

PUBLIC NOTICE

Chair
ERIC SCHERTZING
Vice-Chair
KARA HOPE

Appointed Members
DEB NOLAN, Treasurer
BRIAN MCGRAIN, Secretary
REBECCA BAHAR COOK

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, FEBRUARY 2, 2015 AT 5:00 P.M., IN THE PERSONNEL CONFERENCE ROOM (D&E), HUMAN SERVICES BUILDING, 5303 S. CEDAR, LANSING

Agenda

Call to Order

Additions to the Agenda

Limited Public Comment – 3 minutes per person

1. Community Projects Update
 - a.) 1112 Prospect Street – Demolition and Future Neighborhood Park Site
2. Election of Officers – Motion
 - a.) Chair is County Treasurer per Section 4 of the Intergovernmental Agreement
 - b.) Vice Chair
 - c.) Secretary
 - d.) Treasurer
3. Resolution to approve the sale of 400 S. Fairview, Lansing, MI to Ray Jones for use as a residential rental property
4. Resolution to approve Ingham County Land Bank's employees be added to Ingham County's self-insured dental and vision plans
5. Resolution to Accept \$6 million in Help for Hardest Hit funds from the Michigan Homeowner Assistance Nonprofit Housing Corporation to be used for blight elimination in the City of Lansing
6. Property maintenance, renovation & development
 - a. Residential Property Update-Dashboard
 - b. Garden Program Update – Dashboard
 - c. Completed and Pending Sales
 - d. General legal update- Counsel
7. Accounts Payable & Monthly Statement
 - a. Accounts Payable Approval – December 2014 and January 2015
 - b. Monthly Statement – November 2014
8. Chairman & Executive Director Comments

Announcements

Public Comment – 3 minutes per person

Adjournment

**INGHAM COUNTY LAND BANK
FAST TRACK AUTHORITY**

December 1, 2014
Minutes

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

Members Absent: None

Others Present: Jeff Burdick, Tim Perrone

The meeting was called to order by Chairperson Schertzing at 5:01 p.m. in Conference Room D & E of the Human Services Building, 5303 S. Cedar, Lansing.

Approval of the November 3, 2014 Minutes

MOVED BY COMM. NOLAN, SUPPORTED BY COMM. HOPE, TO APPROVE THE NOVEMBER 3, 2014 MINUTES. MOTION CARRIED UNANIMOUSLY.

Additions to the Agenda: The Board requested a discussion of the budget and future direction of the Land Bank to occur in the Chairman and Executive Director Comments section of the agenda.

Limited Public Comment: None

1. Community Projects Update
Delta Institute Deconstruction Market Barriers Report

Chairman Schertzing informed the Board that Delta Institute's report regarding the market barriers and opportunities for an established deconstruction program in the greater Lansing area is due to be released in draft form in late December/early January.

2. 2015 Meeting Schedule

MOVED BY COMM. BAHAR COOK, SUPPORTED BY COMM. McGRAIN, TO APPROVE THE 2015 BOARD MEETING SCHEDULE WITH THE AMENDMENT OF MOVING THE APRIL 6, 2015 MEETING TO MARCH 30, 2015.

MOTION CARRIED UNANIMOUSLY.

3. Resolution to approve the sale of the vacant lot at 404 N. Sycamore to the adjacent property owner

MOVED BY COMM. BAHAR COOK, SUPPORTED BY COMM. HOPE, TO APPROVE THE SALE.

Comm. McGrain expressed concern with selling vacant lots on corners to adjacent property owners, noting that this is not good planning practice, especially in dense neighborhood areas. Executive Director Burdick stated that the lot is too small to develop.

MOTION CARRIED UNANIMOUSLY.

4. Resolution to accept NSP 2 Program Income Round 1 grant from MSHDA for the demolition of 12 single-family structures in Lansing's Northtown neighborhood

MOVED BY COMM. BAHAR-COOK, SUPPORTED BY COMM. HOPE, TO APPROVE ACCEPTING THE NSP 2 PROGRAM INCOME ROUND 1 GRANT FROM MSHDA.

Executive Director Burdick explained this grant would allow for the demolition of 12 blighted structures in the Northtown neighborhood, with four of these structures being deconstructed prior to demolition. He pointed out the map and list of properties in the agenda packet as a reference for which houses would be demolished. Comm. McGrain recommended notifying City Council Member Jody Washington of the proposed demolitions, as this is her jurisdiction.

MOTION CARRIED UNANIMOUSLY.

5. ICLBA Public Relations – update item

Executive Director Burdick stated that the ICLBA Public Relations update was included in the meeting packet.

6. Property Maintenance, Renovation & Development
 - 6a. Residential and Commercial Property Update – Dashboard

Executive Director Burdick stated the dashboard was included in the meeting packet.

- 6b. Garden Program Update – Dashboard

Executive Director Burdick stated the dashboard was included in the meeting packet.

- 6c. Completed and Pending Sales

Executive Director stated that the sales reports were included in the meeting packet.

- 6d. General Legal Update - Counsel

Tim Perrone stated the Land Bank has several land contract forfeiture proceedings pending.

7. Accounts Payable & Monthly Statement

7a. Accounts Payable Approval – November, 2014

MOVED BY COMM. MCGRAIN, SUPPORTED BY COMM. NOLAN, TO APPROVE THE ACCOUNTS PAYABLE FOR NOVEMBER, 2014. MOTION CARRIED UNANIMOUSLY.

7b. Monthly Statement – October 31, 2014

The October 2014 monthly financial statement was received and placed on file. Comm. Nolan noted that the financial statements do not match the budget. Executive Director Burdick stated that he would change the format to better reflect the budget for 2015 financial statements.

8. Chairman and Executive Director Comments

8a. Budget and Strategic Plan for Land Bank.

Comm. Nolan stated that, considering that NSP funds are exhausted, the Land Bank needs to determine how it should move forward. She requested a ½ day session in which the Land Bank staff present to the Board a 3-5 year forecasting strategic plan for the Land Bank. A date for this session was not determined but it was decided that it would be best for it to occur in the first quarter of 2015.

Announcements: None

Limited Public Comment: None

The meeting adjourned at 6:13 p.m.

Respectfully submitted,
Jeff Burdick

Appointed Members

KARA HOPE, Vice-Chair

DEB NOLAN, Treasurer

BRIAN McGRAIN, Secretary

REBECCA BAHAR-COOK



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 2015 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 2, 2015

March 2, 2015

March 30, 2015

May 4, 2015

June 1, 2015

July 6, 2015

August 3, 2015

October 5, 2015

November 2, 2015

December 7, 2015





January 28, 2015

To: Ingham County Land Bank Board Members

From: Jeff Burdick, Executive Director

Subject: Request to purchase 400 S. Fairview, Lansing, MI by Raynard Jones

Raynard Jones has signed a purchase agreement to buy the Land Bank-owned home located at 400 S. Fairview in Lansing, Michigan. Mr. Jones 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 the purchase agreement and the estimated list of repairs to the house completed by Mr. Jones regarding this property.

This property was foreclosed on for property taxes in 2011 and has been in the Land Bank inventory since January 2012. It was included in the Land Bank's PROP program and was priced at \$14,000 per an appraisal done in 2012, but did not receive any offers. It is located directly adjacent to the E. Kalamazoo Avenue corridor on Lansing's east side on the southwest corner of E. Kalamazoo and S. Fairview. Because of its highly visible location, it is imperative that the structure be well renovated and maintained.

Staff Recommendation: Staff recommends approval of the sale of 400 S. Fairview to Raynard Jones for \$6,000.00 with a reverter clause stating that an occupancy permit from the City of Lansing must be received within 18 months of the closing.

INGHAM COUNTY LAND BANK

OFFER TO PURCHASE REAL ESTATE

Dated December 12, 2014 A.M./P.M.

1. BUYERS OFFER

The undersigned, Spartan Investment & Realty Group, LLC
(Please print as you wish names to appear on final papers)

hereinafter called The BUYER, HEREBY OFFERS TO BUY FROM Ingham County Land Bank Fast Track Authority (sellers) THE FOLLOWING PROPERTY

Commonly known as : 400 S. Fairview Avenue, Lansing, MI 48912
(Address)

also described as:

E 94 FT LOT 157 LESLIE PARK SUB

Property tax ID number: 33-01-01-14-352-221 subject to any existing building and use restrictions, zoning ordinances, and easements for the sum of: Six Thousand --zero/100thsDollars (\$6,000.00) and closing costs.

2. THE TERMS OF PURCHASE SHALL BE INDICATED BY "X" BELOW (Other unmarked items of purchase do not apply)

☒ CASH The full purchase price upon execution and delivery of Warranty Deed. Payment of such money shall be made in cash, certified check, or bank money order.

☐ NEW MTG The full purchase price upon execution and delivery of Warranty Deed contingent upon Buyer's ability to obtain a _____/yr. _____ Mortgage commitment in the amount of \$ _____ on or before _____, which Buyer agrees to apply for and accept promptly if tendered.

☐ CONTRACT INSERT upon execution and delivery of Land Contract, wherein the balance of INSERT shall be payable in monthly installments of INSERT or more including interest at INSERT % per annum, interest to start on date of closing and the first such payment to become due thirty (30) days after closing date.

3. Other Provisions: ☐ NONE

See Paragraph 22

4. ALL IMPROVEMENTS AND APPURTENANCES ARE INCLUDED in the purchase price, including now in or on the property, the following: T.V. antenna and complete rotor equipment; lighting fixtures and their shades; utility structures; all plantings; fence(s)

Additional Items: NONE

5. TAXES FOR THE PURPOSE OF THIS AGREEMENT: Real estate taxes billed before the close of sale are to be paid by the seller. The buyer shall pay all real estate taxes billed on or after close of sale. Real estate taxes shall be prorated on a calendar year basis with the Seller charged from January 1 to the date of closing. If the current tax bills are not yet issued, the tax amount will be estimated by using the millage rate and taxable value at the time of closing.

Any unbilled public improvements/special assessments outstanding at the time of closing shall be the responsibility of the Buyer. Seller shall pay any current municipal charges for water and sewage to the date of occupancy.

PRORATED ITEMS: Interest, rents, association fees, if any, will be prorated to the date of closing

Additional items: NONE ☐

Subject to the foregoing prorations, delinquent real estate taxes and current installments of special assessments, except perpetual assessments, (i.e. garbage, lighting, fire protection.), which are billed on or before the closing date, shall be paid by the Seller. Real estate taxes billed after the date of closing shall be the responsibility of the Buyer.

6. Escrow closing fee to *Capital Fund Title Services, LLC* to be split by both parties.
(NOTE: the closing fee DOES NOT include other miscellaneous closing costs.)

7. SALE TO BE CLOSED no later than, January 30, 2015

8. OCCUPANCY TO BE GIVEN zero (0) days after close of sale, subject to right of present tenants, if any. From the date of closing to the date of vacating Seller shall pay the sum of zero Dollars (\$0.00) per day to Buyer. These funds are to be handled directly between the Buyer and Seller outside of closing. Any utilities shall remain in the name of the Seller until time of vacating and Seller shall be responsible for all of those utilities. Buyer shall assume all risk for loss or damage to the premises not caused by act of Seller during the period of time Seller occupies the premises following the date of closing.

9. If the property herein is a split from a larger parcel of land. "The grantor grants to the grantee the right to make zero (0) division(s) under Section 109 of the Land Division Act, Act No. 288 of the Public Acts of 1967". Sellers acknowledge that seller is aware of seller's obligation to timely file Michigan Department of Treasury form L04260A with the Assessor of the City or Township in which the land is located.

10. FOR VALUABLE CONSIDERATION, BUYER gives the above named Seller 15 days to accept this offer and agrees that this offer when signed by both Buyer and Seller will constitute a binding agreement upon them and herewith deposits with the Seller Five-Hundred ----- and 00/100ths Dollars (\$500.00), evidencing Buyer's good faith. Said deposit shall be applied toward the purchase price upon consummation of this agreement.

GENERAL CONDITIONS

11. All services and expenses related to but not limited to matters of survey, credit report, zoning, solid boring, franchising, use permits, drain easements, rights of way, etc. are to be secured and paid for by the Buyer unless otherwise specified as set forth in Paragraph 3 or 22 hereof, or any addendum hereto.

12. Seller shall provide and be responsible for any necessary fire and extended coverage insurance until sale is closed. Buyer if required shall provide and be responsible for fire and extended coverage insurance as of the closing.

13. PRORATIONS: Rent and insurance, if assigned, interest on any existing land contract, mortgage or other lien assumed by the Buyer, and City and County taxes as outlined in Paragraph 5 shall be adjusted to the date of closing of the sale.

14. SELLER'S will provide a commitment for an ALTA Homeowner's Policy of Title insurance issued by *Capital Fund Title Services, LLC* in an amount not less than the purchase price, without expense to the Buyer, unless otherwise agreed.

15. IF THE CLOSING OF THE SALE IS DELAYED because of surveying or title defects which can readily be corrected, the time of closing shall be extended up to thirty (30) days.

16. If this offer is not accepted, title is not marketable or insurable, or if the terms of purchase are contingent upon Buyer obtaining a new mortgage and should fail to obtain such, or if sale is on contract subject to the sale of such contract and such sale should fail, or any other contingency shall be specified which cannot be met, buyers good faith deposit shall be refunded forthwith. In the even of default by Buyer, all deposits made hereunder may be forfeited to Seller as liquidated damages for the failure of Buyer to perform his agreement, or Seller may elect to retain such deposits as part payment of the purchase price and pursue his legal or equitable remedies against Buyer.

17. The covenants herein shall be binding upon the insured to the benefit of the heirs, executors, administrators, successors and assigns of the parties hereto.

