

PUBLIC NOTICE

Chair
ERIC SCHERTZING
Vice-Chair
DEB NOLAN

Appointed Members
KARA HOPE, Treasurer
REBECCA BAHAR COOK, Secretary
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, MARCH 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

Approval of Minutes – February 9, 2015

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. Resolution to approve the sale of 422 S. Magnolia, Lansing, MI to John Krohn (Land Bank employee) for use as a residential rental property
3. Resolution to approve a Settlement Agreement between the Ingham County Land Bank and MAC Contracting concerning final payment for demolition and abatement work completed at the Former School for the Blind property
4. Review and approval of the first two rounds of demolitions planned through Help for Hardest Hit Blight Elimination funds
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
 - a. Accounts Payable Approval – February 2015
8. Chairman & Executive Director Comments

Announcements

Public Comment – 3 minutes per person

Adjournment

**INGHAM COUNTY LAND BANK
FAST TRACK AUTHORITY**

February 9, 2015
Minutes

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

Members Excused: Eric Schertzing

Others Present: Jeff Burdick, Tim Perrone, Joe Bonsall, Chris Kolbe

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

Approval of the December 1, 2014 Minutes

MOVED BY COMM. NOLAN, SUPPORTED BY COMM. BAHAR-COOK, TO APPROVE THE DECEMBER 1, 2014 MINUTES. MOTION CARRIED UNANIMOUSLY. Absent: Chairperson Schertzing

Additions to the Agenda: None

Limited Public Comment: None

1. Community Projects Update
1112 Prospect Street – Demolition and Future Neighborhood Park Site

Executive Director Burdick updated the board on the status of the project. He stated a draft agreement has been received from Sparrow and reviewed by Land Bank staff and legal counsel. There are two main issues to be resolved: long-term maintenance of the site and liability concerns on the part of Sparrow. The Land Bank has proposed changes to the draft agreement and sent it back to Sparrow for review. Comm. McGrain stated the neighborhood is anxious to see a park on the site. Comm. Nolan stated that seeing the project completed is a priority for the board. Comm. McGrain suggested Sparrow make a one-time cash donation towards the project to ease their liability concerns.

2. Election of Officers - Motion

MOVED BY COMM. NOLAN, SUPPORTED BY COMM. MCGRAIN, TO ELECT COMM. NOLAN VICE-CHAIR, COMM. HOPE TREASURER, AND COMM. BAHAR-COOK SECRETARY. MOTION CARRIED UNANIMOUSLY. Absent: Chairperson Schertzing

3. Resolution to approve the sale of 400 S Fairview, Lansing, MI to Ray Jones for use as a residential rental property

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

Comm. McGrain stated he has heard concerns from his constituents about the property becoming a rental. Executive Director Burdick provided background on the property and proposed purchaser. Comm. McGrain asked how the purchase price was determined. Chris Kolbe responded the price is a factor of the required improvements needed to bring the property up to standard. Comm. Bahar-Cook inquired what would happen if the purchaser failed to make the required improvements. Tim Perrone stated the purchase agreement contains an 18-month reverter clause. If the purchaser failed to meet all the requirements of the sale, title to the property will revert back to the Land Bank.

MOVED BY COMM. BAHAR-COOK, SUPPORTED BY COMM. MCGRAIN, TO AMEND THE REVERTER CLAUSE FROM 18 MONTHS TO 12 MONTHS. MOTION CARRIED UNANIMOUSLY. Absent: Chairperson Schertzing

MOTION, AS AMENDED, CARRIED.

Ayes: Bahar-Cook, Hope, Nolan

Nays: McGrain

Absent: Schertzing

4. Resolution to request Ingham County Land Bank employees be added to Ingham County's self-insured dental and vision plans

MOVED BY COMM. MCGRAIN, SUPPORTED BY COMM. NOLAN, TO APPROVE ADDING LAND BANK EMPLOYEES TO INGHAM COUNTY'S SELF-INSURED DENTAL AND VISION PLANS.

Executive Director Burdick provided background on the resolution and stated the associated costs were already included in this year's budget.

MOTION CARRIED UNANIMOUSLY. Absent: Chairperson Schertzing

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

MOVED BY COMM. NOLAN, SUPPORTED BY COMM. BAHAR-COOK, TO ACCEPT \$6 MILLION IN HELP FOR HARDEST HIT FUNDS.

Comm. Bahar-Cook asked about the plan for these properties after demolition. Executive Director Burdick replied that post-demolition disposition would be a

combination of side-lot sales, infill housing and land banking, based upon the City's Master Plan. Staff is working on a property-by-property disposition strategy. Additionally, the City of Lansing has obtained an Americorps VISTA grant to help facilitate community input on the included parcels. In the meantime, the cost to the Land Bank to maintain a vacant lot is significantly less than an unoccupied structure. Comm. McGrain passed around pictures of what his family's old neighborhood in Detroit looks like today. He expressed concern that Lansing might someday contain vast tracks of vacant land and that we might lose some of our neighborhoods. Executive Director Burdick replied that parcels included in the grant are the worst of the worst in terms of Land Bank properties, all are public safety nuisances, and many are already subject to existing demolition orders. These properties represent less than 0.5% of the total parcels in the City of Lansing. Furthermore, several studies have shown that demolition programs like this stabilize property values for the surrounding neighborhood. Comm. McGrain stated he would prefer to have an abandoned, unmaintained home in his neighborhood over a vacant lot. Comm. Nolan requested the March 30, 2015 board meeting be dedicated to strategic planning for vacant land use and disposition. Comm. Hope expressed her opinion that the first step in dealing with blight is its removal and that it would be imprudent to pass up an opportunity like this.

