

PUBLIC NOTICE

Chair
ERIC SCHERTZING
Vice-Chair
DEB NOLAN

Appointed Members
REBECCA BAHAR COOK, Secretary
KARA HOPE, Treasurer
BRIAN MCGRAIN

Ingham County Land Bank Fast Track Authority

3024 Turner Street, Lansing Michigan 48906 517.267.5221 Fax 517.267.5224

**THE INGHAM COUNTY LAND BANK FAST TRACK AUTHORITY WILL MEET ON
MONDAY, DECEMBER 7, 2015 AT 5:00 P.M., IN THE PERSONNEL CONFERENCE
ROOM (D&E), HUMAN SERVICES BUILDING, 5303 S. CEDAR, LANSING**

Agenda

Call to Order

Approval of Minutes – November 2, 2015

Additions to the Agenda

Limited Public Comment – 3 minutes per person

1. Community Projects Update
2. 2016 Meeting Schedule
 - a. Motion to approve the 2016 meeting schedule
3. Resolution to approve entering into an option to purchase arrangement with Capital Area Housing Partnership to acquire and renovate or newly construct single family homes on Lansing's east side
4. Consideration of TA Forsberg's plan to implement The Pitstop at REO Town on the former Deluxe Inn property
5. Resolution to approve the sale of 1314 W. Ionia to Stephan Williams to renovate for use as a residential rental property
6. Resolution to authorize the Land Bank to serve as the agent for the County Treasurer in the counter sale of 2015 tax foreclosures to entities that will renovate the properties for residential rental purposes
7. Resolution – 2016 Budget Adjustment
8. December 2015 Communications Report
9. Property maintenance, renovation & development
 - a. Residential, Garden and Commercial Property Update-Dashboard
 - b. Completed and Pending Sales
 - c. General legal update- Counsel
10. Accounts Payable & Monthly Statement
 - a. Accounts Payable Approval – November 2015
 - b. Monthly Statement – October 31, 2015
11. Chairman & Executive Director Comments

Announcements

Public Comment – 3 minutes per person

Adjournment

**INGHAM COUNTY LAND BANK
FAST TRACK AUTHORITY**

November 2, 2015
Minutes

Members Present: Eric Schertzing, Comm. Bahar-Cook, Comm. Hope, Comm. McGrain Comm. Nolan

Members None: None

Others Present: Jeff Burdick, Tim Perrone, Joseph Bonsall

The meeting was called to order by Chairperson Schertzing at 5:00 p.m. in Conference Room D & E of the Human Services Building, 5303 S. Cedar, Lansing.

Approval of the October 5, 2015 Minutes

MOVED BY COMM. BAHAR-COOK, SUPPORTED BY COMM. HOPE, TO APPROVE THE OCTOBER 5, 2015 MINUTES. MOTION CARRIED UNANIMOUSLY. Absent: Comm. McGrain, Comm. Nolan

Additions to the Agenda:

MOVED BY COMM. BAHAR-COOK, SUPPORTED BY COMM. HOPE, TO AMEND THE MEETING AGENDA TO INCLUDE ITEM 2b. REVIEW OF HHF GROUPS 9 & 10. MOTION CARRIED UNANIMOUSLY. Absent: Comm. McGrain, Comm. Nolan

Limited Public Comment: None

1. Community Projects Update

Executive Director Burdick stated the official press event for the Prospect Street playground was attended by channels 6 & 10.

Comm. McGrain arrived at 5:06 p.m.

The Land Bank held a neighborhood open house on October 22nd. The Lansing Bike Co-op has applied for a grant to help cover the installation of a bathroom at 1715 E Kalamazoo Street. Comm. McGrain asked about 1032 Beech St. Chairperson Schertzing stated this was a Treasury foreclosure issue involving an alleged illegal land split. The property is still scheduled for demolition in HHF round 10.

Comm. Nolan arrived at 5:11 p.m.

2a. Resolution to approve the proposed 2016 Land Bank Budget

MOVED BY COMM. NOLAN, SUPPORTED BY COMM. HOPE, TO ADOPT THE PROPOSED 2016 LAND BANK BUDGET.

Executive Director Burdick provided an overview of the proposed 2016 budget. Comm. McGrain stated he was uncomfortable voting on the budget without having more historical data to compare it to. Chairperson Schertzing stated the budget must be approved at the November meeting. Comm. Bahar-Cook expressed her willingness to vote for approval with the understanding that staff would provide the requested historical data at the December meeting.

MOTION CARRIED UNANIMOUSLY.

2b. Review HHF Groups 9 & 10

Executive Director Burdick provided an overview of HHF groups 9 & 10. Chairperson Schertzing stated 1022 E Kalamazoo may need to be removed from the list. He has a party interested in taking the property on and dealing with removal of the demo order. Comm. Bahar-Cook asked if the lists are provided to the Board of Commissioners. Executive Director Burdick stated the lists are provided after they have been reviewed by the Land Bank Board.

3. Property Maintenance, Renovation & Development

3a. Residential, Garden, and Commercial Property Update – Dashboard

Chairperson Schertzing stated the dashboard was included in the packet.

3b. Completed and Pending Sales

Chairperson Schertzing stated the sales report was included in the meeting packet.

3c. General Legal Update - Counsel

Tim Perrone stated there were no pending legal issues to present to the board.

4. Accounts Payable and Monthly Statements

4a. Accounts Payable Approval – October 2015

MOVED BY COMM. MCGRAIN, SUPPORTED BY COMM. NOLAN, TO APPROVE THE ACCOUNTS PAYABLE FOR OCTOBER 2015. MOTION CARRIED UNANIMOUSLY.

4b. Monthly Statement – September 30, 2015

The September 30, 2015 monthly financial statement was received and placed on file. Comm. McGrain inquired as to the expenses for Worthington Place. Executive Director Burdick stated it was decided to finish three additional units after the previously interested party backed out.

5. Chairman and Executive Director Comments

Chairperson Schertzing presented a letter received from the City of Mason regarding the proposed combination of two parcels of land. He stated the City was incorrect and that no Land Bank policy precluded purchasers from combining their parcels. Executive Director Burdick stated a Place Making Summit will be held on Thursday at the Lansing Center. Chairperson Schertzing stated the Delta Institute study will be released in the near future

Announcements: None

Limited Public Comment: None

The meeting adjourned at 6:06 p.m.

Respectfully submitted,
Joseph G Bonsall

Appointed Members
DEB NOLAN, Vice-Chair
KARA HOPE, Treasurer
REBECCA BAHAR-COOK, Secretary
BRIAN McGRAIN



www.inghamlandbank.org

Chair
ERIC SCHERTZING

Executive Director
JEFFREY BURDICK

Ingham County Land Bank Fast Track Authority

3024 Turner Street • Lansing, Michigan 48906 • phone (517) 267-5221 • fax (517) 267-5224

PUBLIC NOTICE 2016 Meeting Schedule

THE INGHAM COUNTY LAND BANK FAST TRACK AUTHORITY WILL HOLD THE FOLLOWING REGULARLY SCHEDULED MEETINGS, IN THE PERSONNEL CONFERENCE ROOM (D&E), HUMAN SERVICES BUILDING, 5303 S. CEDAR, LANSING. MEETING TIME IS 5:00 P.M.

February 1, 2016

March 7, 2016

May 2, 2016

June 6, 2016

August 1, 2016

September 12, 2016

October 3, 2016

November 7, 2016

December 5, 2016





CAPITAL AREA HOUSING PARTNERSHIP

Mission

Capital Area Housing Partnership and Franklin Street CHC, working in partnership with the community promotes strong, diverse neighborhoods, affordable housing and homeownership and provides steps to greater financial independence in mid-Michigan.

Boards of Directors

Mark Meadows, Chair-CAHP
Peter Kulick, Chair-FSCHC
Tom Lapka, Vice Chair
Sabrina Nagel, Secretary
Jacob Horner, Treasurer

Rick Ballard
Liz Harrow
Joe Keehbauch
Liz Lambers
Gene Mellen
Kassie Rhodes
Larry Rosen
Stacy Schlicher
Rawley Van Fossen

Board Liaisons

Annette Irwin
City of East Lansing

Staff

Mikki Droste
Executive Director
Shelly Malloy
Project Manager
Amy Kraus
Development Manager
LeighAnna Beach
Counselor
Stephanie Adams
Intake Specialist
Jennifer Tucker
AmeriCorps Member

1290 Deerpath Lane
East Lansing, MI 48823
517.332.4663
www.capitalareahousing.org
www.fschc.org

East Lansing Homeowner Rehab:

Capital Area Housing Partnership has funds available to assist East Lansing residents in need of home repairs. Up to \$24,000 is available to qualified East Lansing homeowners to address eligible home repairs, energy efficiency improvements, repairs/replacements to major home systems, lead paint hazard reduction and items that improve the home's maintenance and livability. CAHP provides the necessary home inspections, work plans, material selection options and contract management.

- Program is citywide in East Lansing
- Homes must be owner occupied
- Owners must meet income restrictions. (See below)
- Deed restrictions are recorded at the time of purchase requiring the home remain owner occupied for 30 years
- 50% of amount invested forgiven after 7 years, balance repaid at time of closing when house is sold.

Lansing Eastside Housing Development:

- Pre-sales – prices between \$70,000 - \$95,000 (waiting list open)
- Selling for appraised value/DPA up to \$25,000
- Buyers can choose colors/materials from pre-selected list
- Buyers must meet income qualifications (see below)

Available Properties:

- 134 Leslie (Renovation)
- 307 N Hayford (Renovation)
- 231 Lathrop (Renovation)
- 207 Lathrop (New Construction)
- 229 Shepard (New Construction)

Federal Income Restrictions as listed by household member size below:

- | | |
|----------------|--------------|
| • 1 - \$36,900 | 4 - \$52,000 |
| • 2 - \$42,150 | 5 - \$56,200 |
| • 3 - \$47,400 | 6 - \$61,100 |

Call 517.323.4663 for more information



Capital Area Housing Partnership
Lansing East Side Housing Development

Parcel ID #	Address	Type	LB Costs	Latest Purch. \$
33-01-01-14-109-281	307 N. HAYFORD	Renovation	\$7,609.46	\$10,000.00
33-01-01-15-426-121	207 LATHROP ST	New construction	\$8,530.64	\$2,000.00
33-01-01-15-426-191	231 LATHROP ST	Renovation	\$13,239.36	\$15,000.00
33-01-01-15-432-101	229 SHEPARD ST	New construction	\$2,250.00	\$1,500.00
33-01-01-15-432-431	134 LESLIE ST	Renovation	\$10,733.31	\$15,000.00
			\$42,362.77	\$43,500.00

INGHAM COUNTY LAND BANK FAST TRACK AUTHORITY

RESOLUTION TO APPROVE ENTERING INTO AN OPTION TO PURCHASE ARRANGEMENT WITH CAPITAL AREA HOUSING PARTNERSHIP TO ACQUIRE UP TO FIVE PROPERTIES FROM THE LAND BANK TO RENOVATE OR NEWLY CONSTRUCT SINGLE FAMILY HOUSES ON LANSING'S EAST SIDE

RESOLUTION #15-

WHEREAS, the Land Bank Fast Track Act, 2003 PA 258, being MCL 124.751 *et seq.*, (Athe 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

WHEREAS, Capital Area Housing Partnership approached the Ingham County Land Bank Fast Track Authority to acquire property on Lansing's east side in order to renovate or newly construct single-family housing units that would be sold to buyers meeting income eligibility requirements; and

WHEREAS, the five properties listed in Exhibit A are those that Capital Area Housing Partnership are most interested in acquiring from the Land Bank; and

WHEREAS, Capital Area Housing Partnership intends to enter into an option to purchase arrangement with the Land Bank for five properties on Lansing's east side and execute their option to purchase each property once an eligible buyer is selected for each property; and

WHEREAS, properties will be sold to eligible buyers for appraised value with down payment assistance available; and

WHEREAS, the Ingham County Land Bank Fast Track Authority's Policies and Procedures list homeownership and affordable housing as the top priority concerning the disposition of properties; and

WHEREAS, the Policies and Procedures require Board approval for property transfers in which the transferee will be exempt from property taxes and will be seeking to acquire more than three properties within a twelve month period;

THEREFORE BE IT RESOLVED, that the Board approves entering into an option to purchase arrangement with Capital Area Housing Partnership to acquire up to five properties from the Land Bank to renovate or newly construct single family housing on Lansing's east side.