18. This agreement and the agreed upon Declaration of Restrictive Covenant supersedes any and all understandings and agreements and constitutes the entire agreements between the parties hereto and no oral representations or statements shall be considered a part hereof. Buyer acknowledges that he has inspected the premises covered hereby and that he accepts it in its present condition except as may be specified herein. This agreement maybe modified only in writing-signed by all parties.

19. STATE AND COUNTY REAL ESTATE TRANSFER TAX. The SELLER will be charged at closing, unless otherwise agreed upon, for the county real estate transfer tax/revenue stamps (\$.55 per \$500.00 base on the Sale Price) and the state real estate transfer tax/revenue stamps (\$3.75 per \$500.00 base on the Sale Price) at the time of closing (if any transfer taxes apply to this transaction)

20. MAINTENANCE: Between the date of the contract and the date of the closing, the property, including lawn, shrubbery, pool (if any) and snow removal shall be maintained by the Seller in the condition as it existed as of the date of the contract, ordinary wear and tear excepted.

21. It is agreed by the parties to this agreement, that as required by law, discrimination because of race, creed, color, national origin, sex, marital status, religion, age or handicap by said parties, in respect to the sale or lease of the subject property, is prohibited.

22. ADDITIONAL CONDITIONS IF ANY:

1: This conveyance is made subject to the following right of reverter running with the land: If Grantee fails to renovate the dwelling located upon the property to a habitable condition allowing for legal occupancy as determined by the City of Lansing within eighteen (18) months from the date of execution of this conveyance, then the property shall automatically revert to the Ingham County Land Bank Fast Track Authority in fee simple title and Grantee shall forfeit any and all consideration paid to Grantor.

2: This conveyance is made subject to the approval of the Ingham County Land Bank Board of Directors.

3: This offer is contingent upon satisfactory inspections of the property by licensed contractor and/or inspector(s) of Buyer(s) choice. Buyer(s) have the right to terminate this contract if they are not satisfied with the results of the inspections by giving the Seller written notice within 15 business days after this contract is fully executed.

4: Said property is to be sold free and clear of all encumbrances not specified in this agreement, by good and marketable title, with full possession to said property available to Buyer at close of sale.

23. RECEIPT IS ACKNOWLEDGED BY BUYER OF A COPY OF THIS AGREEMENT.

DATE December 12, 2014 A.M/P.M

In the Presence of:

X

Shirel Jones

Spartan Investment & Realty Group, LLC
By Raynard Jones, Manager BUYER

X

X

BUYER

BUYERS ADDRESS 3720 Stratford Ave, Lansing, MI 48911

Phone: (Res) 347-404-1115 (Office) _____

24. THE FORGOING OFFER IS HEREBY ACCEPTED with these additional conditions: NONE

25. SELLER ACKNOWLEDGES RECEIPT OF A COPY OF THIS AGREEMENT.

DATE 1-14, 2015 A.M/P.M

In the Presence of:

X

Paul Van Z

X

Chris SELLER

X

X

SELLER

3024 TURNER ST.
SELLERS ADDRESS: 422 Adams Street, Lansing, Michigan, 48906

Phone: (517) 267-5221 Fax: (517) 267-5224

26. RECEIPT IS HEREBY ACKNOWLEDGED BY BUYER of the Seller's acceptance of Buyer's offer.
In the event Seller's acceptance was conditioned upon changes as set forth above or set forth in attached addendum, The Buyer agrees to accept said changes, all other terms and conditions remain unchanged.

DATE _____, 20__ A.M/P.M

In the Presence of:

X

X

BUYER

X

X

BUYER

LABOR	PRICE
INTERIOR	
Demo	\$250.00
Interior Carpentry	
Framing	\$0.00
Door Replacement/Repair	\$600.00
Window Replacement/Repair	\$250.00
Other Carpentry	\$200.00
Drywall Replacement & Repair	\$150.00
Plumbing	
Rough	\$400.00
Finish	\$500.00
Electrical	
Rough	\$0.00
Finish	\$0.00
HVAC	
Rough	\$0.00
Finish	\$1,500.00
Painting	\$2,500.00
Flooring	
Carpet	\$0.00
Hardwood	\$1,500.00
Tile	\$0.00
Vinyl	\$400.00
Kitchen	
Cabinet Installation	\$2,000.00
Countertop Installation	\$600.00
Appliances Installation	\$250.00
Trim Work	\$0.00
House Cleaning	\$150.00
EXTERIOR	
Roofing	
Roof Maintenance	\$300.00
Roof Replacement	\$0.00
Soffits/Fascia	\$0.00
Gutters	\$0.00
Exterior Carpentry	
Sliding	\$250.00
Exterior Trim	\$250.00
Decks	\$500.00
Landscaping	\$100.00
Territe Inspection/Treatment	\$0.00
Garage/Garage Doors/Driveway	\$1,750.00
Foundation/Structural	\$0.00
TOTAL:	\$14,400.00

MATERIALS	PRICE
GENERAL	
Permits	\$0.00
Dumpster	\$0.00
INTERIOR	
Framing Lumber	\$0.00
Drywall	\$0.00
Finish Carpentry	
Doors	\$0.00
Windows	\$0.00
Finish Electrical	
Light Fixtures	\$225.00
Fan Fixtures	\$0.00
Finish Plumbing	
Hot Water Heater	\$500.00
Toilets	\$100.00
Sinks	\$150.00
Faucets	\$150.00
Flooring	
Tile	\$0.00
Carpet	\$0.00
Pad	\$0.00
Hardwood	\$0.00
Vinyl	\$100.00
Trim	\$0.00
Kitchen	
Appliances	\$1,600.00
Cabinets	\$0.00
Countertops	\$0.00
Backsplash	\$0.00
Garbage Disposal	\$150.00
Bathrooms	
Vanities	\$250.00
Bath Hardware	\$50.00
Shower/Tub	\$500.00
Tile	\$0.00
Washer/Dryer	\$750.00
Finishing Touches	
Door Knobs/Deadbolts	\$100.00
Switches	\$30.00
Receptacles	\$50.00
Switch Plates	\$10.00
Outlet Covers	\$10.00
Mini Blinds	\$250.00
TOTAL:	\$4,975.00

INGHAM COUNTY LAND BANK AUTHORITY

RESOLUTION TO APPROVE THE SALE OF 400 S. FAIRVIEW, LANSING

RESOLUTION #

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 400 S. Fairview in Lansing, Michigan in December 2011 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 \$6,000; 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 Raynard Jones for the purchase amount of \$6,000 with a reverter clause stating that the buyer has 18 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:

INGHAM COUNTY LAND BANK AUTHORITY

RESOLUTION TO APPROVE THE INGHAM COUNTY LAND BANK JOINING INGHAM COUNTY'S SELF-INSURED DENTAL AND VISION PLANS SO TO PURCHASE DENTAL AND VISION INSURANCE COVERAGE FOR LAND BANK EMPLOYEES

RESOLUTION #

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

WHEREAS, the Authority does not presently offer dental and vision coverage to its employees; and

WHEREAS, the Authority desires to offer dental and vision coverage to its employees in order to remain competitive in recruiting the best employees, and to gain compliance with the Patient Protection and Affordable Care Act; and

WHEREAS, the Authority would benefit from joining Ingham County's self-insured dental and vision plans in its effort to obtain health insurance coverage for Authority employees.

THEREFORE BE IT RESOLVED, that the Authority approves the Authority offering its employees the opportunity to purchase dental and vision insurance coverage by joining Ingham County's self-insured dental and vision plans.

BE IT FURTHER RESOLVED, that the Authority requests that the Ingham County Board of Commissioners authorize the Authority to join Ingham County's self-insured dental and vision plans, in order to purchase dental and vision insurance coverage for its employees.

Aye:

Nay:

Absent:



January 28, 2015

To: Ingham County Land Bank Board Members

From: Jeff Burdick, Executive Director

Subject: Help for the Hardest Hit Blight Elimination Funding

MSHDA invited the City of Lansing and 10 other municipalities in Michigan to apply for Help for the Hardest Hit Blight Elimination (HHBE) funds. \$75 million in funding was made available for the demolition of blighted single family structures and municipalities were encouraged to partner with Land Banks in the application process. In early December, the Ingham County Land Bank and the City of Lansing received word from MSHDA that \$6 million in HHBE funds was awarded to Lansing.

This funding will allow for the demolition of 240 blighted structures in Lansing. The program requires a maximum of \$25,000 to be spent per property. Included in this \$25,000 is abatement, demolition, property maintenance, administration and acquisition (if necessary) costs. A map and current list of proposed properties to be demolished is included in your packet. These properties were either designated as needing demolition during Land Bank staff site assessments last winter/spring or are 2014 tax foreclosures that have been determined to need demolition per property inspection. The funding allows properties to be removed from the list and replaced with other, high priority properties, if necessary. The attached list separates the properties by district and also lists those properties that are considered a priority for demolition based on their condition. Properties marked 'A' on the list are the highest priority, while those marked 'B' may be replaced with other properties that the Land Bank will acquire through the 2015 tax foreclosure process if necessary due to property condition and/or strategic location.

The City/Land Bank will have 18 months in which to complete the 240 demolitions. The Land Bank has entered into a Blight Partner Participation Agreement with MSHDA and the Michigan Homeowner Assistance Nonprofit Housing Corporation and will be entering into a memorandum of understanding with the City of Lansing, both of which are included in your packet. These agreements outline the responsibilities of the Land Bank as it relates to the HHBE program.

Land Bank staff has developed a timeline that will break up demolitions into approximate bundles of 25 properties to be assigned to licensed demolition contractors. Both the demolition and abatement contractors will be chosen through a competitive and open bidding process. The City of Lansing has applied for a Cities of Service grant that, if approved, would support three AmeriCorps VISTA members that would serve to facilitate community input into the blight elimination program.

Staff Recommendation:

Staff recommends that the Board authorize the Land Bank to accept \$6 million in HHBE funds to demolish 240 blighted structures in Lansing.

Eligible Properties List COL/ICLBFTA				1/28/2015									
		Parcel Number	Address	District	SHPO Floodplain	Yr FC	Redtag	Complaints	Parcel Width	Parcel Length	Buildable	Disposition	Priority A / B / U
1	1	33-01-01-08-201-151	1304 GREENWOOD AVE	Northwest			X		53	85	NOT	garden or lot split	A
2	2	33-01-01-08-228-091	1534 Lansing	Northwest				X	35	113	B		A
3	3	33-01-01-08-228-211	1420 Lansing	Northwest				X	35	122			A
4	4	33-01-01-08-228-231	1414 Lansing	Northwest		2014		X	35	123			A
5	5	33-01-01-08-256-201	1337 N MLK Jr	Northwest				X	36	132	B		A
6	6	33-01-01-08-282-161	1312 Roosevelt	Northwest					33	93			A
7	7	33-01-01-08-376-221	813 Cawood	Northwest			X	X	39	82			A
8	8	33-01-01-08-426-091	1135 Princeton	Northwest					83	135	B		A
9	9	33-01-01-08-428-141	1000 N MLK JR BLVD	Northwest	SHPO		X		33	119			A
10	10	33-01-01-08-428-371	1117 Princeton	Northwest	SHPO		X	X	38	135	B		A
11	11	33-01-01-08-455-291	931 N MLK Jr	Northwest			X		35	110	NOT	sell to neigh	A
12	12	33-01-01-08-476-041	912 N MLK JR BLVD	Northwest	SHPO				33	149			A
13	13	33-01-01-08-476-091	820 N MLK Jr	Northwest	SHPO				49	149	B		A
14	14	33-01-01-08-481-031	740 N MLK Jr	Northwest	SHPO				50	149			A
15	15	33-01-01-09-179-011	1412 N Chestnut	Northwest				X	33	105	NOT	side lot split	A
16	16	33-01-01-09-181-031	1326 N Chestnut	Northwest	FP / SHPO		X	X	66	105	NOT	garden or lot split	A
17	17	33-01-01-09-307-031	1022 N Pine Street	Northwest	SHPO				33	165			A
18	18	33-01-01-09-307-131	512 W KILBORN ST	Northwest	SHPO				55	66			A
19	19	33-01-01-09-352-191	613 BROOK ST	Northwest	SHPO				38	55			A
20	20	33-01-01-09-355-001	925 N Sycamore	Northwest	SHPO		X	X	33	148			A
21	21	33-01-01-09-356-181	611 Bluff Street	Northwest	SHPO			X	33	66			A
22	22	33-01-01-09-356-191	613 Bluff	Northwest	SHPO			X	33	132			A
23	23	33-01-01-09-361-211	409 W Oakland	Northwest	SHPO				33	49			A
24	24	33-01-01-09-377-101	212 W Oakland Avenue	Northwest	SHPO		X		44	66			A
25	25	33-01-01-16-108-171	521 N. Walnut	Northwest	SHPO		4/26/10	X	33	165			A
26	26	33-01-01-16-357-240	525 W LENAWEE ST	Northwest	SHPO		12/11/14						A
27	27	33-01-01-16-358-141	5 Savoy Ct.	Northwest	SHPO			X				garden or lot split	A
28	28	33-01-01-17-227-251	729 W. Saginaw	Northwest	SHPO		X		32	136			A
29	29	33-01-01-17-231-011	428 N MLK JR BLVD	Northwest	SHPO	2014	10/6/14		33	148			A
30	30	33-01-01-17-380-101	424 HURON ST	Northwest	SHPO			X	40	88		garden or lot split	A
31	31	33-01-01-20-134-132	914 RIVERVIEW AVE	Northwest					73	145	B	bank for future	A
32	32	33-01-01-20-135-021	909 Riverview	Northwest			9/28/09		36	120	B		A
33	33	33-01-01-09-181-101	1337 N WALNUT ST	Northwest	SHPO	2014			33	46			B
34	34	33-01-01-04-106-331	511 W Fairfield Ave	Northwest		2014			50	136			
35	35	33-01-01-08-201-231	1729 Roselawn	Northwest			X		53	72			
36	36	33-01-01-08-206-131	1436 Robertson	Northwest					36	132	B		
37	37	33-01-01-08-229-121	1512 Roosevelt	Northwest					50	160		garden	
38	38	33-01-01-08-229-201	1505 KNOLLWOOD AVE	Northwest					33	94		garden	
39	39	33-01-01-08-251-011	1422 N Jenison	Northwest			yellow tag		47	74	NOT	garden or lot split	
40	40	33-01-01-08-255-191	1331 ROBERTSON AVE	Northwest			X		36	132	B		
41	41	33-01-01-08-330-041	1126 Cleo	Northwest					38	118			
42	42	33-01-01-08-381-091	739 N Jenison	Northwest			X		40	131			
43	43	33-01-01-08-402-141	1213 Linwood	Northwest					65	68	NOT	garden or lot split	
44	44	33-01-01-08-405-121	1139 Linwood	Northwest			X		32	68	NOT	garden or lot split	
45	45	33-01-01-08-407-281	1111 Glenn	Northwest			X		40	103			
46	46	33-01-01-08-483-201	749 Wisconsin	Northwest	SHPO		X		25	149		garden or lot split	
47	47	33-01-01-08-484-021	144 WISCONSIN AVE	Northwest	SHPO	2014	11/17/13		51	131			
48	48	33-01-01-09-151-091	1401 Christopher	Northwest		2014	X		50	133			
49	49	33-01-01-09-303-221	419 W Willow	Northwest	SHPO				55	132		bank for future	