MOVED BY COMM. NOLAN, SUPPORTED BY COMM. MCGRAIN, TO AMEND THE RESOLUTION TO INCLUDE THE FOLLOWING: "THEREFORE BE IT FURTHER RESOLVED, THAT THE INGHAM COUNTY LAND BANK REQUESTS STAFF PREPARE A PLAN FOR THE FUTURE USE/DISPOSITION OF ALL INCLUDED PARCELS AND REQUESTS THE MARCH 30, 2015 BOARD MEETING BE DEDICATED TO DISCUSSION OF THAT PLAN." MOTION CARRIED UNANIMOUSLY. Absent: Chairperson Schertzing

MOVED BY COMM. MCGRAIN, SUPPORTED BY COMM. NOLAN, TO AMEND THE RESOLUTION TO INCLUDE THE FOLLOWING: "THEREFORE BE IT FURTHER RESOLVED, THAT PROPERTIES BEING DEMOLISHED UNDER THIS GRANT MUST COME BACK TO THE BOARD FOR FINAL APPROVAL." MOTION CARRIED UNANIMOUSLY. Absent: Chairperson Schertzing

MOTION, AS AMENDED, CARRIED UNANIMOUSLY. Absent: Chairperson Schertzing

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

Mr. Perrone stated there were no legal issues to report at this time.

7. Accounts Payable & Monthly Statement

7a. Accounts Payable Approval – December, 2014 and January, 2015

MOVED BY COMM. MCGRAIN, SUPPORTED BY COMM. BAHAR-COOK, TO APPROVE THE ACCOUNTS PAYABLE FOR DECEMBER, 2014 AND JANUARY, 2015. MOTION CARRIED UNANIMOUSLY. Absent: Chairperson Schertzing

7b. Monthly Statement – November, 2014

The November 2014 monthly financial statement was received and placed on file.

8. Chairman and Executive Director Comments

Executive Director Burdick highlighted the year-end sales figures and informed the board the Land Bank has sold the final NSP1 home. The Land Bank has moved into its new office at 3024 Turner St, Lansing and we will be having a public open house sometime in the spring.

Announcements: None

Limited Public Comment: None

The meeting adjourned at 6:28 p.m.

Respectfully submitted,
Joseph G Bonsall



February 24, 2015

To: Ingham County Land Bank Board Members

From: Jeff Burdick, Executive Director

Subject: Request to purchase 422 S. Magnolia, Lansing, MI by John Krohn

John Krohn signed a purchase agreement to buy the Land Bank-owned home located at 422 S. Magnolia in Lansing, Michigan. John 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. An additional reason that this is appearing before the Board is that John is employed by the Land Bank as its Garden Program Coordinator and full transparency regarding the nature of this proposed transaction is of utmost importance. In your packet, you will find a copy of the purchase agreement, a letter of intentions, and the estimated list of repairs to the house completed by John 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 is located just south of E. Kalamazoo Avenue on S. Magnolia, in Lansing's Urbandale neighborhood. John and his wife reside one block to the south of this property at 522 S. Magnolia. The property will be sold to him on land contract for \$10,000 with 7% interest. He will have 18 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 422 S. Magnolia to John Krohn for \$10,000.00 on land contract 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 1/30 20 15 A.M/P.M

1. BUYERS OFFER

The undersigned, John Krohn and _____
(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 : 422 S. Magnolia, Lansing, MI 48912
(Address)

also described as:

LOT 284 LESLIE PARK SUBDIVISION

Property tax ID number: 33-01-01-14-353-161 subject to any existing
building and use restrictions, zoning ordinances, and easements for the sum of:
Ten Thousand --zero/100ths Dollars (\$10,000.00) 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 \$1,000.00 upon execution and delivery of Land Contract, wherein the balance of \$9,000.00 shall be payable in monthly installments of \$80.89 or more including interest at 7 % 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 Buyer will pay the remaining balance of this Land Contract within 30 days after the 18th monthly payment or sooner at their election.

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 proration, 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, Feb. 27, 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 One-Thousand ----- and 00/100ths Dollars (\$1,000.00), 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:** The Buyer(s) must complete an 8-hour Home Buyer Education class from a HUD and/or MSHDA approved credit counseling agency within 90 days of completing this purchase contract, if not before.
- 3:** This sale is contingent upon approval by the Ingham County Land Bank, Board of Directors at their February 2015 board meeting.
- 4.** The Buyer(s) to provide copy of hazard insurance with one-year paid in full to Seller prior to closing.

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

In the Presence of: DATE 1/30/15, 20__ A.M/P.M

X _____ X John Kohn BUYER
witness

X _____ X _____ BUYER

BUYERS ADDRESS 522 S. Magnolia Ave, Lansing, MI 48912

Phone: (Res) _____ (Office) _____

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

Closing date to be by or before March 27, 2015

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

In the Presence of: DATE 2/3, 2015 A.M/P.M

X John Kohn X [Signature] SELLER
witness

X _____ X _____ SELLER

SELLERS ADDRESS: 3024 TURNER ST.
~~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.

In the Presence of: DATE _____, 20__ A.M/P.M

X _____ X _____ BUYER
witness

X _____ X _____ BUYER

23 February, 2015

Dear Ingham County Land Bank Board:

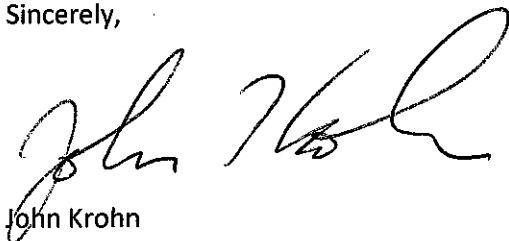
I hope to purchase the property at 422 S. Magnolia Avenue as a rental investment property, because I am invested in the neighborhood and want to take a proactive role in keeping up the appearance of the neighborhood and improving its housing stock.

I currently live with my wife in the house that she owns, just one block to the south, at 522 S. Magnolia Avenue. Together, we have made extensive renovations to that house, including the installation of new engineered wooden floors, new trim, new paint, a new kitchen sink, a new kitchen backsplash, cleaned/repared all gutters, and reinforced the roof trusses by jacking up sagging sections and sistering new lumber to the existing trusses. We also installed all new appliances – washer, dryer, fridge, gas range. All this work was done ourselves, within the first 6 months of owning the home. The property has been landscaped extensively, fixing problems with the grade to ensure all rainfall and snowmelt is routed away from the foundation, and beautifying the property.