AYE:

NAY:

Exhibit A

Parcel ID #: 33-01-01-14-109-281 Address: 307 N. Hayford Av.
Proposed renovation

Parcel ID #: 33-01-01-15-426-121 Address: 207 Lathrop St.
Proposed new construction after demolition of existing structure by Land Bank

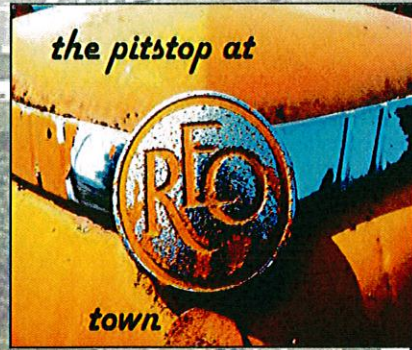
Parcel ID #: 33-01-01-15-426-191 Address: 231 Lathrop St.
Proposed renovation

Parcel ID #: 33-01-01-15-432-101 Address: 229 Shepard St.
Proposed new construction

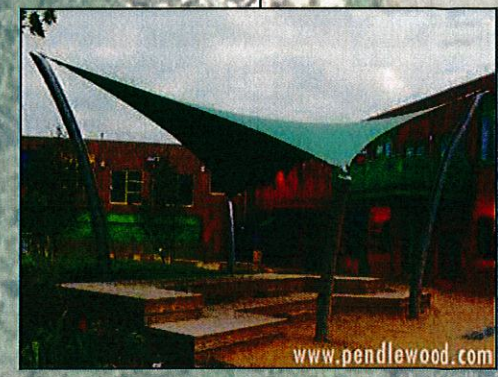
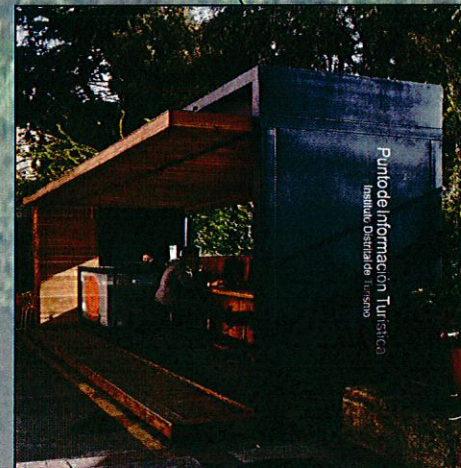
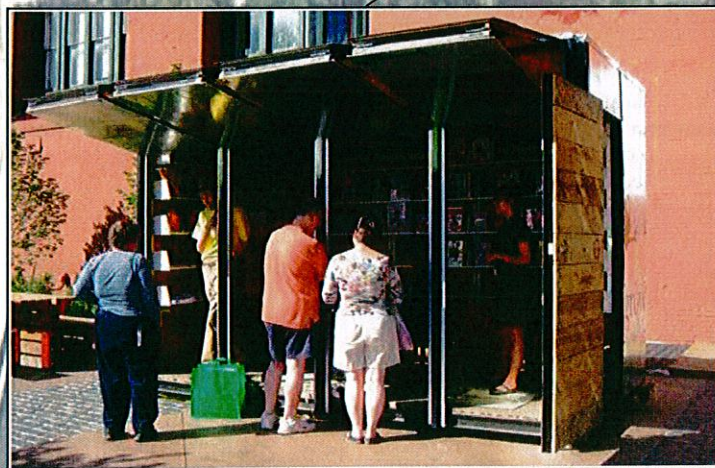
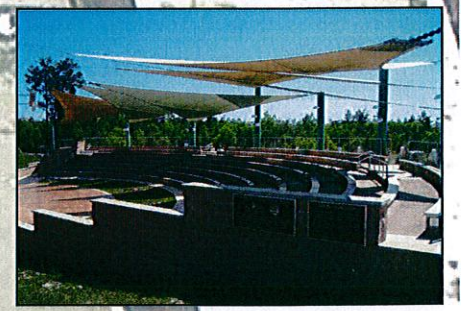
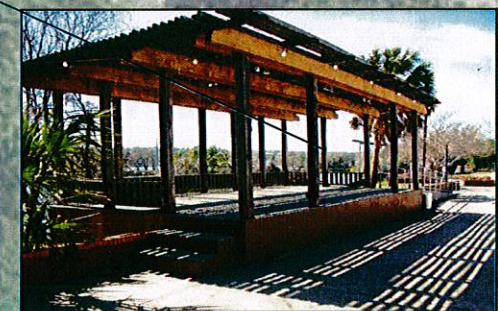
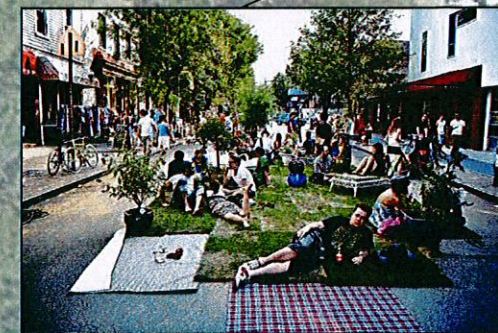
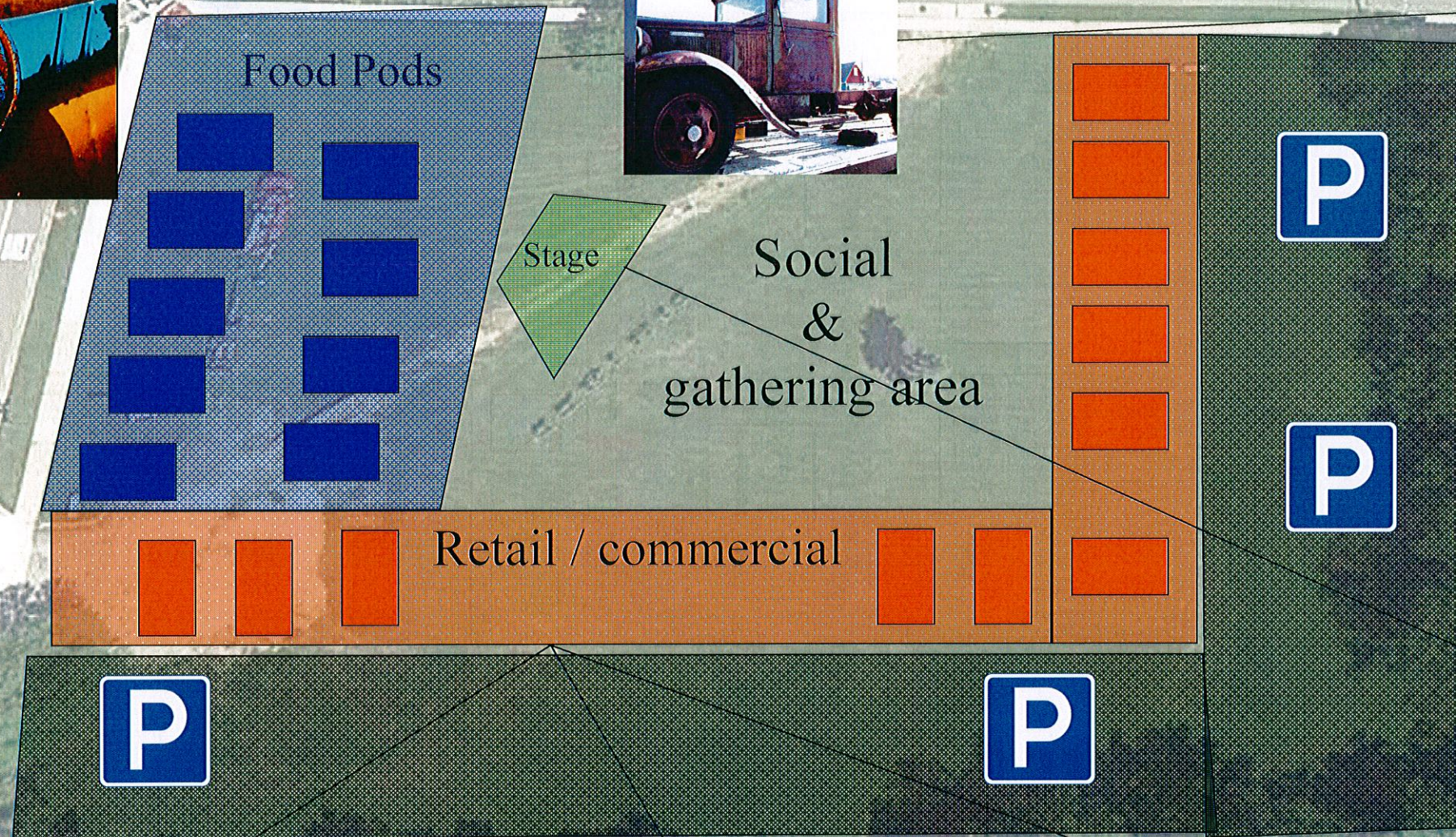
Parcel ID #: 33-01-01-15-432-431 Address: 134 Leslie St.
Proposed renovation

The pitstop at Reo Town

Main Street (E Malcolm X Street)