[illegible]

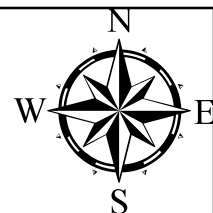
		Parcel Number	Address	District	SHPO Floodplain	Yr FC	Redtag	Complaints	Parcel Width	Parcel Length	Buildable	Disposition	Priority A / B / U
84	1	33-01-01-14-105-051	622 N Hayford	Eastside			4/6/11		33	132			A
85	2	33-01-01-14-304-031	129 S. Magnolia	Eastside	SHPO				33	127			A
86	3	33-01-01-14-305-181	235 S HAYFORD AVE	Eastside	FP / SHPO	2014	X		33	132	NOT	garden or lot split	A
87	4	33-01-01-14-309-121	324 S HAYFORD AVE	Eastside	FP				33	94	NOT	garden or lot split	A
88	5	33-01-01-14-327-192	229 S Francis	Eastside	FP				33	132	NOT	garden or lot split	A
89	6	33-01-01-14-329-101	312 S Mifflin	Eastside	FP		X		33	127	NOT	garden or lot split	A
90	7	33-01-01-14-358-092	533 S FAIRVIEW AVE	Eastside	FP						NOT	garden or lot split	A
91	8	33-01-01-14-358-301	647 S Fairview	Eastside	FP				66	129	NOT	garden or lot split	A
92	9	33-01-01-14-359-121	609 S MAGNOLIA AVE	Eastside	FP		7/27/10				NOT	garden or lot split	A
93	10	33-01-01-14-359-242	648 S HAYFORD AVE	Eastside	FP						NOT	garden or lot split	A
94	11	33-01-01-14-359-452	524 S HAYFORD AVE	Eastside	FP		7/8/13				NOT	garden or lot split	A
95	12	33-01-01-14-360-041	521 S HAYFORD AVE	Eastside	FP		X				NOT	garden or lot split	A
96	13	33-01-01-14-363-131	643 S HAYFORD AVE	Eastside	FP						NOT	garden or lot split	A
97	14	33-01-01-14-363-302	608 S FOSTER AVE	Eastside	FP						NOT	garden or lot split	A
98	15	33-01-01-14-380-211	616 S Francis	Eastside	FP				38	132	NOT	garden or lot split	A
99	16	33-01-01-14-380-221	612 S Francis	Eastside	FP		X		39	132	NOT	garden or lot split	A
100	17	33-01-01-14-381-081	633 S Francis	Eastside	FP				38	132	NOT	garden or lot split	A
101	18	33-01-01-14-381-091	637 S FRANCIS AVE	Eastside	FP						NOT	garden or lot split	A
102	19	33-01-01-14-381-202	626 S Mifflin	Eastside	FP				76	132	NOT	garden or lot split	A
103	20	33-01-01-15-301-131	224 HILL ST	Eastside								bank for future	A
104	21	33-01-01-15-302-071	131 HILL ST	Eastside		2014						bank for future	A
105	22	33-01-01-15-302-121	211 Hill Street	Eastside	SHPO		X		47	82		bank for future	A
106	23	33-01-01-15-302-141	217 Hill Street	Eastside	SHPO				74	41		bank for future	A
107	24	33-01-01-15-302-221	214 S. Hosmer	Eastside	SHPO		X		41	99		bank for future	A
108	25	33-01-01-15-302-231	210 S. Hosmer	Eastside	SHPO		X		49	82		bank for future	A
109	26	33-01-01-15-432-101	229 SHEPARD ST	Eastside	SHPO								A
110	27	33-01-01-15-451-251	1417 Elizabeth Street	Eastside				X	33	80		garden or lot split	A
111	28	33-01-01-15-451-261	1419 ELIZABETH ST	Eastside				X					A
112	29	33-01-01-15-451-391	426 CLIFFORD ST	Eastside									A
113	30	33-01-01-15-453-111	537 Clifford	Eastside			1/14/10		33	88		garden or lot split	A
114	31	33-01-01-15-479-361	422 REGENT ST	Eastside				X					A
115	32	33-01-01-15-484-111	616 Shepard	Eastside					33	132			A
116	33	33-01-01-15-485-061	625 SHEPARD ST	Eastside		2014	5/5/14						A
117	34	33-01-01-15-485-171	1706 Elizabeth Street	Eastside									A
118	35	33-01-01-22-134-071	1019 Walsh	Eastside	FP		X		40	104	NOT	garden or lot split	A
119	36	33-01-01-22-307-201	1436 PONTIAC ST	Eastside	FP						NOT	garden or lot split	A
120	37	33-01-01-14-354-181	400 S Hayford	Eastside	FP		X	X	33	127	NOT	garden or lot split	B
121	38	33-01-01-15-305-201	204 S EIGHTH ST	Eastside		2014	X					possible sale	B
122	39	33-01-01-15-353-021	811 BEMENT ST	Eastside									B
123	40	33-01-01-15-355-171	920 Hickory	Eastside					39	120		possible sale	B
124	41	33-01-01-15-358-291	822 Larned	Eastside					39	120		possible sale	B
125	42	33-01-01-15-126-371	1116 E Saginaw	Eastside					49	176			
126	43	33-01-01-15-151-161	325 HAAG CT	Eastside		2014							
127	44	33-01-01-15-311-051	321 S Eighth	Eastside	SHPO				33	165			
128	45	33-01-01-15-355-111	516 S Pennsylvania	Eastside					28	118		bank for future	
129	46	33-01-01-15-378-043	511 S PENNSYLVANIA AVE	Eastside								bank for future	
130	47	33-01-01-15-378-331	1026 HICKORY ST	Eastside		2014							
131	48	33-01-01-15-380-041	1013 Euclid	Eastside					39	60			
132	49	33-01-01-15-380-311	1018 Bement	Eastside					39	120			
133	50	33-01-01-15-380-331	1012 BEMENT ST	Eastside		2014							
134	51	33-01-01-16-478-061	609 Helen	Eastside					30	99	NOT	garden or lot split	
135	52	33-01-01-16-479-011	507 Beech	Eastside					50	99			
136	53	33-01-01-16-479-032	517 Beech	Eastside				X	40	127			

		Parcel Number	Address	District	SHPO Floodplain	Yr FC	Redtag	Complaints	Parcel Width	Parcel Length	Buildable	Disposition	Priority A/B/U
137	54	33-01-01-16-479-221	610 Helen	Eastside					30	99			
138	55	33-01-01-22-129-251	1210 E MALCOLM X ST	Eastside		2014							
139	56	33-01-01-22-205-231	1010 Bensch	Eastside					33	123			
140	57	33-01-01-22-206-052	1019 Bensch	Eastside					66	123			
141	58	33-01-01-22-208-131	1041 McCullough	Eastside			9/19/12		33	88			
142	59	33-01-01-22-230-161	1036 Leslie	Eastside					63	127			
143	60	33-01-01-22-230-251	1000 LESLIE ST	Eastside									
144	61	33-01-01-22-253-051	1117 Dakin	Eastside				X	33	123	B		
145	62	33-01-01-22-253-091	1135 Dakin	Eastside				X	33	123			
146	63	33-01-01-22-253-171	1124 MCCULLOUGH ST	Eastside									
147	64	33-01-01-22-282-121	1243 SHEPARD ST	Eastside									
148	65	33-01-01-22-301-031	713 Beulah	Eastside	FP		X	X	33	114	NOT	garden or lot split	
149	66	33-01-01-22-301-081	727 BEULAH ST	Eastside	FP		11/13/12	X			NOT	garden or lot split	
150	67	33-01-01-22-306-161	1424 Ada	Eastside	FP		6/27/06		36	73	NOT	garden or lot split	
151	68	33-01-01-22-307-021	1413 Ada	Eastside	FP		X				NOT	garden or lot split	
152	69	33-01-01-22-307-211	1434 PONTIAC ST	Eastside	FP		9/26/10				NOT	garden or lot split	
153	70	33-01-01-22-307-221	1430 PONTIAC ST	Eastside	FP						NOT	garden or lot split	
154	71	33-01-01-22-352-161	1629 Lyons	Eastside					46	204	B		
155	72	33-01-01-22-354-001	1701 BAILEY ST	Eastside									
156	1	33-01-01-21-427-147	518 CHRISTIANCY ST	Near South	SHPO	2014							A
157	2	33-01-01-21-277-035	1032 Beech	Near South	FP		X	X	30	90	NOT	garden or lot split	A
158	3	33-01-01-21-329-011	117 Island	Near South	SHPO								A
159	4	33-01-01-21-329-262	1427 MCINTYRE CT	Near South	SHPO		5/20/13	X			NOT		A
160	5	33-01-01-21-379-181	321 W Barnes	Near South	SHPO		X		39	117			A
161	6	33-01-01-21-253-075	1016 Clear Street	Near South	SHPO		4/17/10		34	99			A
162	7	33-01-01-21-254-005	1005 Clear Street	Near South	FP / SHPO						NOT	garden or lot split	A
163	8	33-01-01-21-254-010	1007 Clear Street	Near South	FP / SHPO						NOT	garden or lot split	A
164	9	33-01-01-21-361-081	1845 Osband Avenue	Near South	SHPO		X		44	112	B		A
165	10	33-01-01-21-378-012	1607 Coleman Avenue	Near South	SHPO		8/20/09		32	55			A
166	11	33-01-01-21-427-105	1418 Linval	Near South			11/11/10						A
167	12	33-01-01-21-427-118	1408 Linval	Near South					33	80			A
168	13	33-01-01-21-430-225	524 Baker	Near South			7/20/11		40	86			A
169	14	33-01-01-21-454-021	118 ISBELL ST	Near South		2014							A
170	15	33-01-01-21-454-027	112 ISBELL ST	Near South			X						A
171	16	33-01-01-21-459-015	1616 Herbert	Near South					33	119			A
172	17	33-01-01-21-463-070	1819 Herbert	Near South			12/17/09		33	124	NOT	garden or lot split	A
173	18	33-01-01-21-463-055	1805 HERBERT ST	Near South		2014							A
174	19	33-01-01-21-477-145	546 Avon	Near South					33	150			A
175	20	33-01-01-21-478-070	1612 Bailey	Near South					28	130			A
176	21	33-01-01-21-483-080	1812 LINVAL ST	Near South		2014							A
177	22	33-01-01-21-258-050	1145 S. Grand	Near South	SHPO								U

		<u>Parcel Number</u>	<u>Address</u>	<u>District</u>	<u>SHPO Floodplain</u>	<u>Yr FC</u>	<u>Redtag</u>	<u>Complaints</u>	<u>Parcel Width</u>	<u>Parcel Length</u>	<u>Buildable</u>	<u>Disposition</u>	<u>Priority A / B / U</u>
178	1	33-01-01-27-428-011	2815 RUTH AVE	South	FP				100	100	NOT	garden or lot split	A
179	2	33-01-01-27-428-241	1832 E WILLARD AVE	South	FP		X		107	200	NOT	garden or lot split	A
180	3	33-01-01-28-283-092	623 TISDALE AVE	South					82	120			A
181	4	33-01-01-28-432-121	713 Denver	South		2014			45	108			A
182	5	33-01-01-28-453-041	3331 Stabler Street	South				X	76	66			A
183	6	33-01-01-30-453-171	3128 VIKING RD	South				X	80	186			A
184	7	33-01-01-31-276-101	2600 Greenbelt	South					50	120			A
185	8	33-01-01-31-278-171	2320 Fielding	South		2014	10/15/11		50	156			A
186	9	33-01-01-31-278-351	2513 Greenbelt	South		2014	X		50	155			A
187	10	33-01-01-32-101-231	2008 Ferrol	South			X		52	260			A
188	11	33-01-01-32-251-351	1116 EATON CT	South				X	95	85			A
189	12	33-01-01-32-427-021	4501 S MLK Jr	South			4/21/10		88	165	B	sell to neigh	A
190	13	33-01-01-32-477-261	836 Dornell	South				X	60	100			A
191	14	33-01-01-32-478-101	4908 Delray	South				X	60	100			A
192	15	33-01-01-32-480-161	5000 Delbrook Avenue	South				X	60	100			A
193	16	33-01-01-33-205-224	3516 JEWELL AVE	South					75	109	B		A
194	17	33-01-01-34-402-071	1526 E Cavanaugh Road	South	FP				50	188	NOT	garden or lot split	A
195	18	33-01-05-05-202-201	1301 W JOLLY RD	South					66	297			A
196	19	33-01-05-05-202-222	1315 W Jolly	South			X	X	66	197			A
197	20	33-01-01-28-405-441	210 Denver Avenue	South					33	123			A
198	21	33-01-01-29-476-301	911 Loa Street	South					38	135			A
199	22	33-01-01-31-202-101	2919 W HOLMES RD	South		2014			110	197			B
200	23	33-01-01-31-402-068	4318 Ingham St	South		2014	X		125	155			B
201	24	33-01-01-32-251-431	1221 Hillcrest St	South		2014	3/7/13		102	171			B
202	25	33-01-01-32-351-352	2101 Reo Rd	South		2014			86	113	B		B
203	26	33-01-01-28-452-151	3146 S CEDAR ST	South					36	181			U
204	27	33-01-01-28-105-071	618 Cooper	South					39	115			
205	28	33-01-01-28-334-031	218 Astor Avenue	South					44	123			
206	29	33-01-01-29-376-052	1822 W Holmes	South					199	200			
207	30	33-01-01-29-426-241	712 Dunlap	South					38	135			
208	31	33-01-01-31-203-061	3100 GLENBROOK DR	South		2014			66	112			
209	32	33-01-01-31-479-191	2212 W Jolly	South					100	162			
210	33	33-01-01-32-176-361	1727 HILLCREST ST	South					103	306			
211	34	33-01-01-32-278-021	3917 Burchfield	South					80	125			
212	35	33-01-01-32-352-261	2010 W JOLLY RD	South					62	165			
213	36	33-01-01-32-376-591	4607 BRISTOL ST	South					63	99			
214	37	33-01-01-33-101-181	3631 BURCHFIELD DR	South					60	125			
215	38	33-01-01-33-102-101	3517 LOWCROFT AVE	South					43	125			
216	39	33-01-01-33-283-061	533 JESSOP AVE	South					46	105			