Previous to this living situation, I rented the same house in downtown Lansing for over 7 years. My landlord owned many properties and did not keep them up well. I ended up being the person responsible for fixing plumbing issues with the toilet and sinks, replacing appliances as the broke, maintaining the lawn, and finding new tenants as my college aged roommates came and went.

I have a large social network of college aged kids and young professionals due to my involvement with the arts and entertainment scene in Lansing and my community involvement, volunteering, etc.. This social network is centered around the east side of Lansing. I have every confidence that I will have no problem finding good tenants for this property who will add to the character of the neighborhood, respect the property, and be engaged in the community. In fact, I already have several people/couples interested. I would be open to eventually selling the house to somebody invested in the neighborhood, but “flipping” the house quickly is not part of my plan, rather I see it as part of a long-term strategy to help stabilize the neighborhood and keep property values on the rise, protecting the investment we’ve already made with our house at 522 S. Magnolia.

Sincerely,

A handwritten signature in black ink, appearing to read "John Krohn", written in a cursive style.

John Krohn

Rehabilitation Cost Estimate		
new trends + floors on basement stairs		200
	Quantity	Estimate
Building permit		1
Remove pool		1
Grading add 3 yards topsoil to south side		60
Seeding		20
Landscape		
Dumpster service		250
Powerwash siding		1
Remove and install new shutters reinforce foundation under front porch		4000
Repair front porch/ new steps		150
Remove and install new gutters		1
Gut basement		
HVAC permit		1
HVAC repairs		1
Repair existing furnace		
Furnish and install new vent covers		
Re-connect duct and cold air runs		
Air conditioner		
Plumbing permit		200
Plumbing repairs and installation new PEX supply lines		300
Repair existing water heater		
Clean sewer lines		
New toilet	1	200
New kitchen sink		
New kitchen faucet		
New garbage disposal		
Install new dishwasher		
New bathroom sink		
New bathroom faucet		
New bathtub faucet assembly tub surround		75
New floor drain cover		
Electric permit		
Electrical repairs and installation		
Repair breaker box		
Replace breakers (if necessary)		
Re-wiring house		
Replace outlets and switches		
Install lights		
Re-wire mechanicals		
Install two (2) new garage lights		

← high side estimate, likely cheaper

COPY

Remove basement wiring		
Wire dishwasher		
New lighting		200
Inspect and clean fireplaces		
Cabinets - Base, wall, vanity, linen <i>doors</i>		1000
Countertops		
Appliances (<i>small stove + fridge</i>)		950
Interior trim and doors	3	450
Trim clothes closets		
Trim linen closet		
Repair exterior doors		
Repair storm doors <i>remove</i>		
Adjust and clean windows <i>replace</i>	8	2000
Repair basement window <i>replace</i>	4	600
Interior Painting + <i>drywall patch/replace</i>		1100
Exterior painting		200
Paint basement walls and floors		
Paint shed <i>garage</i>		200
Paint garage interior		
Home hardware		100
Wood floor repair/finish		
Vinyl flooring.		
Insulation <i>add eaves baffles</i>		60
Post construction cleaning		
Environmental testing		
Miscellaneous expenses		500
Original purchase price		
Real estate commission		
Salaries, utilities, overhead		
Profit		
<i>New roof</i>		4500
Total		16235

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INGHAM COUNTY LAND BANK AUTHORITY

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

RESOLUTION # 15-

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

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

WHEREAS, the Ingham County Treasurer, with Ingham County Board of Commissioners approval, has entered into such an intergovernmental agreement under the Act; and

WHEREAS, the Ingham County Land Bank Fast Track Authority received title to a single-family residence at 422 S. Magnolia in Lansing, Michigan in December 2011 through the local unit rejection process; and

WHEREAS, the interested purchaser (a Land Bank employee) wishes to fully rehab this house and rent it to a tenant; and

WHEREAS, the purchase price for the property shall be \$10,000; 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 John Krohn for the purchase amount of \$10,000 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:



February 24, 2015

To: Ingham County Land Bank Board Members

From: Jeff Burdick, Executive Director

Subject: Settlement Agreement between Ingham County Land Bank and MAC Contracting

On November 12, 2013, the Land Bank and MAC Contracting entered into a Construction Contract for hazardous materials abatement and the demolition of various structures at the former Michigan School for the Blind campus. The Land Bank had received a Michigan Blight Elimination grant in the amount of \$837,000 to abate and demolish blighted structures on the campus and 18 Land Bank –owned single-family structures located in the near vicinity of the campus. MAC Contracting was selected as the contractor to complete this work through a bidding process managed by a third party selected by Preservation Non-Profit Housing Corporation, the owner of the easternmost portion the School for the Blind campus.

In the spring and summer of 2014, several issues arose concerning the work of MAC Contracting and the asbestos surveys provided to MAC Contracting. This led to both owners of the site and the contractor receiving citations from MIOSHA and MDEQ. On August 12, 2014, the EPA conducted an investigation of MAC Contracting based on allegations of one or two MAC employees that asbestos was being removed improperly. The Land Bank immediately suspended MAC's contract and then terminated MAC on August 20, 2014. The remaining project was re-bid and SC Environmental was hired to complete the work. Due to cost overruns, largely resulting from the issues encountered during the project, the 18 single-family demolitions were not completed and the former campus' Auditorium Building was also not able to be demolished. Most of the work is now complete, with concrete rubble piles still needing to be crushed and the site graded and seeded. This should occur this spring.