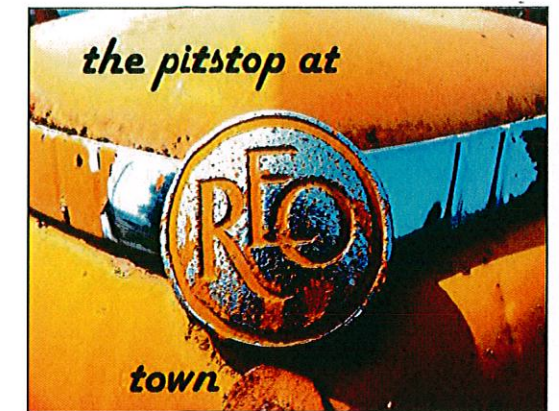
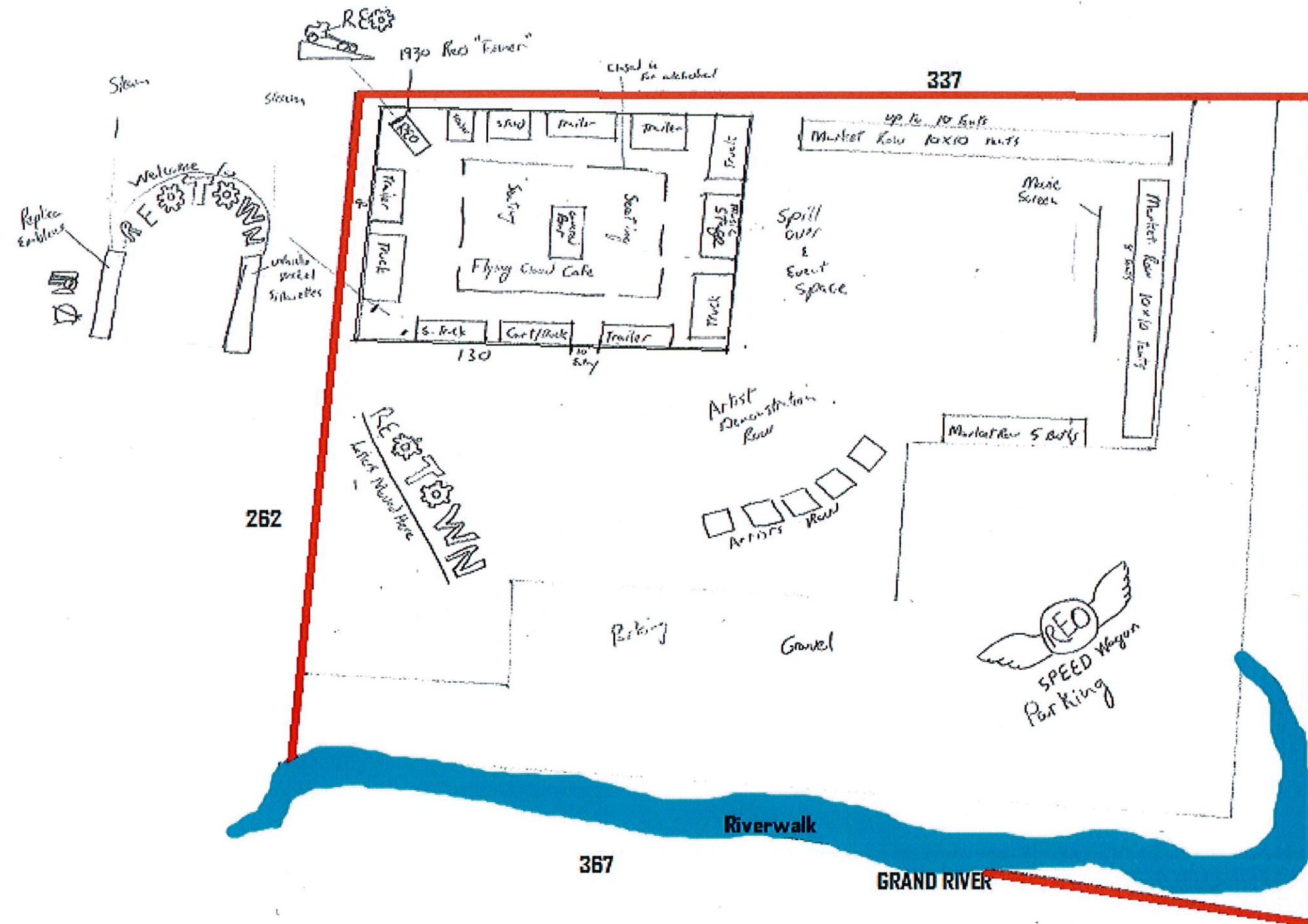


S Washington Ave



"Enhancing the Quality of Life in the Communities We Serve"

The pitstop at Reo Town



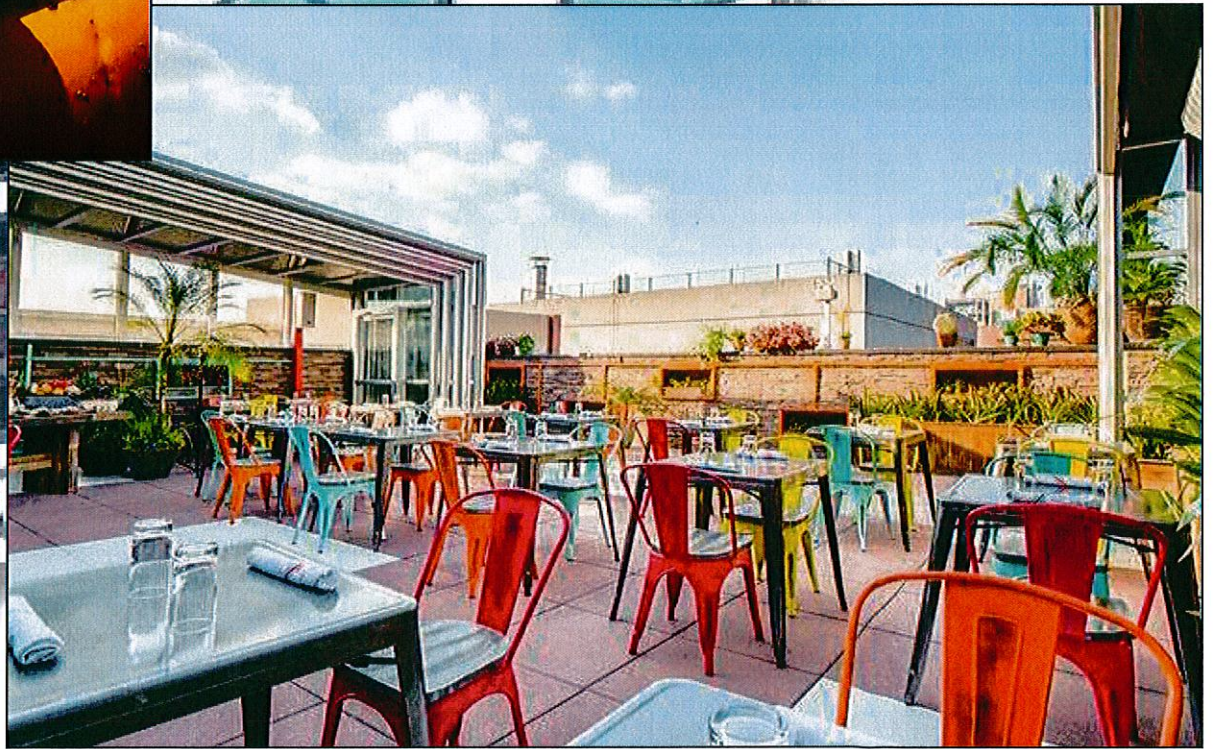
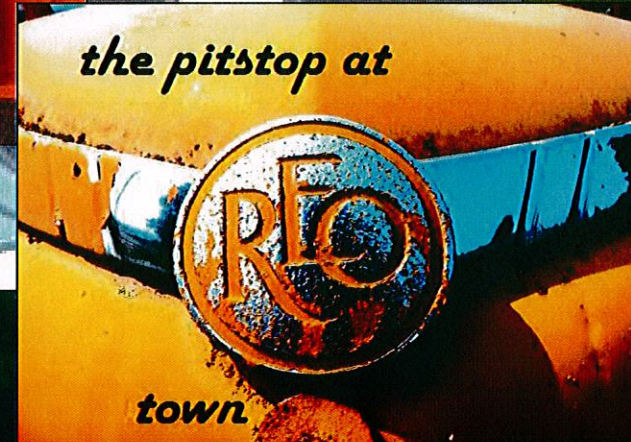
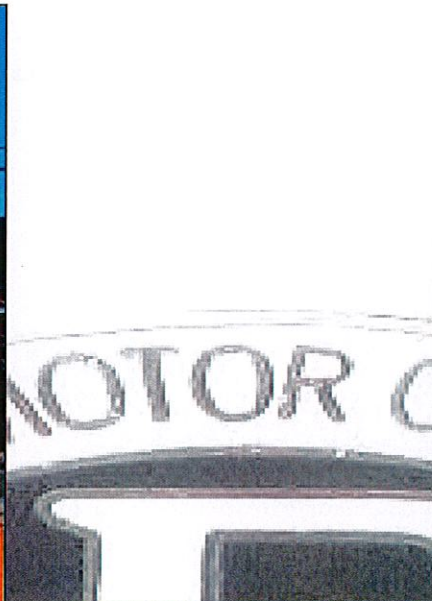
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$$I' = 40'$$

The pitstop at Reo Town



The pitstop at Reo Town



Year One	ReoTown Project						Annual Total
	March	April	May	June	July	August	
Cash Outflows							
Signage	10,000.00						10,000.00
Utilities	1,500.00						1,500.00
Hook Ups	3,000.00						3,000.00
Portable Bathrooms	2,100.00						2,100.00
Gravel (800 yds @ \$16)	12,800.00						12,800.00
Spreading Gravel	2,000.00						2,000.00
Lighting	5,000.00						5,000.00
Secure Booths	9,000.00			18,000.00			27,000.00
Bar/Café	10,000.00						10,000.00
Back Yard Movie System			3,000.00				3,000.00
Stage	5,000.00						5,000.00
Salls/Awnings	1,200.00						1,200.00
Cash Outflow - Construction	61,600.00	0.00	3,000.00	18,000.00	0.00	0.00	82,600.00
Recurring:							
Fifteen % of Gross Revenue		1,320.00	1,657.50	1,560.00	1,897.50	1,897.50	8,332.50
Maintenance		300.00	300.00	300.00	300.00	300.00	1,500.00
Movie Screenings				600.00	600.00	600.00	1,800.00
Utilities		300.00	300.00	300.00	300.00	300.00	1,500.00
Total Recurring	0.00	1,920.00	2,257.50	2,760.00	3,097.50	3,097.50	9,832.50
Total Cash Outflow	61,600.00	1,920.00	5,257.50	20,760.00	3,097.50	3,097.50	92,432.50
Income							
Pad Sites	0.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	25,000.00
Secure Booths	0.00	800.00	800.00	2,400.00	2,400.00	2,400.00	8,800.00
Special Event 10 x 10 (1 Event)	0.00	0.00	2,250.00	0.00	2,250.00	2,250.00	6,750.00
Yard Space	0.00	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	15,000.00
Total Income	0.00	8,800.00	11,050.00	10,400.00	12,650.00	12,650.00	55,550.00
Monthly Cash Flow	-61,600.00	6,880.00	5,792.50	-10,360.00	9,552.50	9,552.50	
Projected Cash Balance	-61,600.00	-54,720.00	-48,927.50	-59,287.50	-49,735.00	-40,182.50	

Monthly
LB
Revenue

Year Two	ReoTown Project						Annual
	March	April	May	June	July	August	Total
Cash Outflows							
Signage							0.00
Utilities							0.00
Hook Ups							0.00
Portable Bathrooms							0.00
Gravel (800 yds @ \$16)							0.00
Spreading Gravel							0.00
Lighting							0.00
Secure Booths							0.00
Bar/Café							0.00
Back Yard Movie System							0.00
Stage							0.00
Sails/Awnings							0.00
Cash Outflow - Construction	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Recurring:							
Fifteen % of Gross Revenue		1,560.00	1,897.50	1,560.00	1,897.50	1,897.50	8,812.50
Maintenance		300.00	300.00	300.00	300.00	300.00	1,500.00
Movie Screenings				600.00	600.00	600.00	1,800.00
Utilities		300.00	300.00	300.00	300.00	300.00	1,500.00
Total Recurring	2,160.00	2,497.50	2,760.00	3,097.50	3,097.50	13,612.50	10,312.50
Total Cash Outflow	2,160.00	2,497.50	2,760.00	3,097.50	3,097.50	13,612.50	10,312.50
Income							
Pad Sites	0.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	25,000.00
Secure Booths	0.00	2,400.00	2,400.00	2,400.00	2,400.00	2,400.00	12,000.00
Special Event 10 x 10 (1 Event)	0.00	0.00	2,250.00	0.00	2,250.00	2,250.00	6,750.00
Yard Space	0.00	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	15,000.00
Total Income	0.00	10,400.00	12,650.00	10,400.00	12,650.00	12,650.00	58,750.00
Monthly Cash Flow	-2,160.00	7,902.50	9,890.00	7,302.50	9,552.50	-962.50	48,437.50 (Annual)
Projected Cash Balance	-40,182.50	-32,280.00	-22,390.00	-15,087.50	-5,535.00	-6,497.50	