Proposed Demolition Properties with Project Areas & Lansing River Trail



Legend

Proposed Demolition Projects

Lansing River Trail

Project Areas

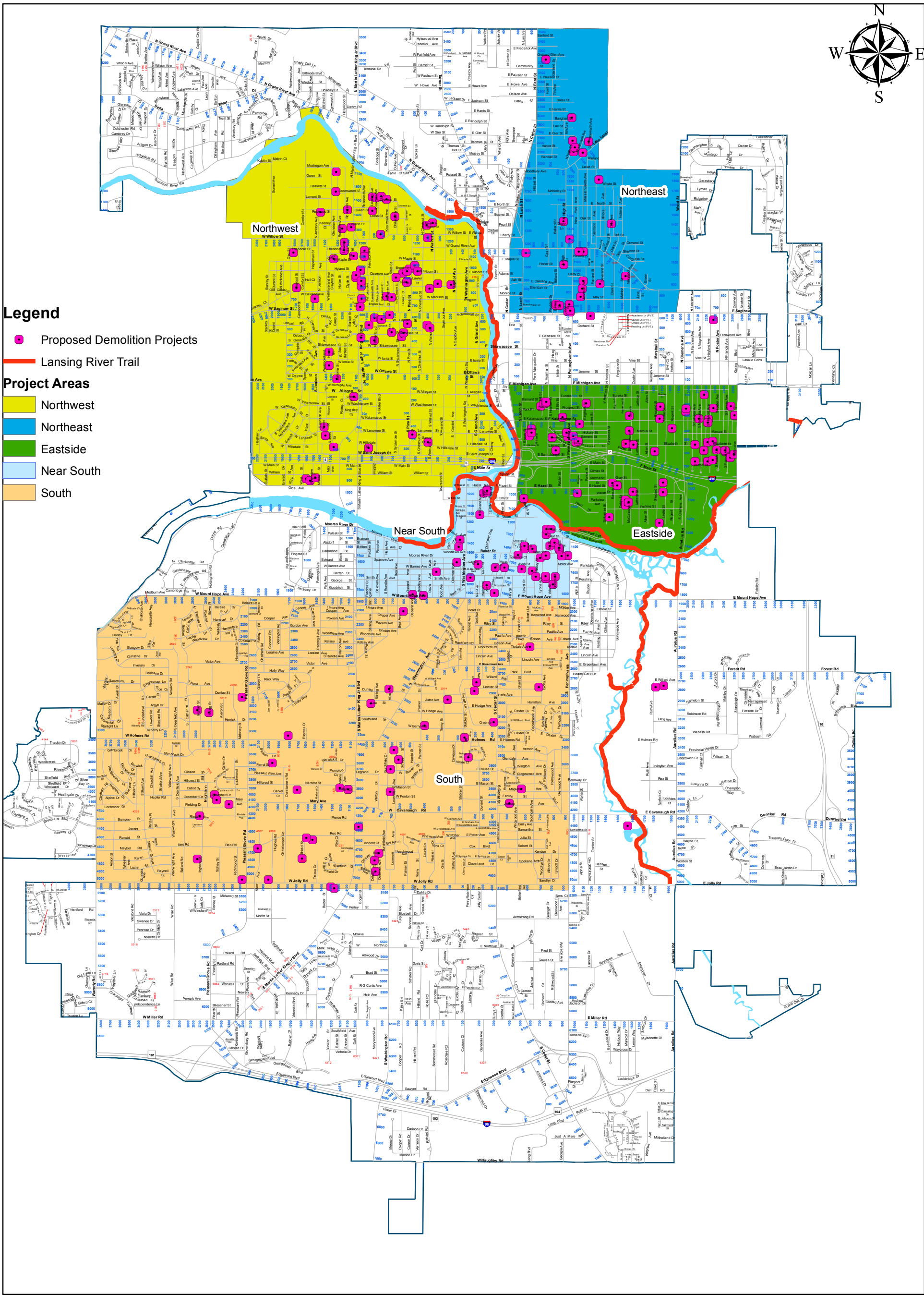
Northwest

Northeast

Eastside

Near South

South



0 1.25 Miles

Michigan Homeowner Assistance Nonprofit Housing Corporation
Help for the Hardest Hit Blight Program
Blight Partner Participation Agreement

This Blight Partner Participation Agreement (Agreement) is made this _____ day of _____, 20__ by and among the Michigan Homeowner Assistance Nonprofit Housing Corporation ("MHA"), the Michigan State Housing Development Authority (the "Authority") and Ingham County Land Bank
Fast Track Authority ("Blight Partner"):

RECITALS:

WHEREAS, Blight Partner is duly qualified to engage in the process of blight removal and demolition oversight/services; and

WHEREAS, Blight Partner desires to participate in the H4HH Blight Elimination Program; and

WHEREAS, Blight Partner understands that participation in the H4HH Blight Elimination Program is voluntary and is distinct from MHA's foreclosure prevention programs; and

WHEREAS, Blight Partner, the Authority and MHA desire to enter into this agreement to set forth certain premises and mutual covenants;

MHA and Blight Partner confirm their mutual agreement on the following principles relating to the MHA's Help for Hardest Hit Program (H4HH Program) and agree as follows:

1. **Application Process:** Blight Partner will access the H4HH Program through the MATT system, through <https://www.mshda-opal.org>, by entering individual property site data to begin the process.
2. **Eligible Properties:** Demolition funds are specifically approved for the cities of Detroit, Flint, Grand Rapids, Pontiac, Saginaw, Ecorse, Highland Park, River Rouge, Ironwood, Muskegon Heights, Inkster, Jackson, Hamtramck, Port Huron, Adrian and Lansing. (the "Cities"). MHA may authorize Blight Partner to demolish properties in immediately adjacent neighborhoods to the approved designated cities if it determines that the activity will promote increased values of remaining property and promote positive growth. Blight Partner must obtain MHA approval prior to taking any action regarding a specific property.
3. **Selection/Qualification of Property:** MHA and MSHDA will review and approve strategic plans for each City. Blight Partner may only request funding for demolition of properties located in the areas in the attached Exhibit A. In addition, MHA staff will review each entry in MATT system to confirm structures are residential 1-4 or multi-family 4+.

4. **Point of Contact:** MHA shall provide a list of key contacts to Blight Partner, and Blight Partner agrees to provide a primary and secondary point of contact to MHA.
5. **Collateral Documents:** At the time Blight Partner submits the documentation described in 6, below, Blight Partner will execute a Demand Note in favor of the Authority in the amount of the total costs for the demolition, as described in 7, below, as supplemented by MHA's Blight Elimination manual (the "Manual"), a Note in favor of MHA in the same amount and a Mortgage in favor of MHA securing MHA's Note. The MHA Note will repay in full the Authority Demand Note, which will be deemed cancelled upon execution of the MHA Note. The MHA Note will be a 0% non-amortizing loan, forgivable over a 5 year term at 20% per year, as long as the covenants contained in the MHA Note and Mortgage are met; the outstanding balance of loan will be due on sale or transfer of the affected property. Upon completion of all demolition activities and MHA's receipt of required supporting documentation, MHA will reimburse Blight Partner for all eligible costs, as described in the Manual.
6. **File Documentation Requirements:** All individual property files must contain: acquisition information (if applicable) including deed, title insurance or equivalent; environmental survey and compliance inspections; proof of abatement (if necessary); proof utility cuts with costs; and completion of demolition with permits; and any other relevant information regarding the property.
7. **Subcontractors:** Blight Partner acknowledges that Blight Partner has sole discretion regarding any subcontractors that Blight Partner utilizes in carrying out the terms of this Agreement. Blight Partner covenants that it will assure that any and all subcontractors will be properly licensed (if necessary) and both Blight Partner and any subcontractors will comply with all applicable statutes, rules, regulations and ordinances. In addition, all subcontractors must meet any and all Authority requirements.
8. **Property Assistance:** Maximum loan amount is \$25,000 per property which includes payment of acquisition cost; demolition (inspections, asbestos or lead-paint abatement (if necessary) deconstruction, removal, permits, grading and greening, and maintenance costs of \$ 750 for a period to run concurrently with the terms of the lien.
9. **ACH Payments:** Blight Partner shall promptly provide ACH transmission information to MHA. MHA will make all payments via this method.
10. **Expiration of Agreement and Funding:** This agreement will terminate, and all funds allocated for blight elimination must be totally expended, 18 months from the date of contract execution.
11. **Status as Independent Contractors:** Notwithstanding the characterization of Blight Partner as "Blight Partner," nothing in this agreement shall create a partnership, agency or other relationship among the parties other than that of independent contractors.
12. **Termination:** Any party may terminate the agreement without cause on 30 days written notice. Either party may terminate immediately upon material breach by another party.

Accepted and agreed to by:

Blight Partner: INGHAM COUNTY LAND BANK FAST TRACK AUTHORITY

By: JB

Print: JEFFREY BURDICK

Its: EXECUTIVE DIRECTOR

Date: NOVEMBER 7, 2014

Address: 422 Adams Street, Lansing, MI 48906

Michigan Homeowner Assistance Nonprofit Housing Corporation

By: _____

Its: _____

Date: _____

Michigan State Housing Development Authority

By: _____

Its: _____

Date: _____

Exhibit A

SERVICE SCHEDULE B-5

MICHIGAN STATE HOUSING DEVELOPMENT AUTHORITY

BLIGHT ELIMINATION PROGRAM (BE)

Summary Guidelines

1. Program Overview	Strategically target residential and multifamily demolition in designated areas within the state of Michigan, by partnering with land banks, non-profit and/or for-profit organizations (together, "Partners").
2. Program Goals	The Blight Elimination Program (BE) primary purpose and goal is to focus efforts on decreasing foreclosures and stabilizing neighborhoods through the demolition and greening of vacant and abandoned single family and multi family structures in designated areas across Michigan. MHA will work with program Partners to identify meaningful indicators that will enable them to track and quantify the Blight Elimination Program's impact in the designated communities.
3. Target Population/Areas	Demolition funds will be focused in the cities of Detroit, Flint, Grand Rapids, Pontiac, Saginaw, Ecorse, Highland Park, River Rouge, Ironwood, Muskegon Heights, Inkster, Jackson, Hamtramck, Port Huron, Adrian and Lansing. MHA may authorize demolition to immediately adjacent neighborhoods to the designated cities if there is consensus among the applicable Partners that activity will promote increased values of remaining property and promote a positive economic impact.
4. Program Allocation (Excluding Administrative Expenses)	\$175,000,000
5. Property Eligibility Criteria	<p>MHA determines property eligibility. Property will be considered blighted if it meets any of the following criteria as determined by the local governing body in their strategic plan and pursuant to program guidelines.</p> <ul style="list-style-type: none">• Considered a public nuisance according to local code or ordinance.• Is a nuisance due to age, physical condition or use.• Has had utilities, plumbing, heating or sewage disconnected, destroyed, removed or rendered ineffective so that property is unfit for the intended use.
6. Ownership/Loan Eligibility Criteria	<ul style="list-style-type: none">• Eligibility for residential (1-4 units) and multi-family (4+ units) demolition will be determined by MHA internal committee, ensuring funds will be appropriately spent, providing the greatest good for the city and neighborhood as

	<p>defined in the program guidelines.</p> <ul style="list-style-type: none"> • MHA to issue note and mortgage not to exceed \$25,000 per structure for actual costs incurred to acquire (if applicable), demolish, green, manage, and maintain property for a period to run concurrently with the term of the lien.
7. Program Exclusions	<ul style="list-style-type: none"> • Commercial structures • Properties listed on a national, state, or local historic register that do not receive approval from State Historic Preservation office and local Historical Chapters.
8. Structure of Assistance	<p>MHA/MSHDA will determine project sites in direct consultation with Partners.</p> <p>Partners will be responsible for property acquisition (if applicable), demolition work and on-going property maintenance.</p> <p>Partners will submit to MHA/MSHDA the following for each demolition candidate:</p> <ul style="list-style-type: none"> • Property ownership and/or acquisition information including location, deed, title insurance or equivalent. • Pre demolition inspection with photos and post demolition inspection with photos. Third party environmental inspection (including asbestos information, if applicable), report providing proof of completion of demolition. • Any other miscellaneous information identified on property to include hazards, adverse findings, etc. <p>Upon receipt of the above documentation, MHA will provide Hardest Hit funding to Partner after Partner's execution of a mortgage and note for a maximum of \$25,000 in favor of MHA. Total assistance will provide for payoff of any existing lien (if applicable), demolition costs, a \$500 one-time project management fee, and \$750 maintenance fee to cover maintenance of property for a period to run concurrently with the term of the lien.</p> <p>Loan will be 0%, non-amortizing loan, forgivable over a 5 year term at 20% per year, as long as covenants are met; outstanding balance of loan will be due on sale, transfer, or unauthorized use of the property, to the extent of net proceeds received. Mortgage will be recorded through public records and ongoing monitoring, repayments, and discharges will be conducted by MHA. Any repayment of program funds will be re-invested back into program allocation. All funds remaining in the program will be returned to Treasury after December 31, 2017. Special considerations may be made by MHA to release lien prior to 5 year term based on merit of request and to promote positive</p>

	economic impact to community as set forth in program guidelines.
9. Per Property Assistance	Maximum of \$25,000 per structure which includes payoff of existing lien (if applicable); demolition costs, a one-time project management fee, and maintenance fee.
10. Frequency of Assistance	One time assistance per property.
11. Estimated Number of Properties demolished	7,000 properties could be served under this program if they all receive the maximum funding amount of \$25,000. Further economies of scale savings will be investigated to drive costs down throughout all communities served for the BE program. This will in essence increase the total number of properties served to be greater than 7,000.
12. Program Inception/ Duration	Expansion of Program to roll out late November, 2014. Based on the overwhelming need, funds allocated to this Program will likely be exhausted prior to December 31, 2017.
13. Program Interactions with Other HFA Programs	Property will only be eligible for one MHA Hardest Hit Funds Program. MSHDA owned properties may be eligible for this program.