On September 24, 2014, MAC Contracting submitted a final invoice in the amount of \$71,035.72 for work completed prior to the contract being terminated. This invoice did not clearly itemize the exact work completed and the Land Bank requested a new invoice. MAC subsequently submitted an invoice for \$69,000. Land Bank staff met with Robert McAnallen, owner of MAC Contracting on several occasions to discuss disagreements over the amount owed to MAC. Land Bank staff felt that the work outlined in the final invoice was not fully completed based on the findings of the new contractor. In addition, the Land Bank has claims against the contractor for cover and indemnification damages. MAC Contracting argued that the asbestos surveys provided were inadequate. On February 11, 2015, the Land Bank and MAC Contracting agreed on a payment amount, which includes covering the \$17,044 due to Granger for disposal services and \$36,000 for MAC's work on the project. A Settlement Agreement, drafted by Tim Perrone, is included in your agenda packet.

Staff Recommendation:

Staff recommends that the Board approve the Settlement Agreement by and between the Ingham County Land Bank and MAC Contracting.

SETTLEMENT AGREEMENT

THIS SETTLEMENT AGREEMENT (hereinafter referred to as "this Agreement") is entered into this ____ day of February, 2015, by and between MAC Contracting, of 1408 Lake Lansing Rd., Lansing, MI 48906 (hereinafter referred to as "Contractor"), and Ingham County Land Bank Fast Track Authority, of 3024 Turner St., Lansing, MI 48906 (hereinafter referred to as "the Land Bank"). References to the Land Bank also include the former and present members of the Board of Directors for the Land Bank, former and present Land Bank administrators, employees, agents, representatives, successors and assigns.

WITNESSETH:

WHEREAS, on November 12, 2013, the Contractor and the Land Bank entered into a Construction Contract for hazardous materials abatement and the demolition of various structures on the premises of the former Michigan School for the Blind in Lansing, Michigan (hereafter, "the Contract"); and

WHEREAS, on or about August 20, 2014, the Land Bank terminated the Contract for cause, and hired a new contractor to complete the work under the Contract; and

WHEREAS, the Contractor has requested that the Land Bank pay for all work performed by the Contractor under the Contract through the date of termination in an amount exceeding \$69,000.00; and

WHEREAS, the Contractor has an outstanding unpaid invoice from Granger for landfill services, in the amount of \$17,044.00; and

WHEREAS, the Land Bank disputes the Contractor's calculation of the amount due, as the Land Bank has claims against the Contractor for indemnification and cover damages; and

WHEREAS, notwithstanding the foregoing, all parties agree that it is presently in their mutual best interests to resolve and dispose of all claims, actions, causes of action, and suits that have arisen or may arise from this dispute so as to avoid the further costs and uncertainties of litigation.

THEREFORE, IN CONSIDERATION OF THE MUTUAL PROMISES HEREIN, THE PARTIES AGREE AS FOLLOWS:

1. Payment of Balance Due. In exchange for a complete waiver and release of all claims pertaining to the Contract, together with signed lien waivers from all subcontractors and suppliers, the Land Bank shall pay Contractor for all work performed under the Contract in an amount not to exceed Fifty Three Thousand Forty-Four and No/100 Dollars (\$53,044.00). This payment shall be made in two checks: (1) one check made payable to MAC Contracting in the amount of Thirty-Six Thousand and No/100 Dollars (\$36,000.00), and (2) one check made payable jointly to MAC Contracting and Granger in the amount of Seventeen Thousand Forty-Four and No/100 Dollars (\$17,044.00). Contractor agrees to

endorse the joint check and immediately tender it to Granger as payment in full for its outstanding invoice for landfill services.

2. Waiver and Release. In consideration of the Land Bank's payment of the agreed-upon balance due the Contractor under the Contract, and the Contractor's acceptance of that payment, Contractor waives and fully releases the Land Bank from any and all liability, claims or demands of any type which Contractor had or may now have by reason of any matter, cause, act or omission arising out of or in connection with the November 12, 2013 Contract through the date of execution of this Agreement, including but not limited to claims for breach of contract.

In return, the Land Bank waives and fully releases the Contractor from any and all liability, claims or demands of any type which Contractor had or may now have by reason of any matter, cause, act or omission arising out of or in connection with the November 12, 2013 Contract through the date of execution of this Agreement, including but not limited to claims for breach of contract, indemnification, and cover damages.

This mutual waiver and release refers to all actions taken or decisions made prior to the date of execution of this Agreement, and specifically includes all claims for damages, costs and attorney fees.

3. No Admissions Clause: It is understood and acknowledged that this Agreement is executed, and the aforementioned consideration exchanged, in final settlement and compromise of all disputed claims, and it is the intent of the parties to avoid further litigation and buy enforceable legal peace. This Agreement is recognized and accepted by the parties as a compromise of disputed claims and does not constitute an admission of liability or wrongdoing on the part of any party.

4. Miscellaneous:

- A. The parties represent that they each have had the opportunity to thoroughly discuss all aspects of this Agreement with their respective attorneys that they in fact understand all of the terms of the release and the nature of the rights which they hereby relinquish, and that they voluntarily enter into this Agreement.
- B. It is further understood and acknowledged that the terms of this Agreement are contractual and are not a mere recital, and that there are no other agreements, understandings, or representations made by any of the parties to this Agreement or persons acting on their behalf to induce the parties to enter into this Agreement, except as expressly stated herein. This Agreement will be governed by the principles of contract interpretation and the applicable laws of the State of Michigan.
- C. Each provision of this Agreement is intended to be severable. If any term or provision is held to be invalid, void, or unenforceable by a Court of competent jurisdiction, for any reason whatsoever, such

ruling shall not affect the validity of the remainder of the Agreement.

- D. All agreements and understandings between the parties herein are embodied and expressed fully and completely within this Agreement. The parties represent and acknowledge that before signing this Agreement, they have read the same, consisting of three (3) pages, that they fully understand its terms, content and effect, that they have had the benefit of advice from an attorney of their choosing, and that they have relied fully and completely on their own judgment and upon the advice of their attorneys in executing this Agreement.
- E. The parties agree to execute all pleadings or writings necessary to effectuate the provisions and intent of this Agreement.