Year Three	ReoTown Project						Annual
	March	April	May	June	July	August	Total
Cash Outflows							
Signage							0.00
Utilities							0.00
Hook Ups							0.00
Portable Bathrooms							0.00
Gravel (800 yds @ \$16)							0.00
Spreading Gravel							0.00
Lighting							0.00
Secure Booths							0.00
Bar/Café							0.00
Back Yard Movie System							0.00
Stage							0.00
Sails/Awnings							0.00
Cash Outflow - Construction	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Recurring:							
Fifteen % of Gross Revenue		1,560.00	1,897.50	1,560.00	1,897.50	1,897.50	8,812.50
Maintenance		300.00	300.00	300.00	300.00	300.00	1,500.00
Movie Screenings				600.00	600.00	600.00	1,800.00
Utilities		300.00	300.00	300.00	300.00	300.00	1,500.00
Total Recurring	0.00	1,860.00	2,197.50	1,860.00	2,197.50	2,197.50	10,312.50
Total Cash Outflow	0.00	1,860.00	2,197.50	1,860.00	2,197.50	2,197.50	10,312.50
Income							
Pad Sites	0.00	5,000.00	5,000.00	5,000.00	5,000.00	5,000.00	25,000.00
Secure Booths	0.00	2,400.00	2,400.00	2,400.00	2,400.00	2,400.00	12,000.00
Special Event 10 x 10 (1 Event)	0.00	0.00	2,250.00	0.00	2,250.00	2,250.00	6,750.00
Yard Space	0.00	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	15,000.00
Total Income	0.00	10,400.00	12,650.00	10,400.00	12,650.00	12,650.00	58,750.00
Monthly Cash Flow	0.00	8,540.00	10,452.50	8,540.00	10,452.50	10,452.50	48,437.50 (Annual)
Projected Cash Balance	-6,497.50	2,042.50	12,495.00	21,035.00	31,487.50	41,940.00	



December 1, 2015

To: Ingham County Land Bank Board Members

From: Jeff Burdick, Executive Director

Subject: Request to purchase 1314 W. Ionia, Lansing, MI by Stephan Williams

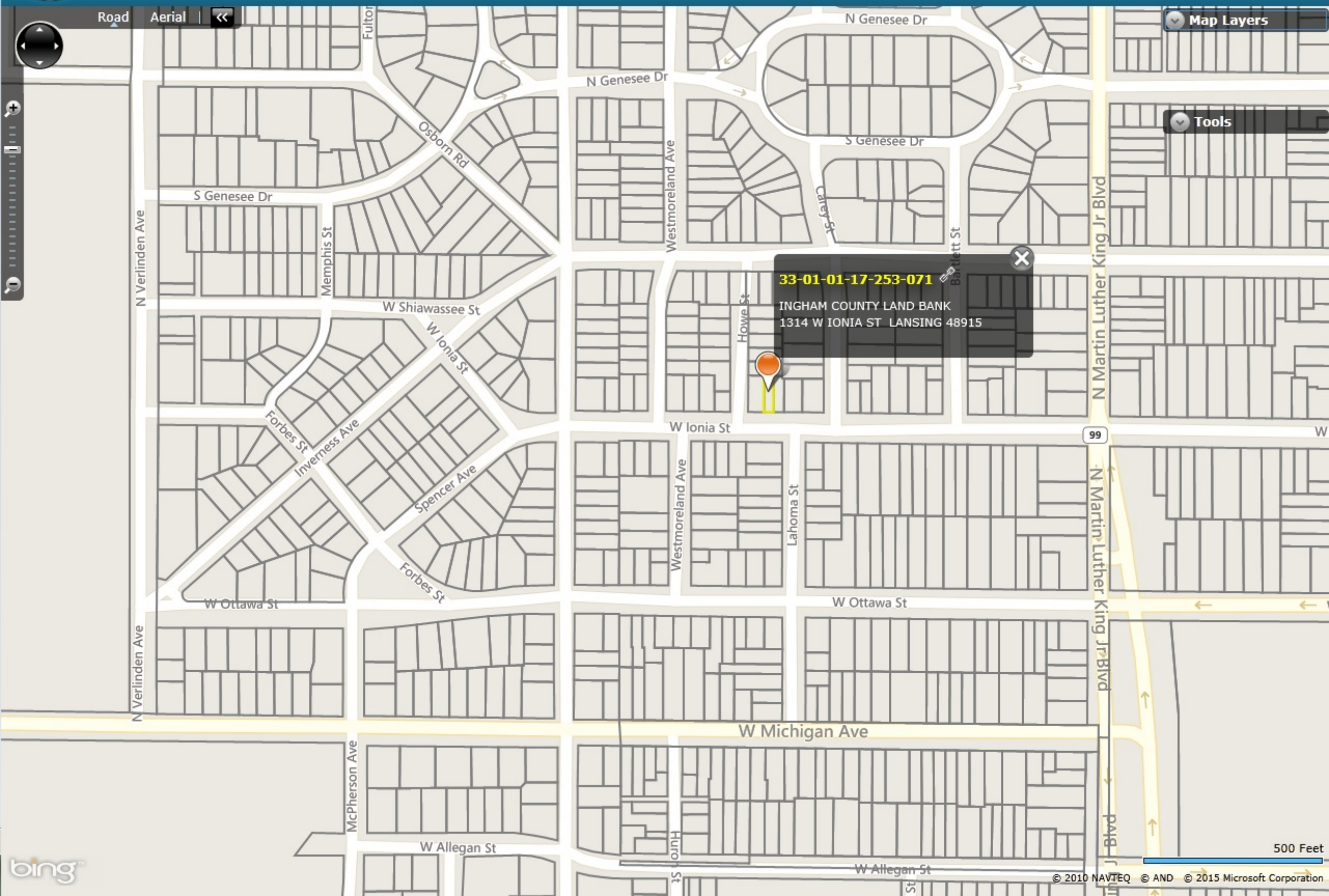
Stephan Williams is interested in purchasing the Land Bank-owned home located at 1314 W. Ionia in Lansing, Michigan. Mr. Williams intends to fully rehabilitate the house and then rent it to tenants. The Land Bank's Policies, Priorities, and Procedures state that residential land transfers shall not be used as rental properties. It further states that any deviations from policies must be approved by the Land Bank's Board of Directors. In your packet, you will find a copy of an estimated list of repairs to the house completed by Mr. Williams regarding this property.

This property was foreclosed on for property taxes in 2012 and has been in the Land Bank inventory since January 2013. It is located on W. Ionia between N. Martin Luther King, Jr. Blvd. and N. Jenison in Lansing's Westside neighborhood. Mr. Williams successfully renovated a home he purchased from the Land Bank in 2014 at 1808 Pierce Road on Lansing's southside. Pictures of his renovation are included in the agenda packet. The property will be sold to him on land contract for \$8,000 with 7% interest. Mr. Williams is planning on putting \$4,000 down at the time of purchase. He will have 12 months to renovate the property and acquire a legal occupancy from the City of Lansing or the property will revert to the Land Bank.

Staff Recommendation: Staff recommends approval of the sale of 1314 W. Ionia to Stephan Williams for \$8,000.00 on land contract with a reverter clause stating that an occupancy permit from the City of Lansing must be received within 12 months of the closing.



Ingham County Equalization/Tax Mapping



Good Evening Jeff and Rawley,

I came up with a total cost of **\$24,350** for the repairs. This of course is a very rough estimate, but I am confident in my abilities and my resources to hit below this cost. I intend to pay for these repairs through a combination of savings, equity, credit, and income from my job and the Pierce property.

I also just recently accepted a new position with General Motors which I start on November 17th. My new position will substantially increase my income and I will have no problem completing this project in a one year time frame. I look forward to your feedback. Have a great evening!

Stephan Williams

Scope of Work:

- Trash removal-
- Complete removal of all previous items left behind (Carpet, old cabinets, sinks, toilet, clothes, furniture)- \$300
- Complete pest removal and bug fumigation- \$250
- Complete deep cleaning of house- \$300
- Small brush and tree removal growing along the side of house near the foundation- \$150
- Foundation repair (crumbling and cracks present)- \$3000
- Wall repair- \$150
- Replacement windows- \$500
- New blinds-\$100
- New doors- \$500
- Deck replacement- \$500
- New flooring- \$400
- New carpet- \$800
- Out-dated water meter- \$250
- Furnace?- \$5000
- Air duct cleaning- \$300
- Water heater- \$500
- Plumbing- ?
- Electrical- ?
- New Roof- \$5000
- New gutters- \$500
- New siding- \$1300
- Insulation-\$200
- New paint- \$600
- New light fixtures and switch covers-\$200
- New kitchen cabinets and sink- \$700
- New toilet- \$200
- New bathroom sink- \$250
- New bathtub and shower faucet- \$500
- Fix sinking bathroom floor with laminate- \$300
- Seal basement wall cracks
- Fix basement wall crumbling
- Seal, waterproof, and finish basement- \$1000
- New basement windows- \$300
- Tree, weed and brush removal- \$300

Total : \$24,350

Appointed Members
DEB NOLAN, Vice-Chair
KARA HOPE, Treasurer
REBECCA BAHAR-COOK, Secretary
BRIAN McGRAIN



Chair
ERIC SCHERTZING

Executive Director
JEFFREY BURDICK

Ingham County Land Bank Fast Track Authority

3024 Turner Street • Lansing, Michigan 48906 • phone (517) 267-5221 • fax (517) 267-5224

To: Stephan Williams

RE: 1314 W. Ionia, Lansing, MI

Mr. Williams,

In order to proceed with this sale, we ask that your scope of work be updated to address the following concerns regarding the missing foundation blocks at the end of the basement stairway.

Thank you,

Jeffrey Burdick, Executive Director

- 1.) Excavate and remove all loose soil at missing blocks at the bottom of the stairs. Clean existing exposed concrete blocks.
- 2.) Furnish and install new matching concrete blocks, mortared in place at missing block location.
- 3.) Furnish and install new interior waterproofing to match existing interior concrete block walls.
- 4.) Clean up, remove and dispose of all loose parging on concrete block walls above buttress walls.
- 5.) Re-parge deteriorated and disturbed parged walls with similar and proper product to smooth finish.
- 6.) Furnish and install new interior waterproofing to match existing interior wall finish.
- 7.) Tuck-point crack at basement window on east side.
- 8.) Update existing scope of work to address required permits and inspections issues by the City of Lansing.

INGHAM COUNTY LAND BANK AUTHORITY

RESOLUTION TO APPROVE THE SALE OF 1314 W. IONIA, LANSING

RESOLUTION # 15-

WHEREAS, the Land Bank Fast Track Act, 2003 PA 258, being MCL 124.751 *et seq.*, (Athe 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

WHEREAS, the Ingham County Land Bank Fast Track Authority received title to a single-family residence at 1314 W. Ionia in Lansing, Michigan in December 2012 through the local unit rejection process; and

WHEREAS, the interested purchaser wishes to fully rehab this house and rent it to a tenant; and

WHEREAS, the purchase price for the property shall be \$8,000; and

WHEREAS, the Ingham County Land Bank Fast Track Authority has policies, procedures and administrative rules regarding the disposition of residential property to be used as a rental which require board approval;

THEREFORE BE IT RESOLVED, that the Authority authorizes the transfer of the property to Stephan Williams for the purchase amount of \$8,000 with a reverter clause stating that the buyer has 12 months upon conveyance of the property to receive an occupancy permit from the City of Lansing for said property, or title of the property shall revert to the Ingham County Land Bank and the buyer shall forfeit all considerations paid.