MICHIGAN HOMEOWNER ASSISTANCE NONPROFIT HOUSING CORPORATION
Acting Through

MICHIGAN STATE HOUSING DEVELOPMENT AUTHORITY
735 E. Michigan Avenue
Lansing, Michigan 48912

Partner Contact/ACH Instructions

ACH Instructions:

Complete ACH Instructions: Depository Financial Institution
(DFI) Routing-Transit #, DFI Name, Account Name, etc.

DFI Routing-Transit No: 041000124

DFI Name: PNC Bank

Account Name: General

Account No: [REDACTED]

Type of Account: (Circle one) Checking Saving

Partner Contact:

MHA Partner Code: _____
(MSHDA use)

Contact name: Jeffrey Burdick
Ingham County Land Bank

Address: 422 Adams St.

Lansing, MI 48906

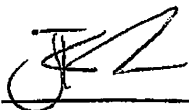
Phone number: (517) 267-5221

Fax number: (517) 267-5224

Email: jburdick@ingham.org

Complete and return with executed Blight Participation Agreement)

Date: 11/7/2014

Signature: 

Partner Information

Zixmail is used to exchange secure communication. The State of Michigan Data Exchange Gateway (DEG) is used to send records back and forth. When your Step Forward representative reaches out to the contacts below, they will be assigned a user name and password to access the site.

Partner Name: Ingham County Land Bank Fast Track Authority (ICLBFTA)

Additional Contact Information:

Please indicate who in your office will be our main contact person for the following specific functions:

Primary/Management: Jeff Burdick, (517) 267-5221

Data Transfer/Communication: Roxanne Case, (517) 580-8825

Accounting/Funding: Dawn Van Halst, (517) 267-5221

Post Funding: Jeff Burdick, (517) 267-5221

Reporting: Dawn Van Halst, (517) 267-5221

Authorized Agent Contact Name:

Please indicate who in your office will be our main contact person:

1. Contact Name: Jeffrey Burdick
Title: Executive Director
E-mail Address: jburdick@ingham.org
Fax Number: (517) 267-5224
Phone Number: (517) 267-5221
2. Contact Name: Dawn Van Halst
Title: Brownfield Coordinator
E-mail Address: dvanhalst@ingham.org
Fax Number: (517) 267-5224
Phone Number: (517) 267-5221
3. Contact Name: Roxanne Case
Title: NSP2 Office Manager
E-mail Address: rcase@ingham.org
Fax Number: (517)
Phone Number: (517) 580-8825

Reporting Details

Reporting Method (mark with "X")

☒ E-mail

MEMORANDUM OF UNDERSTANDING

**City of Lansing, Michigan
and
Ingham County Land Bank Fast Track Authority**

Help for the Hardest Hit Blight Program

This Memorandum of Understanding (the “Memorandum”) is made this _____ day of _____, 2015 by and between the City of Lansing, Michigan (“City”) and the Ingham County Land Bank Fast Track Authority (“Blight Partner”):

RECITALS:

WHEREAS, the geographical boundaries of the City contain some parcels of property on which vacant, abandoned and blighted buildings stand; and

WHEREAS, the Michigan Homeowner Assistance Nonprofit Housing Corporation (MHA) has allocated \$175 million of its Help for Hardest Hit funds for the purpose of blight elimination in 16 cities in Michigan, with the City being one of them; and

WHEREAS, MHA has allocated \$6 million (the “Funds”) to be used within the City for blight elimination; and

WHEREAS, the Blight Partner has identified, with consultation with the City, properties in its possession or those it will acquire within the boundaries of the City that meet the definition of blighted and qualify for inclusion in the Help for Hardest Hit Program; and

WHEREAS, the Blight Partner anticipates receiving ownership of additional blighted properties within the boundaries of the City in 2015 through the Ingham County Treasurer tax foreclosure process; and

WHEREAS, the Blight Partner will contract with licensed, bonded and insured abatement and demolition contractors that are acceptable to the City to perform all abatement and demolition as part of the Help for Hardest Hit fund award; and

WHEREAS, the Blight Partner and the City wish to set forth the terms and conditions under which MHA will use the Funds within the City.

NOW THEREFORE, the Blight Partner and City confirm their mutual agreement on the following principles relating to the MHA’s Help for Hardest Hit Program (“H4HH Program”) and agree as follows:

1. **Eligible Properties:** The Blight Partner and City have identified the properties (the “Properties”) set forth in Attachment A, attached hereto and made a part hereof, as blighted properties. The Blight Partner and the City will use their best efforts to expend the Funds for demolition of the Properties. Properties identified to be demolished will be chosen by the Blight Partner in consultation with the City. Additional homes may be added or substituted as they are identified so long as the Funds remain in the grant.

The Blight Partner will be responsible for completing demolition on the properties listed in Attachment A. Demolition and related activities will be conducted in accord with applicable local, state and federal ordinances, laws and regulations. Any of the Properties to be demolished must meet MHA's requirements as set forth in its manual regarding the Program. If the Blight Partner demolishes all eligible properties within the City and has not exhausted the Funds, MHA will confer with the City and Blight Partner regarding the demolition of other eligible properties. However, MHA, in its sole discretion, may determine to use any remaining Funds in another city or for another program.

2. **Activities:** The Blight Partner agrees to complete the demolition process for each property including but not limited to disconnecting all utilities, obtaining a stake survey, assessing, marking and abating hazardous materials, procuring demolition related surveys, assuring that appropriate permits are procured for the completion of demolition related activities, razing existing structures, grading and seeding the property, providing documentation of grant activities, requesting the drawdown of funds and providing reports concerning the status of the grant. The Blight Partner will obtain concurrence with the City as to the procurement and selection of contractors and services. In the delivery of the services specified herein, the Blight Partner shall gather data for reporting purposes in a form sufficient to document demolitions in accord with the Program and City requirements. The Blight Partner shall complete preliminary activities, demolition, file documentation and property maintenance necessary during the term of the Program. The City shall monitor the activities of the Blight Partner as necessary to assure all local, state and federal requirements are being met.

3. **Staffing:**

Blight Partner:

Jeff Burdick, Executive Director

Roxanne Case, Grant Manager

Dawn Van Halst, Programs Director

Dennis Graham, Construction Manager

Rawley Van Fossen, Admin/Sales Assistant

City:

Bob Johnson, Director – Planning and

Neighborhood Development Department

Barb Kimmel, Interim Development Manager

Waylon Sanford, Rehabilitation

Construction Specialist

4. **Time of Performance:** The Blight Partner and the City will use their best efforts to expend all the Funds by _____ and will insure adherence to the prescribed timeframe by meeting bi-weekly to assess performance and progress benchmarks set forth by MHA. If the Blight Partner and the City are unable to expend the funds within the specified timeframe, MHA may, at its sole discretion, allocate the remaining Funds to another city or for another program.

5. **Notices:** Notices required by the Memorandum shall be in writing and delivered via mail (postage prepaid), commercial courier, or personal delivery or sent by facsimile or other electronic means. Any notice delivered or sent aforesaid shall be effective on the date of delivery or sending. All notices and other written communications under this Memorandum shall be addressed to the individuals in the capacities indicated below, unless otherwise modified by subsequent written notice.

Blight Partner

Jeff Burdick, Executive Director

Ingham County Land Bank Authority

3024 Turner Street

Lansing, MI 48906

City

Bob Johnson, Director

City of Lansing

316 N. Capitol Avenue, Suite D-2

Lansing, MI 48933

Phone: 517-267-5221
Fax: 517-267-5224
jburdick@ingham.org

Phone: 517-483-4068
Fax: 517-483-6036
Robert.johnson@lansingmi.gov

6. **Amendments:** The Blight Partner or City may amend this Memorandum at any time provided that such amendments make specific reference to this Memorandum, and are executed in writing, signed by a duly authorized representative of each organization. Such amendments shall not invalidate this Memorandum, nor relieve or release the Blight Partner or City from its obligations under this Memorandum.

Accepted and agreed to by:

City:

By: ____
Print: ____
Its: ____
Date: __
Address:

Blight Partner:

By:
Print: Jeff Burdick
Its: Executive Director
Date:
Address: 3024 Turner Street, Lansing, MI 48906

INGHAM COUNTY LAND BANK AUTHORITY

RESOLUTION TO AUTHORIZE THE LAND BANK TO ACCEPT \$6 MILLION IN HELP FOR HARDEST HIT FUNDS FOR THE DEMOLITION OF 240 BLIGHTED STRUCTURES IN THE CITY OF LANSING

RESOLUTION #

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

WHEREAS, the City of Lansing and the Ingham County Land Bank jointly applied for and received funds from the Help for Hardest Hit Blight Elimination Program which is administered by the Michigan Homeowner Assistance Nonprofit Housing Corporation, and

WHEREAS, the Ingham County Land Bank will utilize the funds to remediate hazardous materials and demolish 240 blighted residential structures in Lansing, and

WHEREAS, the funding provides a sum of not to exceed \$6,000,000, and

WHEREAS, the function of eliminating blight from Lansing neighborhoods falls under the mission and policies of the Ingham County Land Bank,

THEREFORE BE IT RESOLVED, that the Authority authorizes the Land Bank to accept \$6 million in Help for Hardest Hit Blight Elimination Funds in order to demolish 240 blighted residential structures in the City of Lansing.

YEAS:

NAYS:

ABSENT:

INGHAM COUNTY LAND BANK
ACTIVITY REPORT
December 31, 2014

Property Inventory	Inventory as of 12/31/2013	Acquired as of 12/31/2014	Rental or Garden as of 12/31/2014	Demolished as of 12/31/2014	Sold as of 12/31/2014	Current Inventory* as of 12/31/2014
Structures	356	6	0	(25)	44	293
Rentals	29	0	0	0	0	29
Gardens	95	0	14	0	0	109
Vacant Land	609	1	(14)	25	25	596
Commercial Rental	2	0	1	0	0	3
Commercial Vacant	13	0	0	1	2	12
Commercial	8	0	(1)	(1)	2	4
TOTAL(S)	1,112	7	0	0	73	1,046

*Note: Current Inventory does not include 2014 tax foreclosures rejected by local units and transferred to Land Bank

Land Contracts (L/C)	Current L/C as of 12/31/2014
L/C Residential	27
L/C Commercial	2
L/C Total	29

Approved Line of Credit as of 12/31/2014	
Total Line of Credit	\$ 5,000,000.00
Obligated	\$ 3,325,000.00
Available Balance	\$ 1,675,000.00

For Sale (by Program)	Pending Sales as of 12/31/2014	Sold as of 12/31/2014	Current For Sale as of 12/31/2014
NSP1	1	2	0
NSP2	3	19	6
NSP3	0	4	0
HOME	3	3	0
CDBG	3	6	3
LB	3	9	3
Eden Glen	1	1	13
TOTAL(S)	14	44	25