CONTRACTOR – MAC CONTRACTING

**INGHAM COUNTY LAND BANK
FAST TRACK AUTHORITY**

By: _____
Robert McAnallen Date

By: _____
Eric Schertzing Date
Land Bank Board Chair

n:\client\ingham land bank authority\agreements\mac contracting settlement agr.doc

INGHAM COUNTY LAND BANK AUTHORITY

**RESOLUTION TO APPROVE A SETTLEMENT AGREEMENT BY AND BETWEEN THE
INGHAM COUNTY LAND BANK AND MAC CONTRACTING**

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, on November 12, 2013, the Contractor and the Land Bank entered into a Construction Contract for hazardous materials abatement and the demolition of various structures on the premises of the former Michigan School for the Blind in Lansing, Michigan (hereafter, "the Contract"); and

WHEREAS, on or about August 20, 2014, the Land Bank terminated the Contract for cause, and hired a new contractor to complete the work under the Contract; and

WHEREAS, the Contractor has requested that the Land Bank pay for all work performed by the Contractor under the Contract through the date of termination in an amount exceeding \$69,000.00; and

WHEREAS, the Contractor has an outstanding unpaid invoice from Granger for landfill services, in the amount of \$17,044.00; and

WHEREAS, the Land Bank disputes the Contractor's calculation of the amount due, as the Land Bank has claims against the Contractor for indemnification and cover damages; and

WHEREAS, notwithstanding the foregoing, all parties agree that it is presently in their mutual best interests to resolve and dispose of all claims, actions, causes of action, and suits that have arisen or may arise from this dispute so as to avoid the further costs and uncertainties of litigation.

THEREFORE BE IT RESOLVED, that the Authority's Board approves a Settlement Agreement by and between the Ingham County Land Bank and MAC Contracting, in which the details are fully outlined in said agreement.

AYE:

NAY:

ABSENT:

Eligible Properties List COL/ICLBFTA

2/25/2015

Group 1

	Parcel Number	Address	District	Complaints	Parcel Width	Parcel Length	Buildable	Disposition	Notes
1	33-01-01-27-428-011	2815 RUTH AVE	South		100	100	NOT	garden or lot split	Floodplain
2	33-01-01-27-428-241	1832 E WILLARD AVE	South		107	200	NOT	garden or lot split	Floodplain
3	33-01-01-28-105-071	618 Cooper	South		39	115		garden or lot split	
4	33-01-01-28-283-092	623 TISDALE AVE	South		82	120		infill	
5	33-01-01-28-334-031	218 Astor Avenue	South		44	123		garden or lot split	
6	33-01-01-28-405-441	210 Denver Avenue	South		33	123			Burned, fire damage
7	33-01-01-28-432-121	713 Denver	South		45	108			
8	33-01-01-28-453-041	3331 Stabler Street	South	X	76	66	NOT	garden or lot split	
9	33-01-01-29-376-052	1822 W Holmes	South		199	200		infill, multi family	Backs up to Charter Academy
10	33-01-01-29-426-241	712 Dunlap	South		38	135		garden or lot split	Trailer looking ?
11	33-01-01-29-476-301	911 Loa Street	South		38	135			
12	33-01-01-30-453-171	3128 VIKING RD	South	X	80	186			Good buildable lot
13	33-01-01-31-276-101	2600 Greenbelt	South		50	120			
14	33-01-01-31-278-171	2320 Fielding	South		50	156			
15	33-01-01-31-278-351	2513 Greenbelt	South		50	155			
16	33-01-01-32-101-231	2008 Ferrol	South		52	260			Downed trees
17	33-01-01-32-251-351	1116 EATON CT	South	X	95	85			
18	33-01-01-32-427-021	4501 S MLK Jr	South		88	165	B	sell to neigh	
19	33-01-01-32-477-261	836 Dornell	South	X	60	100		infill or bank	
20	33-01-01-32-478-101	4908 Delray	South	X	60	100		infill or bank	
21	33-01-01-32-480-161	5000 Delbrook Avenue	South	X	60	100		infill or bank	
22	33-01-01-33-205-224	3516 JEWELL AVE	South		75	109	B		
23	33-01-01-34-402-071	1526 E Cavanaugh Rd	South		50	188	NOT	garden or lot split	Floodplain. Interested purchaser?
24	33-01-05-05-202-201	1301 W JOLLY RD	South		66	297		infill or bank	
25	33-01-05-05-202-222	1315 W Jolly	South	X	66	197		infill or bank	