AYE:

NAY:

ABSENT:

		2014 Final Oct-14	2015 Original Nov-14	2015 Amended Aug-15	2016 Approved Nov-15	2016 Proposed Dec-15	Net Change
	Revenue						
	Ingham County allocation	\$ 400,000.00	\$ 400,000.00	\$ 400,000.00	\$ 400,000.00	\$ 400,000.00	\$ -
1	Property Sales	\$ 640,000.00	\$ 1,533,000.00	\$ 1,385,000.00	\$ 1,738,800.00	\$ 1,738,800.00	\$ -
2	Interest Income	\$ 112,000.00	\$ 84,000.00	\$ 84,000.00	\$ 57,500.00	\$ 57,500.00	\$ -
3	HOME Developer Fee Income	\$ 85,550.00	\$ 67,200.00	\$ 110,000.00	\$ 31,560.00	\$ 31,560.00	\$ -
	HOME Program Revenue	\$ 387,500.00	\$ 560,000.00	\$ 750,000.00	\$ 210,440.00	\$ 210,440.00	\$ -
	Specific Tax	\$ 125,000.00	\$ 160,000.00	\$ 160,000.00	\$ 190,000.00	\$ 190,000.00	\$ -
	CDBG Technical Assistance Grant	\$ 25,000.00	\$ -	\$ -	\$ -	\$ -	\$ -
	CDBG Program Revenue	\$ 930,000.00	\$ 243,000.00	\$ 301,400.00	\$ 420,000.00	\$ 420,000.00	\$ -
	NSP1 Program Revenue	\$ 200,000.00	\$ -	\$ -	\$ -	\$ -	\$ -
	NSP2 Program Revenue	\$ 475,000.00	\$ 734,600.00	\$ 477,300.00	\$ -	\$ -	\$ -
	NSP2-PI-1 Program Revenue	\$ -	\$ 169,400.00	\$ 155,500.00	\$ -	\$ -	\$ -
	NSP3 Program Revenue	\$ 35,000.00	\$ -	\$ -	\$ -	\$ -	\$ -
	NSP3 Sale Proceeds	\$ 237,000.00	\$ -	\$ -	\$ -	\$ -	\$ -
4	Hardest Hit Blight Elimination Funding	\$ -	\$ -	\$ 4,500,000.00	\$ 3,500,000.00	\$ 3,500,000.00	\$ -
5	Rental Income	\$ 253,000.00	\$ 288,000.00	\$ 288,000.00	\$ 286,800.00	\$ 286,800.00	\$ -
	MI Blight Elimination Grant (Blind School)	\$ 745,120.00	\$ -	\$ -	\$ -	\$ -	\$ -
	MHCDF Grant (Ash Street Project)	\$ 500,000.00	\$ -	\$ -	\$ -	\$ -	\$ -
	Brownfield Revenue	\$ 470,000.00	\$ -	\$ -	\$ -	\$ -	\$ -
	Lansing Reinvestment Revenue	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Late Fee Revenue	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Donation Revenue	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Miscellaneous Revenue	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Property Maintenance Revenue	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Garden Program Revenue	\$ 7,500.00	\$ 7,500.00	\$ 7,500.00	\$ 8,500.00	\$ 8,500.00	\$ -
	Total Revenue	\$ 5,627,670.00	\$ 4,246,700.00	\$ 8,618,700.00	\$ 6,843,600.00	\$ 6,843,600.00	\$ -
	Expenses						
	Non-Administrative Expense	\$ 4,672,882.50	\$ 3,045,000.00	\$ 7,403,200.00	\$ 5,641,096.00	\$ 5,666,896.00	\$ 25,800.00
	Administrative Expenses	\$ 902,200.00	\$ 1,133,800.00	\$ 1,125,737.00	\$ 1,178,400.00	\$ 1,143,349.00	\$ (35,051.00)
	Total Expenses	\$ 5,575,082.50	\$ 4,178,800.00	\$ 8,528,937.00	\$ 6,819,496.00	\$ 6,810,245.00	\$ (9,251.00)
	Net Revenue/Expense	\$ 52,587.50	\$ 67,900.00	\$ 89,763.00	\$ 24,104.00	\$ 33,355.00	\$ 9,251.00

		2014 Final Oct-14	2015 Original Nov-14	2015 Amended Aug-15	2016 Approved Nov-15	2016 Proposed Dec-15	Net Change
	Non-Administrative Expense						
6	Property Acquisitions	\$ 54,000.00	\$ 375,000.00	\$ 245,000.00	\$ 375,000.00	\$ 375,000.00	\$ -
7	Land Bank Cost of Projects (renovations, assoc. fees, etc.)	\$ 1,020,000.00	\$ 500,000.00	\$ 500,000.00	\$ 515,656.00	\$ 585,656.00	\$ 70,000.00
	Land Bank Current Year Taxes	\$ 17,500.00	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00	\$ -
8	Lawn/Snow/Maintenance	\$ 300,000.00	\$ 470,000.00	\$ 300,000.00	\$ 465,000.00	\$ 460,800.00	\$ (4,200.00)
9	Real Estate Commissions - DELETE	\$ 1,262.50	\$ 26,000.00	\$ 18,000.00	\$ 40,000.00	\$ -	\$ (40,000.00)
	Brownfield Debt	\$ 120,000.00	\$ 125,000.00	\$ 125,000.00	\$ 60,000.00	\$ 60,000.00	\$ -
	HOME Grant Expenses	\$ 360,000.00	\$ 560,000.00	\$ 750,000.00	\$ 210,440.00	\$ 210,440.00	\$ -
	CDBG TA Grant Expenses	\$ 10,000.00	\$ -	\$ -	\$ -	\$ -	\$ -
10	CDBG Renovation Expenses	\$ 680,000.00	\$ 210,000.00	\$ 257,400.00	\$ 420,000.00	\$ 420,000.00	\$ -
	NSP1 Lansing City	\$ 45,000.00	\$ -	\$ -	\$ -	\$ -	\$ -
	NSP County	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	NSP2 Expenses	\$ 245,000.00	\$ 554,600.00	\$ 477,300.00	\$ -	\$ -	\$ -
	NSP2 -PI-1 Expenses	\$ -	\$ 169,400.00	\$ 155,500.00	\$ -	\$ -	\$ -
	NSP2 -PI-2 Expenses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	NSP3 Expenses	\$ 35,000.00	\$ -	\$ -			\$ -
	Brownfield Expense	\$ 470,000.00	\$ -	\$ -	\$ -	\$ -	\$ -
	MI Blight Elimination Grant (Blind School)	\$ 745,120.00	\$ -	\$ -	\$ -	\$ -	\$ -
	MHCDF Grant (Ash Street Project)	\$ 500,000.00	\$ -	\$ -	\$ -	\$ -	\$ -
	Hardest Hit Blight Elimination Funding	\$ -	\$ -	\$ 4,500,000.00	\$ 3,500,000.00	\$ 3,500,000.00	\$ -
	Blight Elimination Expenses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Demolitions	\$ 70,000.00	\$ 30,000.00	\$ 50,000.00	\$ 30,000.00	\$ 30,000.00	\$ -
	Total Non-Administrative Expense	\$ 4,672,882.50	\$ 3,045,000.00	\$ 7,403,200.00	\$ 5,641,096.00	\$ 5,666,896.00	\$ 25,800.00
	Administrative Expense						
	Office Supplies	\$ 10,000.00	\$ 17,500.00	\$ 12,000.00	\$ 12,000.00	\$ 12,000.00	\$ -
	Audit Fee	\$ 16,200.00	\$ 16,200.00	\$ 16,200.00	\$ 16,200.00	\$ 16,200.00	\$ -
	Communication	\$ 6,500.00	\$ 6,500.00	\$ 4,000.00	\$ 5,000.00	\$ 5,000.00	\$ -
	Security	\$ 500.00	\$ 500.00	\$ 3,000.00	\$ 2,000.00	\$ 2,000.00	\$ -
	Membership Fees	\$ 1,200.00	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00	\$ -
	Rental Expense	\$ 33,100.00	\$ 26,400.00	\$ 20,600.00	\$ -	\$ 600.00	\$ 600.00
	Office Expense (Utilities, Lawn/Snow, etc)	\$ 1,000.00	\$ 5,500.00	\$ 5,500.00	\$ 5,500.00	\$ 5,500.00	\$ -
	Postage	\$ 1,500.00	\$ 3,000.00	\$ 3,500.00	\$ 4,000.00	\$ 4,000.00	\$ -
	Media/Public Relations	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00	\$ -
	Consultants/Legal/Contractual Services	\$ 106,800.00	\$ 100,000.00	\$ 75,000.00	\$ 100,000.00	\$ 116,800.00	\$ 16,800.00
	Computer Software Upgrade/Annual fee	\$ 26,200.00	\$ 30,000.00	\$ 30,000.00	\$ 30,000.00	\$ 31,200.00	\$ 1,200.00
	Travel/Mileage	\$ 2,500.00	\$ 5,000.00	\$ 5,000.00	\$ 6,000.00	\$ 6,000.00	\$ -
	Prof.Training/Conferences	\$ 3,000.00	\$ 3,000.00	\$ 3,500.00	\$ 3,500.00	\$ 3,500.00	\$ -
	Payroll Expense	\$ 380,000.00	\$ 512,000.00	\$ 465,000.00	\$ 475,000.00	\$ 475,000.00	\$ -

11	Health Insurance and Benefit Expenses	\$ -	\$ 77,000.00	\$ 112,600.00	\$ 91,000.00	\$ 91,000.00	\$ -
	Building Maintenance	\$ 8,000.00	\$ 15,000.00	\$ 55,000.00	\$ 60,000.00	\$ 60,000.00	\$ -
	Utilities (non-office) DELETE				\$ 25,000.00	\$ -	\$ (25,000.00)
	Interest Expense	\$ 40,000.00	\$ 55,000.00	\$ 55,000.00	\$ 55,000.00	\$ 55,000.00	\$ -

		2014 Final Oct-14	2015 Original Nov-14	2015 Amended Aug-15	2016 Approved Nov-15	2016 Proposed Dec-15	Net Change
12	County Allocation (MIS) DELETE	\$ -	\$ -	\$ 20,000.00	\$ 20,000.00	\$ -	\$ (20,000.00)
13	Vehicle Expense	\$ 8,000.00	\$ 8,000.00	\$ 8,000.00	\$ 23,000.00	\$ 23,000.00	\$ -
	AmeriCorps	\$ 12,000.00	\$ 12,000.00	\$ 15,000.00	\$ 12,000.00	\$ 12,000.00	\$ -
14	Equipment Small Purchase	\$ 10,000.00	\$ 20,000.00	\$ 10,000.00	\$ 20,000.00	\$ 22,000.00	\$ 2,000.00
15	Housing Counseling DELETE	\$ 5,000.00	\$ 5,000.00	\$ 3,000.00	\$ 5,000.00	\$ -	\$ (5,000.00)
	Bank Fee	\$ 1,400.00	\$ 1,400.00	\$ 1,400.00	\$ 1,400.00	\$ 1,400.00	\$ -
16	Insurance	\$ 25,000.00	\$ 25,000.00	\$ 27,637.00	\$ 27,000.00	\$ 21,349.00	\$ (5,651.00)
	Garden Program Expense	\$ 46,000.00	\$ 25,000.00	\$ 30,000.00	\$ 15,000.00	\$ 15,000.00	\$ -
	Land Contract Default	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Community Development Projects	\$ 20,000.00	\$ 30,000.00	\$ 10,000.00	\$ 30,000.00	\$ 30,000.00	\$ -
	Lansing Brownfield Expense	\$ 8,300.00	\$ 8,300.00	\$ 8,300.00	\$ 8,300.00	\$ 8,300.00	\$ -
	Rental Program Expense	\$ 105,000.00	\$ 100,000.00	\$ 100,000.00	\$ 100,000.00	\$ 100,000.00	\$ -
	Total Administrative Expense	\$ 902,200.00	\$ 1,133,800.00	\$ 1,125,737.00	\$ 1,178,400.00	\$ 1,143,349.00	\$ (35,051.00)

Revenues

1 Property Sales

Commercial Sales

Worthington Place/Leslie	\$350,000.00
School for the Blind/Pine and Willow lots	\$325,000.00
1141 N. Pine	\$260,000.00
Old Town lots (Center/Beaver, Center/Liberty)	<u>\$15,000.00</u>
	\$950,000.00