ICLB - For Sale Properties								
Parcel #	Address	LISA	Program	Agent	Listing Exp. Date	Price	Accepted Offer	Close Date
33-01-01-17-258-101	1216 W Ottawa	LISA	NSP-1	Mitch C.	7/21/2014	\$82,900	\$82,900	1/29 @ 3:30PM
33-01-01-22-281-061	1225 Allen	LISA	NSP-2	Joyce W.	1/9/2015	\$59,900		
33-01-01-10-327-021	1142 Camp	LISA	NSP-2	Maggie G.	7/1/2015	\$49,900		
33-01-01-21-377-111	1616 Coleman	LISA	NSP-2	Adriane L.	3/16/2015	\$64,900		
33-01-01-21-460-028	326 Isbell	LISA	NSP-2	Joyce W.	1/31/2015	\$69,500		
33-01-01-08-409-351	1139 W Maple	LISA	NSP-2	Adriane L.	12/5/2014	\$69,500		
33-01-01-21-483-130	548 Norman	LISA	NSP-2	Brian H.	2/16/2015	\$69,500	\$69,500	
33-01-01-29-201-251	1409 W Mt Hope		HOME	Maggie G.	6/30/2015	\$64,275		
33-01-01-08-332-031	1132 Comfort		HOME	City			Unfinished	
33-01-01-10-181-191	1220 Massachusetts		HOME	City			Unfinished	
33-01-01-33-433-121	636 Julia		HOME	City			Unfinished	
33-01-01-29-232-181	1005 Poxson		CDBG	Joyce W.	3/31/2015	\$78,000		
33-01-01-08-428-291	1017 Princeton		CDBG	Joyce W.	3/1/2015	\$69,000		
33-01-01-17-401-061	1310 W. Allegan		CDBG	Brian H.	5/15/2015	\$79,500		
33-01-01-08-176-391	1417 N. Jenison		CDBG	Joyce W.	3/26/2015	\$74,000		
33-01-01-08-176-201	1600 W. Willow		CDBG	City			Unfinished	
33-01-01-21-427-118	1408 Linval		CDBG	City			Unfinished	
33-01-01-17-253-071	1314 W. Ionia		CDBG	City			Unfinished	
33-01-01-27-155-158	842 Edison		LB	Brian H.	3/31/2015	\$49,500		
33-01-01-31-126-221	3325 W Holmes		LB	Brian H.	1/3/2015	\$88,500	\$88,500	
33-01-01-15-476-231	1512 E. Kalamazoo		LB	Brian H.	7/17/2015	\$58,500		
33-01-01-14-353-161	422 S. Magnolia		LB	ICLB	n/a	\$10,000		Unrenovated
33-01-01-14-352-221	400 S. Fairview		LB	ICLB	n/a	\$6,000		Unrenovated
33-01-01-33-151-181	3712 Lowcroft Avenue		LB	ICLB	n/a	\$3,000		Unrenovated
33-01-05-10-227-041	1738 Maisonette		LB	Adriane L.	5/19/2015	\$51,000	\$51,000	
33-01-05-10-227-076	1703 Maisonette		CDBG	Mitch C.	3/29/2015	\$51,000		
33-01-05-10-227-068	1723 Maisonette		CDBG	Mitch C.	3/29/2015	\$51,000		
33-01-05-10-227-061	1733 Maisonette		CDBG	Brian H.	3/31/2015	\$51,000		
33-01-05-10-227-064	1739 Maisonette		CDBG	Brian H.	3/31/2015	\$51,000		
33-01-05-10-227-078	1707 Maisonette		CDBG	Maggie G.	3/31/2015	\$51,000		
33-01-05-10-227-069	1725 Maisonette		CDBG	Adriane L.	3/24/2015	\$51,000		
33-01-05-10-227-063	1737 Maisonette		CDBG	Adriane L.	3/24/2015	\$51,000		
33-01-05-10-227-053	1745 Maisonette (3 Bdm)		CDBG	Adriane L.	3/24/2015	\$55,000		
33-01-05-10-227-002	6103 Scotmar		CDBG	Maggie G.	3/31/2015	\$51,000		
33-01-05-10-227-022	6143 Scotmar		CDBG	Joyce W.	3/30/2015	\$51,000		
33-01-05-10-227-007	6113 Scotmar		CDBG	Joyce W.	3/30/2015	\$51,000		
33-01-05-10-227-009	6117 Scotmar (3 Bdm)		CDBG	Mitch C.	5/17/2015	\$55,000		
33-01-05-10-227-017	6133 Scotmar		CDBG	Maggie G.	3/31/2015	\$51,000		
Last Updated: 1/28/2015 - R. Van Fossen								

ICLB Vacant Lots Update							
#	Parcel #	Address	Status	Price	Buyer(s) Name	LB Program	5/50 Waived?
Current Inquiries							
1	33-01-01-09-201-042	115 E. Reasoner	LB hold lot until Buyer has aquired adjacent property 6/4/14	TBD	Ryan Lowe	DEM NSP-2	TBD
2	33-21-01-14-454-001	500 S. Detroit	Statement of interest sent to adjacent property owners. 10/16/14	TBD	TBD	n/a	TBD
3	33-01-01-14-352-061	419 S. Clemens	Buyer working to alleviate current City red tag 9/3/14	TBD	George Jhaheen	DEMO CDBG	TBD
4	33-01-01-15-353-021	811 Bement Street (Vacant Home)	Sent Demo Order removal details to John 11/17/14	TBD	John Addiss	Vacant House	TBD
5	33-01-01-15-353-011	v/l 809 Bement Street	See above	TBD	John Addiss	n/a	TBD
6	33-01-01-32-427-021	4501 S. MLK	Sell once demo is complete. Hardest Hit Funds will cover demolition.	TBD	Frank Jay	n/a	TBD
Pending Sales							
1	33-01-01-32-481-011	4809 Delbrook Ave.	Buyer considering for-sale price. 1/22/15	\$2,280.00	Raleigh Jones	Treasurer, Demo	TBD
2	33-01-01-31-476-051	4801 Ingham Street	Waiting for lot split application to be approved 12/19/14	Lot Split	Both adjacent owners	CDBG, Demo	N
3	33-01-01-10-377-031	v/l 832 Johnson Avenue	Buyer wanting to purchsae in Spring 2015	\$2,309 (FMV)	Shannon Chambers	NSP-1	N
4	33-01-01-08-409-431	v/l 1215 W. Maple Street	Closing scheduled for 2/2/2015 @ 3:00PM.	\$1,596 (FMV)	Andrew Garza	NSP-2	N
5	33-01-05-10-176-181	(v/l) No Street Frontage	Buyer to give ICLB closing date. 1/28/15	\$4,500.00	Holiday Park Realty, LLC	n/a	N
6	33-01-01-06-129-101	3214 Westmont Avenue	Buyer considering for-sale price. 1/28/15	\$1,500.00	Niurka Lopez	n/a	N
Sold Lots - 2015							
#	Parcel #	Address	Date Sold	Price	Buyer(s) Name	Program	5/50 Waived?
1	33-01-01-10-482-041	714 Mahlon	1/28/2015	\$2,095 (FMV)	Jon Getchel	NSP-2 DEMO	Y
Last Updated:			1/28/2015 - R. Van Fossen				

2014 Sold Residential Structures

#	Parcel #	Address	City	Zip	Sale Date	Sales Price	DPA \$	AMI %	Purchaser	Previous Location	Program
1	33-01-01-31-251-111	4133 Wainwright Avenue	Lansing	48911	1/17/2014	\$ 75,000.00	\$ -	0%	Ismail A. Adawe	Out of City	Land Bank
2	33-01-01-17-401-122	1230 W. Allegan Street	Lansing	48915	1/30/2014	\$ 100,000.00	\$ 10,000.00	85%	Douglas Hunt	Out of City	NSP-2
3	33-01-01-22-254-052	1119 McCullough Street	Lansing	48912	1/31/2014	\$ 93,000.00	\$ 8,038.00	>120%	Mary Peters	Out of City	NSP-1
4	33-01-01-15-485-151	608 Leslie Street	Lansing	48912	1/31/2014	\$ 73,000.00	\$ 6,404.00	>120%	Alice Eilar	Out of City	NSP-2
5	33-01-01-08-276-181	1035 Queen Street	Lansing	48915	2/7/2014	\$ 63,600.00	\$ 9,295.00	>120%	Brian Milan	Out of City	NSP-1
6	33-01-01-08-201-051	1710 Glenrose Avenue	Lansing	48915	2/13/2014	\$ 50,000.00	\$ 10,000.00	0%	Charles Cassle	Out of City	NSP-2 LISA
7	33-01-01-08-380-231	737 Comfort Street	Lansing	48915	2/21/2014	\$ 51,000.00	\$ 14,000.00	30%	Nickolas Parks	Out of City	NSP-2 LISA
8	33-01-01-08-481-221	737 Princeton	Lansing	48915	3/6/2014	\$ 97,000.00	\$ 8,861.00	117%	Erin Van Portfliet	Out of City	NSP-2
9	33-01-05-06-352-071	3618 Coachlight Commons	Lansing	48911	3/14/2014	\$ 66,500.00	\$ 3,990.00	>80%	Constance Sorrow	In City	HOME
10	33-01-01-28-106-091	2110 Beal Avenue	Lansing	48910	3/21/2014	\$ 60,000.00	\$ 3,600.00	>80%	Dimitri Brown	In City	HOME
11	33-01-01-08-483-061	730 Chicago Avenue	Lansing	48915	3/27/2014	\$ 79,900.00	\$ 15,811.00	>50%	Patrick G. Murphy	Out of City	NSP-3, LISA
12	33-01-05-06-226-081	2202 Midwood Avenue	Lansing	48911	4/28/2014	\$ 111,900.00	\$ 1,000.00	>120%	Lal Khapangi	In City	NSP-3
13	33-01-01-32-402-101	1204 Reo Road	Lansing	48910	4/28/2014	\$ 83,000.00	\$ 1,000.00	>50%	Brian McCormick	Out of City	NSP-3
14	33-01-01-22-282-111	1241 Shepard Street	Lansing	48912	4/29/2014	\$ 82,900.00	\$ 14,999.00	>50%	Antoinette Crabbe	In City	NSP-2 LISA
15	33-01-01-08-380-211	731 Comfort Street	Lansing	48915	5/7/2014	\$ 53,000.00	\$ 12,560.00	>50%	Chelsea Coffman	Out of City	NSP-2 LISA
16	33-01-01-22-177-142	1116 S. Holmes Street	Lansing	48912	5/16/2014	\$ 88,900.00	\$ 8,365.00	>120%	Jonathon Bailey	In City	NSP-2
17	33-01-01-22-230-051	1003 Shepard Street	Lansing	48912	5/19/2014	\$ 94,900.00	\$ 7,208.00	82%	Jason Gentry	Out of City	NSP-2
18	33-01-01-33-251-031	115 E. Mason Street	Lansing	48910	5/30/2014	\$ 74,900.00	\$ 4,494.00	n/a	Linda Kaercher	In City	Land Bank
19	33-19-10-08-127-029	121 S Walnut Court	Mason	48854	6/12/2014	\$ 117,500.00	\$ -	n/a	Michael Small	Out of City	Land Bank
20	33-01-01-08-176-411	1427 N. Jenison	Lansing	48915	6/27/2014	\$ 104,500.00	\$ 20,467.00	>120%	Nicholas McFarland	In City	NSP-2
21	33-19-10-08-201-007	509 W. Columbia	Mason	48854	7/9/2014	\$ 9,000.00	\$ -	n/a	Scott Karkau	Out of City	Land Bank
22	33-01-01-10-129-101	1806 Vermont	Lansing	48906	7/14/2014	\$ 54,900.00	\$ 12,250.00	44%	Benjamin Rathbun	Out of City	NSP-2 LISA
23	33-01-05-06-479-001	2219 Newark Avenue	Lansing	48911	7/31/2014	\$ 72,000.00	\$ 4,320.00	>80%	Jacob VanAtta	In City	HOME
24	33-01-01-21-257-135	1128 S. Grand Avenue	Lansing	48910	8/1/2014	\$ 77,000.00	\$ 4,620.00	>80%	Brendan Martin	In City	CDBG
25	33-01-05-05-377-171	6042 Valencia Blvd.	Lansing	48911	8/11/2014	\$ 72,500.00	\$ -	0%	Nicholas Partaka	Out of City	Land Bank
26	33-01-01-10-133-142	1605 Illinois Avenue	Lansing	48906	8/18/2014	\$ 72,500.00	\$ 4,354.00	>120%	Jennifer Daily	In City	NSP-2
27	33-20-01-01-404-040	615 W. Lake Lansing	East Lansing	48823	8/21/2014	\$ 8,000.00	\$ -	n/a	Vernon/Joan Jackson	In City	Land Bank
28	33-01-01-32-327-261	1719 Pierce Road	Lansing	48910	8/29/2014	\$ 76,500.00	\$ 5,500.00	>80%	Shirlene Roberson	In City	HOME
29	33-01-05-10-227-056	1751 Maisonette	Lansing	48911	9/4/2014	\$ 51,000.00	\$ -	n/a	Juan Delgado	Out of State	Land Bank
30	33-01-01-15-358-341	806 Larned Street	Lansing	48912	9/19/2014	\$ 69,800.00	\$ 13,213.00	>120%	Scott Schieberl	Out of City	NSP-2
31	33-01-05-05-401-091	1401 Weymouth Court	Lansing	48911	9/19/2014	\$ 73,000.00	\$ 4,380.00	>80%	Alfonso Reyna	In City	HOME
32	33-01-01-21-329-221	209 Reo Avenue	Lansing	48910	10/3/2014	\$ 74,900.00	\$ 12,490.00	>120%	Amanda Gobert	In City	NSP-2
33	33-01-01-20-131-031	815 Riverview Avenue	Lansing	48915	10/7/2014	\$ 59,900.00	\$ 11,051.57	>50%	Mackenzie Conley	In City	NSP-2 LISA
34	33-21-01-18-303-037	116 Western Avenue	Lansing	48917	10/9/2014	\$ 82,500.00	\$ -	n/a	Britta Stine	Out of City	Land Bank
35	33-01-01-31-328-381	3217 Ronald Street	Lansing	48911	10/21/2014	\$ 73,000.00	\$ 6,492.00	>80%	Robert Helfrich	Out of City	HOME
36	33-01-01-15-311-222	916 Prospect Street	Lansing	48912	10/30/2014	\$ 82,500.00	\$ 18,877.00	>50%	Ashley Martinez	Out of City	NSP-2 LISA
37	33-01-01-17-401-241	1122 W. Allegan Street	Lansing	48915	11/18/2014	\$ 74,500.00	\$ 5,850.00	>120%	Ganja Rai	In City	NSP-2
38	33-01-01-32-326-031	1808 Pierce Road	Lansing	48910	11/18/2014	\$ 7,000.00	\$ -	n/a	Stephan Williams	In City	Land Bank
39	33-01-01-20-478-081	1614 Delevan	Lansing	48910	12/5/2014	\$ 959.33	\$ -	n/a	GLHC	In City	CDBG
40	33-01-01-08-201-141	1310 Greenwood Avenue	Lansing	48915	12/11/2014	\$ 51,900.00	\$ 3,114.00	>80%	Gary Lieberman	Out of City	CDBG
41	33-01-01-10-205-181	1617 Ohio Avenue	Lansing	48906	12/18/2014	\$ 49,900.00	\$ 8,552.60	>50%	Kent Shultz	In City	NSP-2 LISA
42	33-01-01-20-132-001	1821 William Street	Lansing	48915	12/19/2014	\$ 71,900.00	\$ 4,314.00	>80%	Christina Gonzales	Out of City	CDBG
43	33-01-01-29-227-061	904 Lenore Avenue	Lansing	48911	12/23/2014	\$ 60,000.00	\$ 3,600.00	>80%	Tracy Soules	Out of City	HOME