Group 2

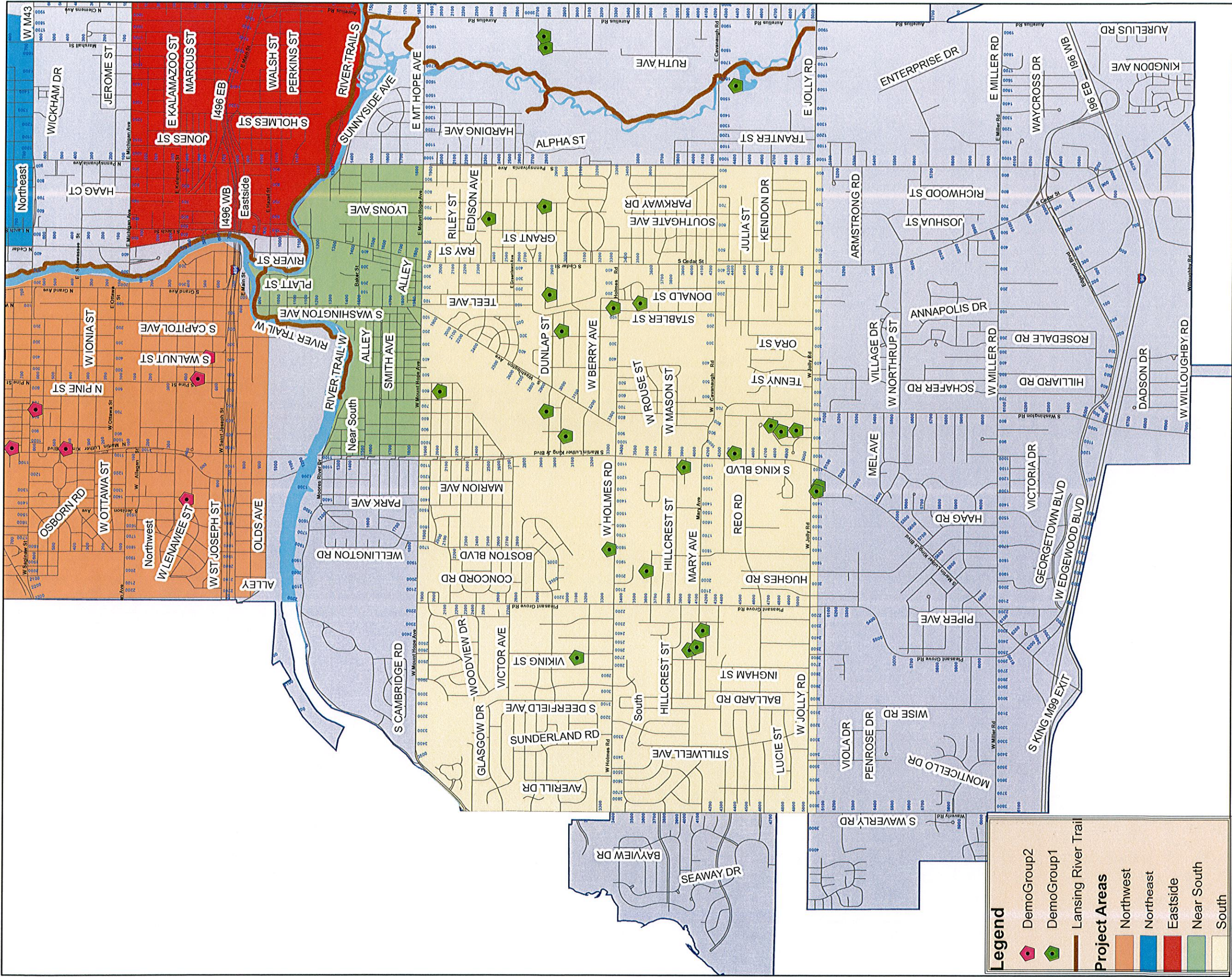
1	33-01-01-04-106-331	511 W Fairfield Ave	Northwest		50	136		side yard	
2	33-01-01-04-177-041	2818 Turner St	Northwest		57	120		infill or bank	
3	33-01-01-08-256-201	1337 N MLK Jr	Northwest	X	36	132	B	side lot or bank	
4	33-01-01-08-282-161	1312 Roosevelt	Northwest		33	93		garden or lot split	
5	33-01-01-08-376-221	813 Cawood	Northwest	X	39	82		garden or lot split	
6	33-01-01-08-426-091	1135 Princeton	Northwest		83	135	B	infill or bank	Large corner lot
7	33-01-01-08-428-141	1000 N MLK JR BLVD	Northwest		33	119		side lot or bank	
8	33-01-01-08-428-371	1117 Princeton	Northwest	X	38	135	B	infill or bank	
9	33-01-01-08-455-291	931 N MLK Jr	Northwest		35	110	NOT	sell to neigh	
10	33-01-01-08-476-041	912 N MLK JR BLVD	Northwest		33	149			
11	33-01-01-08-476-091	820 N MLK Jr	Northwest		49	149	B		
12	33-01-01-08-481-031	740 N MLK Jr	Northwest		50	149		bank for future	
13	33-01-01-09-179-011	1412 N Chestnut	Northwest	X	33	105	NOT	side lot split	Floodplain
14	33-01-01-09-181-031	1326 N Chestnut	Northwest	X	66	105	NOT	garden or lot split	Floodplain
15	33-01-01-09-181-101	1337 N WALNUT ST	Northwest		33	46	NOT	garden or lot split	No yard
16	33-01-01-09-307-031	1022 N Pine Street	Northwest		33	165			
17	33-01-01-09-307-131	512 W KILBORN ST	Northwest		55	66	NOT	garden or lot split	No yard
18	33-01-01-09-352-191	613 BROOK ST	Northwest		38	55	NOT	garden or lot split	No yard
19	33-01-01-09-355-001	925 N Sycamore	Northwest	X	33	148		infill or bank	
20	33-01-01-09-356-181	611 Bluff Street	Northwest	X	33	66	NOT	combine w/613	No yard
21	33-01-01-09-356-191	613 Bluff Street	Northwest	X	33	132		infill or bank	
22	33-01-01-09-361-211	409 W Oakland	Northwest		33	49	NOT	side lot or bank	Corner, on allety. No yard
23	33-01-01-09-377-101	212 W Oakland Avenue	Northwest		44	66	NOT	side lot or bank	Duplex? No yard
24	33-01-01-16-357-240	525 W LENAWEE ST	Northwest		33	66	NOT		Surrounded by vacant lots, owned by Vlahakis & Eyde
25	33-01-01-16-358-141	5 Savoy Ct.	Northwest	X	33	70	NOT	garden or lot split	
26	33-01-01-17-227-251	729 W Saginaw	Northwest		32	136		bank for future	Shared drive
27	33-01-01-17-231-011	428 N MLK JR BLVD	Northwest		33	148			Shared drive?
28	33-01-01-17-380-101	424 HURON ST	Northwest	X	40	88	NOT	garden or lot split	No yard