Land Bank Sales - Improved Property

5 Eden Glen condos - 3 Sales, 2 Land Contracts	\$244,000.00
2 LBA properties currently on market	\$99,800.00
6 LBA rehabs to be completed & sold	\$345,000.00
5 'as is' property sales @ \$8,000 average	\$40,000.00
5 'as is' sales to housing non-profits @ \$4,000 average	<u>\$20,000.00</u>
	\$748,800.00

Land Bank Sales - Vacant Residential Land

40 LBA lot sales @ 1,000 average	<u>\$40,000.00</u>
	\$1,738,800.00

2 Interest Income

30 Land Contracts	\$57,500.00
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3 Developer Fee Income

15% of total HOME project costs (\$210,440)	\$31,560.00
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4 Hardest Hit Blight Elimination Funding

Approximately \$3,500,000 to be spent in 2016	\$3,500,000.00
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5 Rental Income

33 units @ \$700 per month average rent	\$277,200.00
4 units @ \$400 per month average rent (quality, affordable rentals)	<u>\$9,600.00</u>

rented for 6 months in 2016

\$286,800.00

Expenses

6 Property Acquisitions

Non-program Acquisitions	\$0.00
2 Worthington Place Condo Purchases	\$200,000.00
Tax-foreclosure Acquisitions	\$125,000.00
Contingency for additional	\$50,000.00
	<hr/>
	\$375,000.00

7 Land Bank Cost of Projects

6 LBA rehabs to be completed & sold	\$240,000.00
Restoration Works house at 1501 E. Kalamazoo	\$25,000.00
Renovation of structures for residential rental	\$60,000.00
Utilities	\$25,000.00
Commission (6%) Buyer and Seller (based on \$688,800 total sales)	\$82,656.00
Closing Costs	\$3,000.00
Title Insurance	\$6,400.00
Miscellaneous - 3,000 per property	\$18,000.00
Condo Assoc Fees	\$30,600.00
Housing Counseling	\$5,000.00
Real Estate Commissions Deluxe Inn & 1141 N Pine	\$40,000.00
Other Costs (renovations to vacant commercial props, etc.)	\$50,000.00
	<hr/>
	\$585,656.00

8 Lawn/Snow Maintenance

950 properties @ 48/month	\$547,200.00
Less 150 gardens	<u>(\$86,400.00)</u>
	\$460,800.00

9 Real Estate Commissions line item deleted. Included in Cost of Projects on financial statements

10 CDBG Renovations Expenses (sale of 2 homes totaling \$120,000 plus \$300,000 CDBG FY 15-16 Grant amount)

\$420,000.00

11 Employee Health Insurance and Benefits

	3 singles, 2 couples, 2 families	\$79,420.20
	Vision	\$850.00
	Dental	\$5,800.00
	Section 125 Expense	\$1,612.00
	401 k Expense	<u>\$3,187.00</u>
		\$90,869.20
12	County Allocation (MIS) Line item deleted. Included in Software (\$1,200), Small Equipment (\$2,000), and Contractual Service (\$16,800) on financial statements	
13	Vehicle Expense	
	Maintenance/upkeep on LB truck and LB tractor	\$8,000.00
	Purchase of additional LB vehicle	<u>\$15,000.00</u>
		\$23,000.00
14	Equipment Small Purchase	
	Property Maintenance and Gardening equipment (e.g. dump trailer, flail mower attachment, etc.)	\$5,000.00
	Tablet for property maintenance staff for mobile use	\$1,000.00
	PC replacement	\$2,000.00
	Miscellaneous and unforeseen needs	<u>\$14,000.00</u>
		\$22,000.00
15	Housing Counseling line item deleted. Included in Cost of Projects on financial statements	
16	Insurance line item adjusted to include only expenses not covered under a grant program (79.07% based on historical averages)	

INGHAM COUNTY LAND BANK AUTHORITY

**RESOLUTION TO AMEND THE 2016 BUDGET OF THE INGHAM COUNTY LAND BANK
FAST TRACK AUTHORITY**

RESOLUTION #15-

WHEREAS, the Land Bank Fast Track Act, 2003 PA 258, being MCL 124.751 *et seq.*, (Athe 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

WHEREAS, from time to time a need exists to amend an adopted budget, as is true for the 2016 budget; and

THEREFORE BE IT RESOLVED, that the Authority approves the expense decrease of \$9,251.00 per the attached proposed amended budget.

Aye:

Nay:



Communications Update December 2015

Strategy and Tactic Updates:

OBJECTIVE ONE: Increase understanding of the Ingham County Land Bank and its role in the community.

- STRATEGY ONE: Develop and implement processes and concepts for common communications functions including media, events, presentations, etc.
- STRATEGY SIX: Celebrate the Ingham County Land Bank's 10th anniversary.
 - TACTIC: Develop, design and distribute 2015 impact/10th anniversary report.
 - The team has developed a 10th anniversary impact report featuring Land Bank statistics and quotes from community members.
 - The impact report will be included in a December City Pulse publication.
 - TACTIC: Host 10-year anniversary party.
 - The Land Bank will host a 10-year anniversary party on December 8, 2015 from 4 p.m. to 6 p.m. at the Ash Street Redevelopment.
 - An electronic invitation has been sent and Land Bank employees have distributed invitations to their personal contacts.

OBJECTIVE TWO: Support home sales efforts and increase the number of homes sold. In 2015, we will focus on selling the remaining NSP2 homes as well as the South Lansing condominiums.

- STRATEGY ONE: Target LISA buyers to sell 20 LISA homes in 2014.
 - TACTIC: Assess and implement advertising and direct marketing efforts.
 - Ads and outreach featuring the remaining two NSP2 homes, 1225 Allen Street and 1142 Camp Street, are currently in circulation.

OBJECTIVE THREE: Increase visibility for vacant land, non-single family residential and commercial properties, investments and redevelopment projects.

- STRATEGY ONE: Perform audit of commercial properties.
 - TACTIC: Identify key commercial properties to promote.
 - The Land Bank and P&G teams have launched a non-single family residential property push targeting the following properties: North and Seager, Magnolia, Beaver and Center, Center and Liberty.
 - Commercial property fliers and signage have been developed and distributed.
 - A commercial property e-newsletter featuring the targeted commercial properties has been distributed to developers.

- The Land Bank and P&G teams are creating a project plan to target the Superintendent's House at the School for the Blind campus and Paro building.

Measurement of Success:

Homes and Properties Sold YTD: 26

- 1715 Bailey
- 119 W Grand River Ave
- 6155 Scotmar
- 2030 (2028) Clifton
- 734 Cawood
- 1216 W Ottawa
- 400 S Fairview Avenue
- 3704 Maybel Street
- 1409 W Mt Hope
- 807 Clayton
- 920 Hickory
- 1005 Poxson
- 422 S Magnolia Avenue
- 548 Norman
- 1730 Maisonette
- 1310 W Allegan
- 1616 Coleman
- 1139 W Maple
- 1135 Dakin
- 1417 N Jenison
- 326 Isbell Street
- 532 Tisdale Avenue
- 1512 E Kalamazoo
- 6141 Scotmar Drive
- 1220 Massachusetts Avenue
- 636 Julia Street

Homes with Accepted Offers as of November 26: 3

- 422 Adams Street
- 427 W. Randolph (Hosana House)
- 3426 W. Saginaw

Media Analysis: Analysis of the quality of media coverage and quantity of storytelling opportunities.

- Land Bank updates were included in the Leaders in Neighborhood and Community Service October email, below.

Land Bank Updates

Hardest Hit Demolitions are continuing at a rate of 3/day. 200 properties will have been demolished by 12/31/15. The remaining 40 properties can be purchased from private owners. If you have a property in your neighborhood that is vacant and neglected, please let the Land Bank know and they will investigate whether it can be a candidate for purchase and demolition.

The Land Bank highlighted the released report on the impact of Tax Foreclosure Auctions in Ingham County. Read Press Release and see full report [HERE](#)

The Land Bank has two fully renovated houses for sale both with 20% down payment assistance. See www.inghamlandbank.org for information.

The Land Bank garden program can support neighborhoods in maintaining a Land Bank vacant property. These supports can be applied to the recently demolished properties in the Hardest Hit program. Contact the Land Bank if your neighborhood is interested in a garden program on these parcels, which could be food production, or other plants such as flowers and trees.

- The Leaders in Neighborhood and Community Service organization meets to gather information on community needs on housing, homelessness, social services, employment, education, etc. as it relates to the Lansing community, low and moderate income individuals and families, homeless individuals and families including veterans, youth and other persons with special needs to prepare the plans for the City.
- Bridge Magazine published a story explaining the importance of land banks throughout the state.
 - Includes quote from Eric regarding county perspective.
 - Bridge Magazine is an online publication with the mission to inform Michigan citizens about their state, amplify their views and explore the challenges of civic life.
- The FOX 47 Morning Blend segment featured Jeff on Nov. 20 to discuss the role of the Ingham County Land Bank in the community.
 - Positive coverage that can be repurposed for social media.
 - Morning Blend gives the ability to tell a story using a unique three-minute video format, both on-air and online, on a consistent basis.

Media Clips:

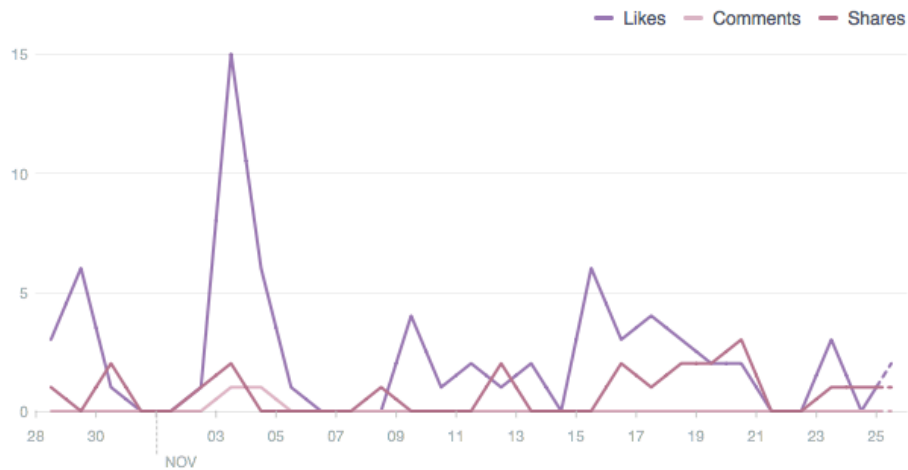
11/20/2015	FOX 47 Morning Blend	Ingham County Land Bank - 11/20/15	http://www.fox47news.com/entertainment/shows/the-morning-blend/ingham-county-land-bank-112015
11/12/2015	Bridge	How one plucky Michigan town is rebuilding its housing market	http://bridgemi.com/2015/11/how-one-plucky-michigan-town-is-rebuilding-its-housing-market/
11/2/2015	October LiNCS	Land Bank Updates	

Social Media Metrics:

- Current Facebook Fans: 1,694 Likes (up from 1,682).
- Current Twitter Followers: 981 (up from 973).

Likes, Comments, and Shares

These actions will help you reach more people.



BENCHMARK

Compare your average performance over time.

Likes

Comments

Shares

- Posts with the largest impressions this month include:
 - 1142 Camp Street
 - 4527 Pleasant Grove Road
 - Tips from the Department of Energy: Appliances
 - 1225 Allen Street
 - 1600 W. Willow
- There are no Facebook complaints to report this month. As a reminder, the current process for handling Facebook complaints is: Land Bank staff check SeeClickFix daily to address property questions or concerns and P&G and the Land Bank team work together to address each Facebook post.