1/28/2015 - R. Van Fossen

2014 Sold Vacant Lots

#	Parcel #	Address	City	Date Sold	Price	Purchaser	Program	5/50 Waived?
1	33-01-01-28-226-171	528 E. Mt. Hope	Lansing	1/21/2014	\$2,134.00	Sue Jensen	n/a	N
2	33-01-01-10-406-271	1207 Maryland Avenue	Lansing	2/12/2014	\$1,893.00	Jason & Sara Fedewa	Demo, NSP-2	N
3	33-01-01-17-228-161	918 W. Genesee Street	Lansing	3/21/2014	\$2,228.00	Monika Mayer	n/a	N
4	33-01-01-09-306-101	612 Brook Street	Lansing	3/28/2014	\$900.00	Renee Brock	Demo, CDBG	Y
5	33-01-01-09-326-001	v/l W. Willow	Lansing	4/25/2014	\$1,656.00	Benjamin Shell	n/a	N
6	33-01-01-08-376-301	841 Cawood	Lansing	5/1/2014	\$1,803.00	Christy Jones	Demo, CDBG	Y
7	33-01-01-08-282-301	1325 Knollwood Avenue	Lansing	5/27/2014	\$2,799.00	Virginia Winton	Demo, NSP-2	Y
8	33-01-05-05-151-140	v/l Hughes Road	Lansing	6/3/2014	\$2,500.00	Tou Xiong	n/a	Y
9	33-01-01-21-480-100	1722 Linval	Lansing	6/4/2014	\$3,128.00	Bobby Joy	Demo, NSP-2	Y
10	33-01-01-10-476-051	812 Cleveland	Lansing	6/11/2014	\$2,381.00	Katherine Lalone	Demo, NSP-2	N
11	33-01-01-14-379-031	513 S. Francis Avenue	Lansing	First 1/2 sold on 6/20/14	\$828.00	Alice Cuellar	Demo, CDBG	N
12	33-01-05-03-101-141	835 Armstrong	Lansing	6/24/2014	\$5,198.00	Edward Davis	Demo, CDBG	Y
13	33-01-01-09-304-091	v/l W. Maple Street	Lansing	7/3/2014	\$1,443.00	St. Andrew's AME Church	n/a	N
14	33-01-01-14-379-031	513 S. Francis Avenue	Lansing	Second 1/2 sold on 7/9/2014	\$828.00	Cleo Lloyd	Demo, CDBG	Y
15	33-01-01-21-481-010	1711 Linval	Lansing	7/14/2014	\$3,565.00	Lucie McClees	n/a	Y
16	33-01-01-05-330-221	1515 Downey Street	Lansing	7/17/2014	\$2,958.00	Sandra McCallum	Demo, CDBG	Y
17	33-01-01-05-301-311	v/l N. Grand River	Lansing	7/21/2014	\$1,000.00	George Noirot	n/a	Y
18	33-01-01-15-356-011	607 S Hosmer	Lansing	7/24/2014	\$526.00	Sherry Bradshaw	Demo, NSP-2	Y
19	33-01-01-09-226-091	1917 Polly	Lansing	7/29/2014	\$1,841.00	Dan VanAcker	Demo, NSP-2	N
20	33-01-01-22-206-031	1013 Bensch Street	Lansing	8/28/2014	\$2,165.00	George Martinez	Demo, NSP-1	N
21	33-01-01-15-303-131	112 S. Eighth St. (Vacant Home)	Lansing	Buyer to demolish home for lot. 9/11/2014	\$2,886.00	Gorsline Funeral Hme.	n/a	N
22	33-01-01-28-435-211	Paris Avenue	Lansing	10/17/2014	\$2,605.00	Jason & Candice Handley	Demo, CDBG	N
23	33-01-01-17-226-101	926 W. Lapeer	Lansing	11/7/2014	\$1,400.00	MC Rothhorn	Demo, CDBG	Y
24	33-01-01-08-405-151	1207 Theodore	Lansing	11/25/2014	\$1,298.00	Yolanda Duarte	Demo, NSP-2	Y
25	33-15-15-151-003	3653 Williamston Road	Leslie	12/15/2014	\$8,500.00	Nancy Lawrence	n/a	N
26	33-01-01-31-476-051	404 N. Sycamore	Lansing	12/17/2014	\$1,309.00	Bill Lockhart	Demo, CDBG	Y
27	33-01-01-15-451-331	520 Clifford Street	Lansing	12/19/2014	\$1,145.00	Jack Grossman	Demo, NSP-2	Y

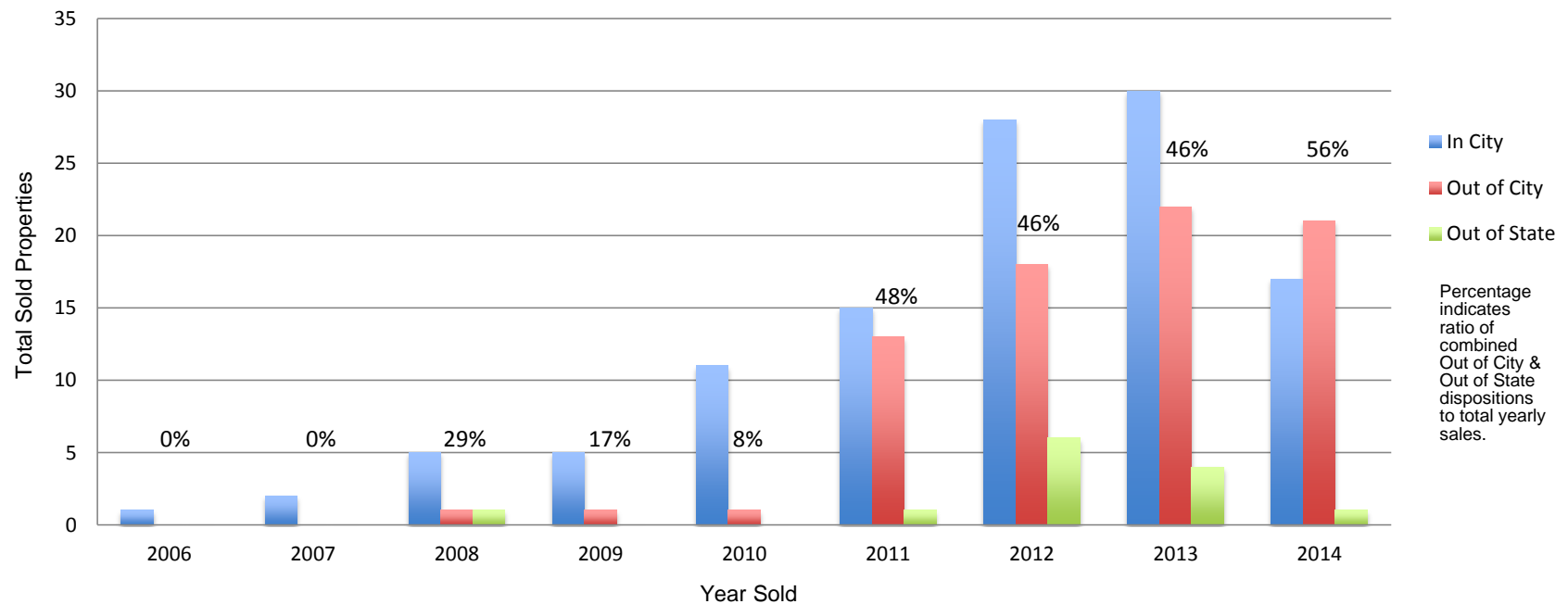
1/26/2015 R. Van Fossen

City of Lansing - Single Family & Owner Occupied Property Sales

	2006	2007	2008	2009	2010	2011	2012	2013	2014
In City	1	2	5	5	11	15	28	30	17
Out of City	0	0	1	1	1	13	18	22	21
Out of State	0	0	1	0	0	1	6	4	1
Yearly Sales	1	2	7	6	12	29	52	56	39
Total LB Sales	1	3	10	16	28	57	109	165	204



Property Disposition Graph



BOARD MEMBERS: Eric Schertzing, Chair • Kara Hope, Vice-Chair • Deb Nolan, Treasurer • Brian McGrain, Secretary • Rebecca Bahar-Cook, Member

User: JEFF

CHECK DATE FROM 12/01/2014 - 12/31/2014

DB: Iclb

Check Date	Check	Vendor Name	Amount
Bank GEN			
12/04/2014	11529	EDEN GLEN CONDO ASSOCIATION	6,510.00
12/04/2014	11530	CAPITAL FUND TITLE SERVICES, LLC	94.50 V
12/11/2014	11531	BOARD OF WATER & LIGHT	910.39
12/11/2014	11532	BOARD OF WATER & LIGHT	35.63
12/11/2014	11533	CONSUMERS ENERGY	367.84
12/11/2014	11534	CONSUMERS ENERGY	257.13
12/11/2014	11535	CONSUMERS ENERGY	302.01
12/11/2014	11536	CONSUMERS ENERGY	206.34
12/11/2014	11537	DELHI TOWNSHIP	62.30
12/11/2014	11538	GRANGER CONTAINER SERVICE	183.25
12/11/2014	11539	GRANGER LANDSCAPE SUPPLY	130.50
12/11/2014	11540	PAM BLAIR	180.00
12/11/2014	11541	BESCO WATER TREATMENT, INC.	98.44
12/11/2014	11542	W.F. BOHNET ELECTRIC CO	115.00
12/11/2014	11543	GREATER LANSING HOUSING COALITION	1,555.88
12/11/2014	11544	DBI BUSINESS INTERIORS	46.29
12/11/2014	11545	HASSELBRING CLARK CO	235.20
12/11/2014	11546	GREATER LANSING ASSOCIATION OF REAL	45.00
12/11/2014	11547	NORSHORE BUILDING INC	5,407.52
12/11/2014	11548	RED CEDAR CONSULTING, LLC	1,325.00
12/11/2014	11549	VET'S ACE HARDWARE	58.50
12/11/2014	11550	COMMERCIAL CLEANING	515.04
12/11/2014	11551	LANSING ICE & FUEL	307.18
12/11/2014	11552	J & J HARDWOODS, INC.	1,785.00
12/11/2014	11553	KWIK REPO INC	8,000.00
12/11/2014	11554	KEYSTONE MILLBROOK	1,465.67
12/11/2014	11555	INGHAM COUNTY REGISTER OF DEEDS	14.00
12/11/2014	11556	HEDLUND PLUMBING	2,400.00
12/11/2014	11557	MICHIGAN DEMOLITION & EXCAVATION	17,500.00
12/11/2014	11558	MCKEARNEY ASPHALT & SEALING, INC	1,500.00
12/11/2014	11559	AMO INSPECTIONS & APPRAISALS	1,640.00
12/11/2014	11560	MCKISSIC CONSTRUCTION	1,820.00
12/11/2014	11561	SECOND CHANCE EMPLOYMENT	1,040.00
12/11/2014	11562	FRITZY'S LAWN & SNOW	2,650.00
12/11/2014	11563	SCHUMACHER'S FOUR SEASONS	3,820.00
12/11/2014	11564	LJ TRUMBLE BUILDERS	3,060.00
12/11/2014	11565	DENNIS GRAHAM	184.80
12/11/2014	11566	JOSEPH G BONSALE	1,467.42
12/11/2014	11567	CHRISTOPHER KOLBE	68.99
12/11/2014	11568	NICOLE BONVISUTO	36.88
12/11/2014	11569	LINDA HORAK	376.72
12/11/2014	11570	MICH STATE HOUSING DEV AUTHORITY	43,153.00
12/11/2014	11571	CITY OF LANSING	67,066.23
12/11/2014	11572	CHARTER TOWNSHIP OF LANSING	989.14
12/11/2014	11573	LANSING CITY TREASURER	5,045.63
12/11/2014	11574	LANSING CITY TREASURER	3,792.76
12/15/2014	11575	STATE OF MICHIGAN	12,000.00
12/17/2014	11576	BOARD OF WATER & LIGHT	748.83
12/17/2014	11577	BOARD OF WATER & LIGHT	453.36
12/17/2014	11578	BOARD OF WATER & LIGHT	199.77
12/17/2014	11579	CONSUMERS ENERGY	325.24
12/17/2014	11580	SEARS COMMERCIAL ONE	2,354.70
12/17/2014	11581	MICHGAN MUNICIPAL RISK MANAGEMENT	6,226.75
12/17/2014	11582	MICHIGAN ORGANIC FOOD & FARM ALLIAN	100.00
12/17/2014	11583	HOME DEPOT CREDIT SERVICES	168.69
12/17/2014	11584	CAPITAL ONE COMMERCIAL	543.29
12/17/2014	11585	CITY OF LANSING, C.A.R.T.	46.00
12/17/2014	11586	COMCAST	187.35
12/17/2014	11587	BESCO WATER TREATMENT, INC.	35.57
12/17/2014	11588	COHL, STOKER & TOSKEY, P.C.	1,969.30
12/17/2014	11589	REZUBERANT DESIGN	691.00
12/17/2014	11590	PIPER & GOLD PUBLIC RELATIONS	4,884.95
12/17/2014	11591	RED CEDAR CONSULTING, LLC	400.00
12/17/2014	11592	KELLEY APPRAISAL COMPANY	325.00
12/17/2014	11593	ETC	245.00
12/17/2014	11594	COMMERCIAL CLEANING	806.00
12/17/2014	11595	BWB CLEANING	293.04
12/17/2014	11596	DICK CORTRIGHT	170.00
12/17/2014	11597	OVERHEAD DOOR OF LANSING	807.45
12/17/2014	11598	MPC CASH-WAY LUMBER	231.73
12/17/2014	11599	MICHIGAN DEMOLITION & EXCAVATION	19,700.00
12/17/2014	11600	GUILFORD SEAMLESS EAVESTROUGH	200.00
12/17/2014	11601	NORSHORE BUILDING INC	2,450.00
12/17/2014	11602	MANNIK SMITH GROUP	1,900.94
12/17/2014	11603	SUPERIOR FINISH OF MICHIGAN	450.00
12/17/2014	11604	ADRIANE LAU	325.00
12/17/2014	11605	COMPLETE PLUMBING	1,950.00
12/17/2014	11606	METRO DEVELOPMENT CORP.	9,602.00