Virg Bernero, Mayor



Proposed Demolition Properties with Project Area

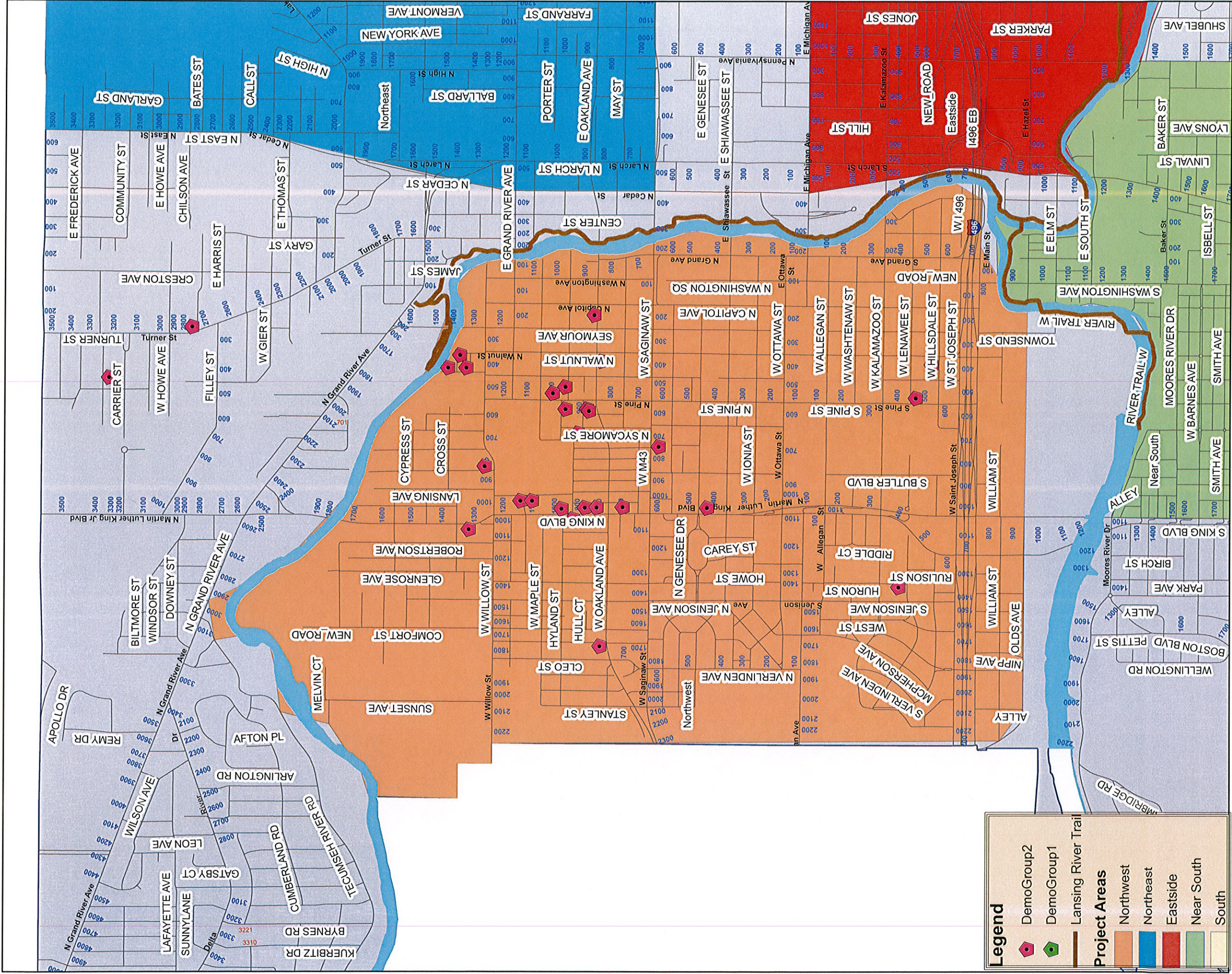




Virg Bernero, Mayor



Proposed Demolition Properties with Project Area



0 0.25 Mile

Northwest

ICLB - For Sale Homes

Parcel #	Address	LISA	Program	Agent	Listing Exp. Date	Price	Accepted Offer	Close Date
33-01-01-22-281-061	1225 Allen	LISA	NSP-2	Mitch C.	8/9/2015	\$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.	3/20/2015	\$69,500		
33-01-01-08-409-351	1139 W Maple	LISA	NSP-2	Adriane L.	7/29/2015	\$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	\$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	\$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	\$58,500	
33-01-01-14-353-161	422 S. Magnolia		LB	ICLB	Needs Board Appr.	\$10,000	\$10,000	Unrenovated
33-01-01-14-352-221	400 S. Fairview		LB	ICLB	Approved Feb. 2015	\$6,000	\$6,000	3-2-15 @ 10AM
33-01-01-33-151-181	3712 Lowcroft Avenue		LB	ICLB	n/a	\$3,000		Unrenovated
Eden Glen Condominiums								
33-01-05-10-227-041	1738 Maisonette		LB	Adriane L.	5/19/2015	\$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: 2/23/2015 - R. Van Fossen