INGHAM COUNTY LAND BANK
ACTIVITY REPORT
November 30, 2015

Property Inventory	Inventory as of 12/31/2014	Acquired as of 11/30/2015	Rental or Garden as of 11/30/2015	Demolished as of 11/30/2015	Sold as of 11/30/2015	Current Inventory as of 11/30/2015
Structures	344	13	(6)	(198)	24	129
Rentals	29	0	6	0	0	35
Gardens	109	0	2	3	0	114
Vacant Land	631	0	(2)	195	22	802
Commercial Rental	3	0	0	0	0	3
Commercial Vacant	14	0	0	0	0	14
Commercial	6	1	0	0	0	7
TOTAL(S)	1,136	14	0	0	46	1,104

Land Contracts (L/C)	Current L/C as of 11/30/2015
L/C Residential	19
L/C Commercial	2
L/C Total	21

Approved Line of Credit as of 11/30/2015	
Total Line of Credit	\$ 5,000,000.00
Obligated	\$ 4,525,000.00
Available Balance	\$ 475,000.00

For Sale (by Program)	Pending Sales as of 11/30/2015	Sold as of 11/30/2015	Current For Sale as of 11/30/2015
NSP1	0	1	0
NSP2	0	6	2
HOME	2	3	2
CDBG	1	3	2
LB	1	10	2
Eden Glen	0	1	15
TOTAL(S)	4	24	23

ICLB - For Sale								
Parcel #	Address	AMI	Program	Agent	Listing Exp.	Price	Accepted	Closing
33-01-01-22-281-061	1225 Allen Street	120%	NSP-2	Brian H.	3/3/2015	\$55,000		
33-01-01-10-327-021	1142 Camp Street	120%	NSP-2	Maggie G.	1/15/2016	\$45,000		
33-01-01-08-332-031	1132 Comfort Street	80%	HOME	Mitch C.	3/3/2015	\$80,000	\$80,000	
33-01-01-29-232-211	1025 Poxson Avenue	80%	HOME	Adriane L.	1/27/2016	\$62,600	\$62,600	
33-01-01-31-354-021	4817 Sylvester Avenue	80%	HOME	Adriane L.	4/1/2016	\$72,000		
33-01-01-32-302-005	4527 Pleasant Grove Road	80%	HOME	Brian H.	3/24/2016	\$78,000		
33-01-01-17-135-151	1705 S. Genesee Drive	80%	HOME	ICLB			Unfinished	
33-01-05-06-455-051 (061)	6057-61 Wise Road	80%	HOME	ICLB			Unfinished	
33-01-01-28-283-092	(623) Tisdale Avenue	80%	HOME	City			Unfinished	
33-01-01-20-411-001	(1603) Park Avenue	80%	HOME	City			Unfinished	
33-01-01-17-452-311	(1325) W Lenawee Street	80%	HOME	City			Unfinished	
33-01-01-08-428-291	1017 Princeton Avenue	80%	CDBG	Maggie G.	3/3/2015	\$69,000		
33-01-01-08-176-201	1600 W. Willow Street	80%	CDBG	Maggie G.	4/1/2016	\$60,000	\$80,000	
33-01-01-22-131-081	1035 Morgan Street	80%	CDBG	ICLB			Unfinished	
33-01-01-09-431-191	422 Adams Street	n/a	LB	Brian H.	1/22/2016	\$57,000	\$57,000	
33-01-01-08-176-461	1517 Redwood Street	n/a	LB	Adriane L.	4/1/2016	\$49,900		
33-01-05-08-202-011	6115 Yunker Street	n/a	LB	Maggie G.	1/16/2016	\$49,900		
33-01-01-31-203-061	3100 Glenbrook Drive	n/a	LB	ICLB		\$73,900*	Unfinished	
33-01-01-31-153-221	4012 Hillborn Avenue	n/a	LB	ICLB			Unfinished	
<i>As Is - Unrenovated</i>								
33-01-01-10-205-222	1631 Ohio Avenue	n/a	LB	ICLB		\$14,900*	unrenovated	
33-01-01-17-253-071	1314 W. Ionia	n/a	LB	ICLB		\$9,900*	unrenovated	
33-01-01-35-376-151	4627 Eastlawn Drive	n/a	LB	ICLB		\$17,500*	unrenovated	
33-01-01-22-280-001	1201 Lathrop Street	n/a	LB	ICLB		\$18,500*	unrenovated	
<i>Eden Glen Condominiums</i>								
33-01-05-10-227-041	1738 Maisonette Drive	n/a	LB	Adriane L.	11/13/2015	\$49,500		
33-01-05-10-227-030	6159 Scotmar Drive	n/a	LB	Maggie G.	5/6/2016	\$48,000		
33-01-05-10-227-020	6139 Scotmar Drive	n/a	LB	ICLB			Do Not Show	
33-01-05-10-227-076	1703 Maisonette Drive	80%	CDBG	n/a		\$49,500		
33-01-05-10-227-068	1723 Maisonette Drive	80%	CDBG	n/a		\$49,500		
33-01-05-10-227-061	1733 Maisonette Drive	80%	CDBG	Brian H.	10/30/2015	\$49,500		
33-01-05-10-227-064	1739 Maisonette Drive	80%	CDBG	Brian H.	10/30/2015	\$49,500		
33-01-05-10-227-078	1707 Maisonette Drive	80%	CDBG	Maggie G.	10/30/2015	\$49,500		
33-01-05-10-227-069	1725 Maisonette Drive	80%	CDBG	Adriane L.	10/28/2015	\$49,500		
33-01-05-10-227-063	1737 Maisonette Drive	80%	CDBG	Adriane L.	10/28/2015	\$49,500		
33-01-05-10-227-053	1745 Maisonette Drive (3 Bdm)	80%	CDBG	Adriane L.	10/28/2015	\$52,500		
33-01-05-10-227-002	6103 Scotmar Drive	80%	CDBG	Maggie G.	10/30/2015	\$49,500		
33-01-05-10-227-022	6143 Scotmar Drive	80%	CDBG	Joyce W.	10/30/2015	\$49,500		
33-01-05-10-227-007	6113 Scotmar Drive	80%	CDBG	Joyce W.	10/30/2015	\$49,500		
33-01-05-10-227-009	6117 Scotmar Drive (3 Bdm)	80%	CDBG			\$52,500		
33-01-05-10-227-017	6133 Scotmar Drive	80%	CDBG	Maggie G.	10/30/2015	\$49,500		
<i>2015 Tax Foreclosures</i>								
33-01-01-08-454-091	818 Holten Street	n/a	TF			\$55,000*		
33-01-01-15-478-111	501 Shepard Street	n/a	TF			\$49,900*		
33-01-05-05-376-111	5844 Valencia Blvd.	n/a	TF			\$50-53,000*		
33-01-05-10-205-133	6140 Beechfield Drive	n/a	TF			\$47,500*		

Last Updated: 12/1/2015 -- Saved on the L:\Sales Team\White Board Updates

Asterisk (*) indicates Broker Price Opinion

New Listing Agent

New Offer

Closing: 2nd week of December

New Listing Agent

New Offer

Closing: 1st-2nd week of December

Ingham County Land Bank - Side Lot Tracking - Application Pending Close

#	Parcel ID #	Street Address	City/State/Zip	ICLB Program	Price	Application Name	Date Received	Application Status
1	33-01-01-10-411-171	E. Grand River (1548)	Lansing, MI 48906	NSP-2 PI 1	\$ 860.00	Earl V. Fraker	6/18/2015	Pending Grant Close Out
2	33-01-01-08-255-051	(v/l) Roselawn Avenue	Lansing, MI 48915	LUR - 2010	\$ 860.00	Brenda Mills	4/10/2015	Sale Cancelled
3	33-01-01-10-153-061	Ballard Road (1546)	Lansing, MI 48906	NSP-2 PI 1	\$ 860.00	Ben DeGroot	6/30/2015	Pending Grant Close Out
4	33-01-01-08-476-041	MLK Jr Blvd (912)	Lansing, MI 48915	HHF - Round 2	\$ 860.00	Lawton Hiner	7/31/2015	Pending Grant Close Out
5	33-01-01-09-307-031	N. Pine (1022)	Lansing, MI 48910	HHF - Round 2	\$ 860.00	Theodore Reuschel	6/22/2015	Pending Grant Close Out
6	33-01-01-09-307-131	W. Killborn (512)	Lansing, MI 48906	HHF - Round 2	\$ 860.00	Angeline McAllister	5/6/2015	Pending Grant Close Out
7	33-01-01-08-409-431	W. Maple Street (1215)	Lansing, MI 48915	NSP-2	\$ 1,596.00	Andrew Garza	7/17/2014	Sale Cancelled
8	33-01-01-05-455-291	N. MLK Blvd. (931)	Lansing, MI 48915	HHF - Round 2	\$ 860.00	Stephan Williams	8/14/2015	Pending Grant Close Out
9	33-01-01-28-432-121	Denver Avenue (713)	Lansing, MI 48910	HHF - Round 1	\$ 860.00	Jason Dale	8/11/2015	Pending Grant Close Out
10	33-01-01-28-334-031	Astor Avenue (218)	Lansing, MI 48910	HHF - Round 1	\$ 860.00	Joseph Sheerin	8/15/2015	Pending Grant Close Out
11	33-01-01-10-303-181	N High Street (1115)	Lansing, MI 48906	NSP-2 Demo	\$ 860.00	Eduardo Alvarado	8/18/2015	Pending Grant Close Out
12	33-01-01-10-181-211	Massachusetts Avenue (1214)	Lansing, MI 48906	NSP-2 PI 1	\$ 860.00	Arno Keaton	3/27/2015	Pending Grant Close Out
13	33-01-01-29-426-241	Dunlap Street (712)	Lansing, MI 48910	HHF Round 1	\$ 860.00	Michael Wickley	8/14/2015	Pending Grant Close Out
15	33-01-01-14-305-181	S. Hayford Avenue (235)	Lansing, MI 48912	HHF Round 3	\$ 860.00	Michael Spitzley	9/18/2015	Pending Grant Close Out
16	33-01-01-16-108-171	N. Walnut (521)	Lansing, MI 48906	HHF - Round 8	\$ 1,000.00	Joe Vitale	3/20/2015	Pending Grant Close Out
17	33-01-01-10-154-311	E. Grand River (1005)	Lansing, MI 48906	NSP-2 PI 1	\$ 860.00	Peter Gearhart	9/28/2015	Pending Grant Close Out
18	33-01-01-10-154-311	E. Grand River (1005)	Lansing, MI 48906	NSP-2 PI 1	\$ 860.00	Isaac Francisco	9/28/2015	Pending Grant Close Out
19	33-01-01-29-476-301	Loa Street (911)	Lansing, MI 48910	HHF - Round 1	\$ 860.00	Roy Mireles	7/23/2015	Pending Grant Close Out
20	33-01-01-31-478-193	No Street Frontage	Lansing, MI 48911	2009 - LUR	\$ 860.00	Jason Stahlman	6/12/2015	TC Ordered 11/17/15
21	33-01-01-08-201-151f	Greenwood Avenue (1304)	Lansing, MI 48915	HHF - Round 5	\$ 860.00	Gary Lieberman	9/15/2015	Pending Grant Close Out
22	33-01-01-22-282-121	Shepard Street (1243)	Lansing, MI 48912	HHF - Round 6	\$ 860.00	Antoinette Crabbe	9/3/2015	PA Sent 11/9/2015
23	33-01-01-21-427-105	Linval Street (1418)	Lansing, MI 48910	HHF - Round 4	\$ 860.00	Frances Pasch	9/23/2015	PA Sent 11/9/2015
24	33-01-01-04-106-331	Fairfield Avenue (511)	Lansing, MI 48906	HHF - Round 2	\$ 860.00	Roxanne Sellers	5/13/2015	Pending Grant Close Out