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CHECK REGISTER FOR INGHAM COUNTY LAND BANK
CHECK DATE FROM 12/01/2014 - 12/31/2014

Page: 2/2

Check Date	Check	Vendor Name	Amount
12/17/2014	11607	MCKISSIC CONSTRUCTION	750.00
12/17/2014	11608	ASH STREET REDEVELOPMENT, LLC	48,149.22 V
12/17/2014	11609	HOLISTIC LANDSCAPE, INC	1,620.00
12/17/2014	11610	MOW MASTER	1,200.00
12/17/2014	11611	INGHAM COUNTY TREASURER	11,205.69
12/17/2014	11612	AMO INSPECTIONS & APPRAISALS	1,440.00
12/17/2014	11613	DENNIS GRAHAM	300.17
12/17/2014	11614	JOSEPH G BONSALE	379.98
12/17/2014	11615	ROXANNE CASE	72.24
12/17/2014	11616	LANSING CITY TREASURER	2,402.21
12/22/2014	11617	SC SERVICES ENVIRONMENTAL	500,000.00

GEN TOTALS:

Total of 89 Checks:	826,135.65
Less 2 Void Checks:	48,243.72
Total of 87 Disbursements:	777,891.93

User: JEFF

CHECK DATE FROM 01/01/2015 - 01/31/2015

DB: Iclb

Check Date	Check	Vendor Name	Amount
Bank GEN			
01/06/2015	11618	PNC BANK, NA	5,416.40
01/06/2015	11619	PNC BANK, NA	4,635.04
01/15/2015	11620	BOARD OF WATER & LIGHT	711.61
01/15/2015	11621	BOARD OF WATER & LIGHT	598.83
01/15/2015	11622	CONSUMERS ENERGY	674.97
01/15/2015	11623	CONSUMERS ENERGY	723.13
01/15/2015	11624	CONSUMERS ENERGY	694.38
01/15/2015	11625	CONSUMERS ENERGY	330.66
01/15/2015	11626	CONSUMERS ENERGY	200.00
01/15/2015	11627	CITY OF LESLIE	985.95
01/15/2015	11628	DELHI TOWNSHIP	63.70
01/15/2015	11629	COMCAST	218.43
01/15/2015	11630	AT & T	226.76
01/15/2015	11631	ADT SECURITY SERVICES, INC	90.93
01/15/2015	11632	VERIZON WIRELESS	180.94
01/15/2015	11633	TMT OF GREATER LANSING	637.50
01/15/2015	11634	EDEN GLEN CONDO ASSOCIATION	6,510.00
01/15/2015	11635	BESCO WATER TREATMENT, INC.	35.57
01/15/2015	11636	DBI BUSINESS INTERIORS	149.36
01/15/2015	11637	GREATER LANSING HOUSING COALITION	1,577.12
01/15/2015	11638	OVERHEAD DOOR OF LANSING	195.00
01/15/2015	11639	INGHAM COUNTY HEALTH DEPARTMENT	2,718.00
01/15/2015	11640	HOLDERS HEATING & AIR	484.36
01/15/2015	11641	AMERICAN RENTALS INC.	88.00
01/15/2015	11642	MOLENAAR & ASSOCIATES, INC	325.00
01/15/2015	11643	KELLEY APPRAISAL COMPANY	325.00
01/15/2015	11644	MICHIGAN DEMOLITION & EXCAVATION	12,750.00
01/15/2015	11645	ETC	1,543.80
01/15/2015	11646	OLD TOWN COMMERCIAL ASSOCIATION	150.00
01/15/2015	11647	HASSELBRING CLARK CO	207.76
01/15/2015	11648	H.C. BERGER COMPANY	147.71
01/15/2015	11649	INGHAM COUNTY HOUSING COMMISSION	4,125.15
01/15/2015	11650	COMMERCIAL CLEANING	2,118.66
01/15/2015	11651	LESLIE APPLIANCE REPAIR	302.00
01/15/2015	11652	THE SHERWIN-WILLIAMS CO.	15.09
01/15/2015	11653	AMERICAN EAGLE SUPERSTORE	16.56
01/15/2015	11654	W.F. BOHNET ELECTRIC CO	745.67
01/15/2015	11655	NORSHORE BUILDING INC	7,325.38
01/15/2015	11656	POWERWASH PLUS OF MICHIGAN, LLC	250.00
01/15/2015	11657	VET'S ACE HARDWARE	30.00
01/15/2015	11658	EIKENHOUT, INC.	5.29
01/15/2015	11659	STR.GRANTS, L.L.C.	21,417.24
01/15/2015	11660	LANSING ICE & FUEL	244.62
01/15/2015	11661	KEYSTONE MILLBROOK	400.16
01/15/2015	11662	CENTER FOR FINANCIAL HEALTH	1,880.00
01/15/2015	11663	GREATER LANSING ASSOCIATION OF REAL	697.50
01/15/2015	11664	D&D QUALITY SERVICING INC	699.00
01/15/2015	11665	MPC CASH-WAY LUMBER	5,671.37
01/15/2015	11666	DISCOUNT CARPET WAREHOUSE	12,053.20
01/15/2015	11667	MCDANIELS KITCHEN AND BATH	9,802.60
01/15/2015	11668	BWB CLEANING	386.64
01/15/2015	11669	AMO INSPECTIONS & APPRAISALS	2,870.00
01/15/2015	11670	NORTHWEST INITIATIVE	860.00
01/15/2015	11671	FRITZY'S LAWN & SNOW	450.00
01/15/2015	11672	DENNIS GRAHAM	868.17
01/15/2015	11673	ROXANNE CASE	115.92
01/15/2015	11674	JOHN KROHN	1,654.65
01/15/2015	11675	ERIC SCHERTZING	440.83
01/15/2015	11676	ASH STREET REDEVELOPMENT, LLC	48,149.22
01/22/2015	11677	BOARD OF WATER & LIGHT	2,199.00

GEN TOTALS:

Total of 60 Checks:	169,389.83
Less 0 Void Checks:	0.00
Total of 60 Disbursements:	169,389.83

INGHAM COUNTY LAND BANK AUTHORITY
STATEMENT OF NET ASSETS
STATEMENT OF REVENUES, EXPENSES AND CHANGE IN NET ASSETS
NOVEMBER 30, 2014

Assets	
Cash	\$ 90,591.03
Accounts Receivable	\$ 5,658.38
Land Contract Receivable	\$ 1,415,879.95
Land Contract Interest Receivable	\$ 19,240.58
Land Contract Escrow	\$ 10,704.60
Notes Receivable	\$ -
Specific Tax Receivable	\$ (11,676.71)
Payroll	\$ -
Employer Tax Liability CDBG	\$ -
Specific Tax Receivable - Prior Year	\$ 27,240.69
OCOF Nonprofit Receivable	\$ 5,322.68
Ingham County Receivable	\$ 44,095.60
Lansing City Receivable - General	\$ 2,489.32
CDBG County Receivable	\$ -
CDBG Receivable - Lansing Demo	\$ -
CDBG Lansing Rehab Receivable	\$ 6,103.04
CDBG City TA Receivable	\$ 37.10
NSP 3 Lansing City Receivable	\$ -
NSP County Receivable	\$ -
NSP 2 Receivable	\$ -
HOME Lansing City Receivable	\$ 39,450.28
Michigan Blight Elimination Rec	\$ (61,000.00)
Brownfield Rec	\$ -
Due from other funds	\$ -
Inventory - NSP2	\$ -
Inventory	\$ 4,600,440.22
Total Assets	\$ 6,194,576.76

Liabilities	
Accounts Payable	\$ (28.46)
Notes Payable - PNC Bank	\$ 3,475,000.00
Due to MSHDA - NSP 2	\$ -
Due to Ingham County	\$ 907,697.23
Due to MSHDA	\$ 41,110.29
Due to City of Lansing	\$ 67,066.23
Due from other funds	\$ -
Rental Deposit	\$ 14,400.00
Good Faith Deposits	\$ 2,013.00
Land Contract Escrow	\$ 2,270.76
Deferred Revenue	\$ -

INGHAM COUNTY LAND BANK AUTHORITY
STATEMENT OF NET ASSETS
STATEMENT OF REVENUES, EXPENSES AND CHANGE IN NET ASSETS
NOVEMBER 30, 2014

Total Liabilities	\$ 4,509,529.05
Retained Earnings	\$ 1,814,627.22
Total Net Assets	\$ (129,579.51)

INGHAM COUNTY LAND BANK AUTHORITY
STATEMENT OF REVENUES, EXPENSES AND CHANGE IN NET ASSETS
NOVEMBER 30, 2014

Revenues	
Property Sales	\$ 722,269.40
NSP 1 City of Lansing Revenue	\$ -
NSP 3 City of Lansing Revenue	\$ 14,456.95
HOME City of Lansing Revenue	\$ 265,099.67
HOME Sale Proceeds Revenue	\$ 158,095.27
Lansing Reinvestment Revenue	\$ (92,088.34)
NSP 2 MSHDA Revenue	\$ 342,656.83
NSP 2 MSHDA Admin Revenue	\$ -
NSP 2 Program Income	\$ -
NSP 2 General Revenue	\$ -
NSP County Revenue	\$ -
CDBG City TA Revenue	\$ 13,355.00
CDBG Lansing Demo Revenue	\$ 213,823.52
Brownfield Revenue	\$ 470,216.64
Michigan Blight Elimination Rev	\$ 71,953.40
Interest Income	\$ 101,405.13
Developer Fee Revenue	\$ 42,359.76
Rental Income	\$ 214,624.14
Garden Program Revenue	\$ 8,423.42
Late Fee Revenue	\$ 3,184.22
Purchase Option Fee Revenue	\$ -
Miscellaneous Revenue	\$ 20.09
Donation	\$ 450.45
Property Maintenance Revenue	\$ 1,500.00
CDBG Revenue - Lansing Rehab	\$ 638,782.54
Ingham County Allocation	\$ 400,000.00
Total Revenues	\$ 3,590,588.09

Operating Expenses	
Costs of Projects	\$ 1,041,772.72
Supplies	\$ 6,676.52
Audit Fee	\$ 16,200.00
Communication	\$ 5,790.87
Security	\$ 416.54
Memberships	\$ 1,610.00
Rental	\$ 31,135.07
Equipment - Small Purchase	\$ 615.59
Vehicle Expense	\$ 6,238.55
Postage	\$ 1,855.04
Media	\$ 16,710.52
Consultants	\$ 48,022.44

INGHAM COUNTY LAND BANK AUTHORITY
STATEMENT OF REVENUES, EXPENSES AND CHANGE IN NET ASSETS
NOVEMBER 30, 2014

Operating Expenses Continued

Bank Fee	\$ 682.80
Legal	\$ 16,444.92
Contractual Services	\$ 23,647.98
Software	\$ 17,448.80
Travel	\$ 2,326.86
Conferences	\$ 2,875.00
Payroll Reimbursement	\$ 353,790.01
Americorp Member	\$ 1,979.00
Interior Staging	\$ -
Insurance Property	\$ 1,284.29
Insurance Property Eden Glen	\$ 704.90
Employer Tax Liability	\$ 19,490.68
Payroll Service	\$ 2,125.40
Workers Compensaton	\$ 7,664.00
Utilities	\$ 791.26
Building Maintenance	\$ 10,466.59
Lawn and Snow	\$ 1,731.94
Land Contract Default	\$ 75,038.82
Garden Program	\$ 56,120.58
Bicycle Share	\$ -
Rental Expense	\$ 165,827.43
Brownfield Debt Expense	\$ -
HOME Lansing City	\$ 439,031.43
Community Development Projects	\$ 14,616.37
Interest Expenses	\$ 27,804.95
Cristo Rey Community Center Exp	\$ -
NSP 1 Lansing City	\$ 51,271.88
NSP Ingham County	\$ 21.89
NSP 2	\$ 248,966.22
NSP 2 Program Income Expense	\$ -
NSP 3	\$ 35,424.33
CDBG Lansing Demo	\$ 201,952.83
CDBG County	\$ 4.44
CDBG Lansing Rehab	\$ 500,963.60
CDBG City Technical Assistance	\$ 5,594.86
Worthington Place - Leslie	\$ 27,289.68
Blight Elimination	\$ 229,740.00
Total Operating Expenses	\$ 3,720,167.60

Total Net Assets, end of period	\$ (129,579.51)
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