ICLB Vacant Lots Update						
#	Parcel #	Address	Status	Price	Buyer(s) Name	LB Program
Current Inquiries						
1	33-01-01-09-201-042	115 E. Reasoner	LB hold lot until Buyer has acquired adjacent property.	TBD	Ryan Lowe	DEM NSP-2
2	33-01-01-14-352-061	419 S. Clemens	Adjacent owners working to alleviate code violations.	TBD	George Ihaheen	DEMO CDBG
3	33-01-01-15-353-021	811 Bement Street	Sent Demo Order removal details to John.	TBD	John Addiss	Vacant House
4	33-01-01-15-353-011	v/l 809 Bement Street	See above	TBD	John Addiss	n/a
5	33-01-01-10-205-191	1621 Ohio Avenue	Sell to Buyer once demo is complete.	\$1.00	Kent Schultz	14 Tax Foreclosure
6	33-09-09-31-351-012	S. Waverly Road	Contact letter sent to both adjacent property owners.	TBD	J. Hageerman, E. Farrow	n/a
7	33-01-01-14-378-082	S. Francis Avenue	Adj. owner fenced in lot. Deadline to contact ICLB is 3/6/15	TBD	Michale Charles	n/a
8	33-01-01-32-427-021	4501 S. MLK	Waiting for HHF demo to be complete.	TBD	Frank Jay	n/a
9	33-21-01-14-454-001	500 S. Detroit	Adj. owner to purchase in 2016. Garden contract can proceed.	TBD	Dewayne Pruitt	n/a
10	33-01-01-10-177-091	1510 New York Avenue	Adj. owner DLQ on '13 tax bill. Working to alleviate.	TBD	Mark Brown	Garden
Pending Sales						
1	33-01-01-32-481-011	4809 Delbrook Ave.	Closing scheduled for 3-24-15 @ 3:00PM	\$500.00	Raleigh Jones	Treasurer, Demo
2	33-01-01-31-476-051	4801 Ingham Street	Lot split application re-ordered on 2/18/15	Lot Split	Both adjacent owners	CDBG, Demo
3	33-01-01-10-377-031	v/l 832 Johnson Avenue	Buyer wanting to purchase in Spring 2015	\$2,309 (FMV)	Shannon Chambers	NSP-1
4	33-01-01-08-409-431	v/l 1215 W. Maple Street	Ready to close. Need Buyer's availability.	\$1,596 (FMV)	Andrew Garza	NSP-2
5	33-01-05-10-176-181	(w/l) No Street Frontage	Closing in process. Buyer's signature power located in NYC.	\$4,500.00	Holiday Park Realty, LLC	n/a
Sold Lots - 2015						
#	Parcel #	Address	Date Sold	Price	Buyer(s) Name	Program
1	33-01-01-10-482-041	714 Mahlon	1/28/2015	\$2,095 (FMV)	Jon Getchel	NSP-2 DEMO
2	33-01-01-06-129-101	3214 Westmont Avenue	2/26/2015	\$1,500.00	Niurka Lopez	n/a
Last Updated: 2/24/2015 - R. Van Fossen						
5/50 Waived?						
						Y
						Y

User: JEFF

CHECK DATE FROM 02/01/2015 - 02/28/2015

DB: Iclb

Check Date	Check	Vendor Name	Amount
Bank GEN			
02/05/2015	11723	EDEN GLEN CONDO ASSOCIATION	10,260.00
02/05/2015	11724	EDEN GLEN CONDO ASSOCIATION	4,519.24
02/13/2015	11725	BOARD OF WATER & LIGHT	409.09
02/13/2015	11726	BOARD OF WATER & LIGHT	698.13
02/13/2015	11727	BOARD OF WATER & LIGHT	1,216.00
02/13/2015	11728	BOARD OF WATER & LIGHT	421.19
02/13/2015	11729	CONSUMERS ENERGY	1,079.89
02/13/2015	11730	CONSUMERS ENERGY	814.28
02/13/2015	11731	CONSUMERS ENERGY	676.93
02/13/2015	11732	CONSUMERS ENERGY	12.20
02/13/2015	11733	VERIZON WIRELESS	181.06
02/13/2015	11734	GRANGER LANDSCAPE SUPPLY	33.00
02/13/2015	11735	GRANGER CONTAINER SERVICE	115.00
02/13/2015	11736	SEARS COMMERCIAL ONE	2,019.80
02/13/2015	11737	DELHI TOWNSHIP	115.43
02/13/2015	11738	MAPLE GROVE PROPERTIES	600.00
02/13/2015	11739	GLADSTONE PRINTING	271.00
02/13/2015	11740	MICHIGAN ASSOCIATION OF LAND BANKS	500.00
02/13/2015	11741	DISCOUNT LOCKSMITH SERVICES	65.00
02/13/2015	11742	AUTO-OWNERS INSURANCE	667.44
02/13/2015	11743	CAPITOL CITY PLUMBING	345.00
02/13/2015	11744	MCDANIELS KITCHEN AND BATH	1,353.88
02/13/2015	11745	DBI BUSINESS INTERIORS	160.19
02/13/2015	11746	LANSING ICE & FUEL	233.03
02/13/2015	11747	HASSELBRING CLARK CO	109.00
02/13/2015	11748	GREATER LANSING HOUSING COALITION	6,459.24
02/13/2015	11749	MICH STATE HOUSING DEV AUTHORITY	15.00
02/13/2015	11750	BESCO WATER TREATMENT, INC.	110.10
02/13/2015	11751	COHL, STOKER & TOSKEY, P.C.	867.40
02/13/2015	11752	BWB CLEANING	341.20
02/13/2015	11753	DICK CORTRIGHT	167.00
02/13/2015	11754	RED CEDAR CONSULTING, LLC	1,060.00
02/13/2015	11755	AMERICAN EAGLE SUPERSTORE	3.98
02/13/2015	11756	DAVIS GLASS & SCREEN	101.54
02/13/2015	11757	COMMERCIAL CLEANING	715.68
02/13/2015	11758	CITY PULSE	879.30
02/13/2015	11759	REZUBERANT DESIGN	3,014.96
02/13/2015	11760	VET'S ACE HARDWARE	77.95
02/13/2015	11761	RE/MAX REAL ESTATE PROFESSIONALS	100.00
02/13/2015	11762	AMO INSPECTIONS & APPRAISALS	1,680.00
02/13/2015	11763	MCKISSIC CONSTRUCTION	3,480.00
02/13/2015	11764	LJ TRUMBLE BUILDERS	8,960.00
02/13/2015	11765	SCHUMACHER'S FOUR SEASONS	7,000.00
02/13/2015	11766	SECOND CHANCE EMPLOYMENT	2,040.00
02/13/2015	11767	FRITZY'S LAWN & SNOW	4,540.00
02/13/2015	11768	JOHN KROHN	1,802.00
02/13/2015	11769	DENNIS GRAHAM	160.08
02/13/2015	11770	ASH STREET REDEVELOPMENT, LLC	149,921.09
02/13/2015	11771	GRANGER	17,044.00
02/23/2015	11772	TERMINIX	714.00
02/23/2015	11773	INGHAM COUNTY TREASURER	7,694.18

GEN TOTALS:

Total of 51 Checks:	245,824.48
Less 0 Void Checks:	0.00
Total of 51 Disbursements:	245,824.48