Ingham County Land Bank - Side Lot Tracking - Application Closed

#	Parcel ID #	Street Address	City/State/Zip	ICLB Program	Price	Application Name	Date Sold	Application Status
1	33-01-01-10-482-041	714 Mahlon	Lansing, MI		\$ 2,095.00	Jon Getchel	1/28/2015	Closed
2	33-01-01-06-129-101	3214 Westmont Avenue	Lansing, MI		\$ 1,000.00	Niurka Lopez	2/26/2015	Closed
3	33-01-05-10-176-181	(v/l) No Street Frontage	Lansing, MI		\$ 4,500.00	Holiday Park Realty, LLC	2/26/2015	Closed
4	33-01-01-32-481-011	4809 Delbrook Ave.	Lansing, MI		\$ 500.00	Raleigh Jones	3/25/2015	Closed
5	33-01-01-16-101-021	N. Sycamore (623)	Lansing, MI		\$ 900.00	Joe Vitale	4/20/2015	Closed
6	33-01-01-15-355-161	S. Pennsylvania Ave. (500)	Lansing, MI		\$ 2,000.00	Joe Vitale	4/20/2015	Closed
7	33-01-01-31-476-051	Ingham Street (4801)	Lansing, MI		\$ 1,390.00	Yolanda Delgado	4/29/2015	Closed
8	33-01-01-31-476-051	Ingham Street (4801)	Lansing, MI		\$ 6,490.00	Josh Martelli	4/29/2015	Closed
9	33-01-01-15-408-061	(v/l) E. Kalamazoo	Lansing, MI		\$ 941.00	J. Daniel Enquist	5/5/2015	Closed
10	33-01-01-17-204-221	W. Saginaw Street (1205)	Lansing, MI		\$ 878.00	Marziya Toghyan	5/7/2015	Closed
11	33-02-02-29-256-001	(v/l) Aztec Way	Okemos, MI		\$ 1,200.00	Mary Govoni	5/26/2015	Closed
12	33-01-01-10-205-191	(v/l) Ohio Avenue	Lansing, MI 48906	LUR - 2014	\$ 1.00	Kentz Schultz	6/10/2015	Closed
13	33-19-10-08-202-012	Center Street (320)	Mason, MI		\$ 5,000.00	TA Forsberg	7/16/2015	Closed
14	33-19-10-08-202-012	W. Columbia (409)	Mason, MI		\$ 5,000.00	TA Forsberg	7/16/2015	Closed
15	33-01-01-08-331-011	(v/l) Cawood Street	Lansing, MI 48915	LUR - 2006	\$ 860.00	Carl Price	9/9/2015	Closed
16	33-01-01-05-351-071	Melvin Court (2110)	Lansing, MI 48917	NSP-2 Demo	\$ 860.00	Helen Fitzgerald	9/23/2015	Closed
17	33-01-01-04-102-351	(v/l) W. Sheridan Road	Lansing, MI 48906	LUR - 2014	\$ 860.00	Aidan Sprague-Rice	9/28/2015	Closed
18	33-01-01-31-254-061	Fielding Drive (3002)	Lansing, MI 48911	CDBG Demo	\$ 860.00	Shaun Williams	10/5/2015	Closed
19	33-01-01-22-352-241	Lyons Avenue (1727)	Lansing, MI 48910	GLHC - 2009	\$ 860.00	John A. Wagner	10/5/2015	Closed
20	33-01-01-17-451-111	W. Lenawee Street (1234)	Lansing, MI 48915	LUR - 2011	\$ 860.00	Tacey Trisha	10/30/2015	Closed
21	33-01-01-21-477-090	Isbell Street (541)	Lansing, MI 48910	NSP-2	\$ 860.00	Louis Crenshaw	11/5/2015	Closed
22	33-01-01-09-326-101	W. Grand River Avenue (310)	Lansing, MI 48906	-	\$ 15.00	Ray Dombrowski	11/6/2015	Closed

Last Updated: 12/1/15 -- Saved on the L:\Sales Team\Vacant Lots\Sale Documents\Updated Documents\Residential Side Lot - Sales Tracking

User: JEFF

CHECK DATE FROM 11/01/2015 - 11/30/2015

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Check Date	Check	Vendor Name	Amount
Bank GEN			
11/05/2015	12664	BOLLE CONTRACTING, INC	113,300.00
11/05/2015	12665	NITIKA TAYLOR-PIERCE	147.79
11/10/2015	12666	BOARD OF WATER & LIGHT	1,023.05
11/10/2015	12667	BOARD OF WATER & LIGHT	510.33
11/10/2015	12668	CONSUMERS ENERGY	276.83
11/10/2015	12669	CONSUMERS ENERGY	332.03
11/10/2015	12670	CONSUMERS ENERGY	207.13
11/10/2015	12671	CONSUMERS ENERGY	52.03
11/10/2015	12672	CHARTER TOWNSHIP OF LANSING	27.17
11/10/2015	12673	INGHAM COUNTY REGISTER OF DEEDS	28.00
11/10/2015	12674	BESCO WATER TREATMENT, INC.	37.06
11/10/2015	12675	LANSING CITY TREASURER	200.00
11/10/2015	12676	GREATER LANSING ASSOCIATION OF REAL	300.00
11/10/2015	12677	REZUBERANT DESIGN	129.00
11/10/2015	12678	CITY PULSE	92.70
11/10/2015	12679	DBI BUSINESS INTERIORS	44.89
11/10/2015	12680	HASSELBRING CLARK CO	333.29
11/10/2015	12681	ULINE	178.22
11/10/2015	12682	THE SHERWIN-WILLIAMS CO.	18.49
11/10/2015	12683	DISCOUNT LOCKSMITH SERVICES	58.00
11/10/2015	12684	DISCOUNT CARPET WAREHOUSE	1,013.73
11/10/2015	12685	MCDANIELS KITCHEN AND BATH	3,827.61
11/10/2015	12686	MICHIGAN WILDFLOWER FARM	375.25
11/10/2015	12687	BWB CLEANING	130.00
11/10/2015	12688	COMMERCIAL CLEANING	1,530.48
11/10/2015	12689	DELAU FIRE SERVICES	471.88
11/10/2015	12690	ETC	705.00
11/10/2015	12691	J & J HARDWOODS, INC.	13,460.00
11/10/2015	12692	ALPHA & OMEGA CHIMNEY & MASONRY SER	390.00
11/10/2015	12693	HOLDERS HEATING & AIR	125.00
11/10/2015	12694	PRECISION PIPING LLC	14,975.00
11/10/2015	12695	BB CONTRACTING	11,324.50
11/10/2015	12696	RED CEDAR CONSULTING, LLC	5,539.00
11/10/2015	12697	BOLLE CONTRACTING, INC	128,400.00
11/10/2015	12698	BOLLE CONTRACTING, INC	6,950.00
11/10/2015	12699	SECOND CHANCE EMPLOYMENT	810.00
11/10/2015	12700	SCHUMACHER'S FOUR SEASONS	12,207.00
11/10/2015	12701	HOLISTIC LANDSCAPE, INC	1,050.00
11/10/2015	12702	ALL STAR SNOW REMOVAL	750.00
11/10/2015	12703	ROXANNE CASE	180.05
11/10/2015	12704	JOHN KROHN	359.15
11/10/2015	12705	DENNIS GRAHAM	545.60
11/12/2015	12706	MICHIGAN INSURANCE COMPANY	1,344.00
11/18/2015	12707	ROY A MYERS	1,350.00
11/24/2015	12708	BOARD OF WATER & LIGHT	482.24
11/24/2015	12709	BOARD OF WATER & LIGHT	672.92
11/24/2015	12710	BOARD OF WATER & LIGHT	553.49
11/24/2015	12711	CONSUMERS ENERGY	230.33
11/24/2015	12712	CHARTER TOWNSHIP OF LANSING	65.53
11/24/2015	12713	SAM'S CLUB	45.00
11/24/2015	12714	COMCAST	231.90
11/24/2015	12715	VERIZON WIRELESS	196.18
11/24/2015	12716	CLARK HILL	125.00
11/24/2015	12717	CAPITAL ONE COMMERCIAL	1,322.39
11/24/2015	12718	HOME DEPOT CREDIT SERVICES	331.26
11/24/2015	12719	GRANGER LANDSCAPE SUPPLY	57.50
11/24/2015	12720	GRANGER CONTAINER SERVICE	1,381.90
11/24/2015	12721	BESCO WATER TREATMENT, INC.	202.33
11/24/2015	12722	BS&A SOFTWARE	237.00
11/24/2015	12723	DBI BUSINESS INTERIORS	107.51
11/24/2015	12724	COHL, STOKER & TOSKEY, P.C.	1,394.15
11/24/2015	12725	KUNTZSCH SOLUTIONS	2,156.25
11/24/2015	12726	GRAVITY WORKS DESIGN, LLC	7,680.00
11/24/2015	12727	OLD TOWN COMMERCIAL ASSOCIATION	250.00
11/24/2015	12728	CITY PULSE	879.30
11/24/2015	12729	PIPER & GOLD PUBLIC RELATIONS	6,622.06
11/24/2015	12730	LAFONTAINE FORD, INC	406.53
11/24/2015	12731	KWIK CAR WASH	8.99
11/24/2015	12732	LANSING ICE & FUEL	491.56
11/24/2015	12733	VET'S ACE HARDWARE	42.33
11/24/2015	12734	AC 7 E RENTALS, INC	253.00
11/24/2015	12735	COMPOST KATIE	48.00
11/24/2015	12736	HAMMOND FARMS LANDSCAPE SUPPLY INC	1,660.00
11/24/2015	12737	EDEN GLEN CONDO ASSOCIATION	13,020.00
11/24/2015	12738	FAIRFIELD PLACE CONDOMINIUM ASSOC	200.00
11/24/2015	12739	CAPITAL EQUIPMENT & SUPPLY	35.21
11/24/2015	12740	MIDWEST POWER EQUIPMENT	26.98
11/24/2015	12741	OVERHEAD DOOR OF LANSING	102.22

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CHECK DATE FROM 11/01/2015 - 11/30/2015

Page: 2/2

Check Date	Check	Vendor Name	Amount
11/24/2015	12742	AMERICAN RENTALS INC.	90.00
11/24/2015	12743	BWB CLEANING	130.00
11/24/2015	12744	COMMERCIAL CLEANING	400.00
11/24/2015	12745	SWAT ENVIRONMENTAL	695.00
11/24/2015	12746	KEBS, INC.	1,300.00
11/24/2015	12747	J & J HARDWOODS, INC.	12,200.00
11/24/2015	12748	DAVIS GLASS & SCREEN	195.86
11/24/2015	12749	ROOTER EXPRESS	517.00
11/24/2015	12750	J & A DRAIN CLEANERS	250.00
11/24/2015	12751	ROYAL PAINT COMPANY	17,450.00
11/24/2015	12752	KWIK REPO INC	4,730.00
11/24/2015	12753	DICK CORTRIGHT	215.00
11/24/2015	12754	MASTERWORK, L.L.C.	34,863.00
11/24/2015	12755	MASTERWORK, L.L.C.	32,166.00
11/24/2015	12756	MCKISSIC CONSTRUCTION	12,575.00
11/24/2015	12757	MCKISSIC CONSTRUCTION	1,875.00
11/24/2015	12758	SCHUMACHER'S FOUR SEASONS	3,194.00
11/24/2015	12759	HOLISTIC LANDSCAPE, INC	1,050.00
11/24/2015	12760	ALL STAR SNOW REMOVAL	750.00
11/24/2015	12761	LAKE STATE LAWN-LANDSCAPING & SNOW	5,760.00
11/24/2015	12762	FRITZY'S LAWN & SNOW	3,535.00
11/24/2015	12763	NORTHWEST INITIATIVE	2,850.00
11/24/2015	12764	DENNIS GRAHAM	459.95
11/24/2015	12765	JOHN KROHN	297.85
11/24/2015	12766	Void	0.00 V
11/24/2015	12767	BOLLE CONTRACTING, INC	107,800.00

GEN TOTALS:

Total of 104 Checks:	611,976.98
Less 1 Void Checks:	0.00
Total of 103 Disbursements:	611,976.98