	\$ -	\$ -	-\$15,634.81	
21 653 S Hayford (sold 5/23/19)	-	-	-	-	\$ -	\$ -	\$ -	\$ -	-\$7,482.51	
22 1014 S Pennsylvania (sold 5/23/19)	-	-	-	-	\$ -	\$ -	\$ -	\$ -	\$4,553.98	
23 842 Edison Ave (sold 12/27/19)	-	-	-	-	\$ -	\$ -	\$ -	\$ -	\$15,898.16	
24 124 S Eighth St (sold 11/13/19)	-	-	-	-	\$ -	\$ -	\$ -	\$ -	\$13,416.00	
25 1715 E Kalamazoo (Bike Coop) (sold 7/25/19)	-	-	-	-	\$ -	\$ -	\$ -	\$ -	-\$37,337.46	
	\$ 28,420	\$ 26,568	\$ 30,220	\$ 23,158	\$ 108,366	\$ 10,551.60	\$ 22,741.83	\$ 75,072.57	\$ 55,671.66	

Land Contract Summary 2021

1/20/2022

#	Parcel No.	Address	Address2	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	530 Pacific	Lansing, MI 48910	Payments are current and regular. Buyers does not qualify for a mortgage due to poor credit. Land Contract extended for 2 years. Interest rate lowered from 7.5% to 5%. With Tim Perone's help, Land Contract terms changed and mother removed.	\$ 68,850.00	\$ 55,351.43	\$ -	\$ -	\$ 55,351.43	9/1/2012	5.00%	5/4/2023
2	33-01-05-05-355-081	1828 W Miller Road	Lansing, MI 48911	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. Owner claims he was to be given credit for repairs made to the house. Land Bank has not found records of this claim. Owner is almost caught up on payments and escrow.	\$ 12,600.00	\$ 9,942.51	\$ -	\$ 725.98	\$ 10,668.49	4/1/2012	6.00%	4/1/2016
3	33-01-01-31-452-291	2909 Reo Road	Lansing, MI 48911	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	\$ 45,090.70	\$ -	\$ -	\$ 45,090.70	8/1/2008	7.00%	7/1/2012
4	33-01-05-10-227-025	6149 Scotmar Dr	Lansing, MI 48911	Always pays on time, account current, but he cant get a mortgage. Working with Tim Perone on some ownership interest issues. Blaine is the son of the residences who quit claimed the property to Carol and Bobby Bradford but the Land Contract was never reassigned. Terms and ownership have been madified.	\$ 46,530.00	\$ 39,912.67	\$ -	\$ -	\$ 39,912.67	4/1/2013	6.00%	9/1/2023
5	33-01-05-10-227-034	1724 Maisonette Dr	Lansing, MI 48911	Owner paid off land Contrct 6/18/2021 through sale of property.	\$ 42,300.00	\$ -	\$ -	\$ -	\$ -	8/1/2012	7.00%	8/1/2015
6	33-01-01-08-407-171	1138 W Maple	Lansing, MI 48915	Property came back to Land Bank through forfeiture. Property sold for 115K, 7/23/21	\$ 74,100.00	\$ -	\$ -	\$ -	\$ -	12/1/2009	6.50%	12/1/2012
7	33-01-05-03-101-231	813 Sims Ct	Lansing, MI 48911	Land Contract paid off on 9/24/21. Pay-off was 88K which included delinquent escrow and interest.	\$ 71,155.00	\$ -	\$ -	\$ -	\$ -	11/28/2010	6.00%	12/1/2018
8	33-01-05-10-227-041	1738 Maisonette Dr	Lansing, MI 48911	Buyer finally qualified and obtained a mortgage with significant help from the Land Bank. Closing was 12/30/21.	\$ 44,550.00	\$ -	\$ -	\$ -	\$ -	4/1/2016	7.00%	3/1/2021
					\$ 418,495.00	\$ 150,297.30	\$ -	\$ 725.98	\$ 151,023.28			

- Budget 2021 – expected to come in under budget. Still working on final numbers.
- Audit 2021 – contacted Rehmann for auditing. Waiting on an Agreement.
- Working on City of Lansing audit 2021 documents for CDBG funded demolitions.
- Looking into a new payroll company. PayChex isn't meeting our need any longer. It will save time and money, and we'll use an online system with adaptable reporting.
- Covid hit 2 staff members/families over the holidays. Slowed our processes down a bit.
- Renovating 2 Eden Glen condominiums. Goal to sell in late spring 2022.
- Renovating 2 single-family homes on Pattengil and Wexford. Goal to sell in summer 2022.
- Housing Trust Fund – kickoff meeting with a group of 7-8 people to form the Housing Trust Fund Board, on 1/20/22.
- Finalizing a small single-family house design. All electric, energy efficiency, 2 bedroom, 1 bath, slab. Plans to get blueprints made and bid out to a general contractor in February/March 2022, to start construction early summer 2022.
- Working with a developer on for-sale row-house designs. Received a proposal to review. Working with the City of Lansing on zoning and this product idea.
- Working on ARPA grant draft outline in anticipation of Release of Funding applications.
 - 12-18 single-family homes. Some small house designs, some MSHDA house designs.
 - 35-40 for-sale row houses.
 - 56-60 row-house condominium development.
- Garden Program gearing up for 2022 growing season. John Krohn is signing lots of leases.
- Demolitions 2022 to start in spring.
- Next Board meeting, March 21st, 4:45pm, Annual Meeting, in person at the Land Bank office.