

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

NOTE: DIFFERENT MEETING LOCATION

THE INGHAM COUNTY LAND BANK FAST TRACK AUTHORITY WILL MEET ON MONDAY, MARCH 30, 2015 AT 5:00 P.M., AT THE LAND BANK OFFICES, 3024 TURNER STREET, LANSING

Agenda

Call to Order
Approval of Minutes – March 2, 2015
Additions to the Agenda
Limited Public Comment – 3 minutes per person

1. Community Projects Update
2. Resolution to authorize the Land Bank to enter into an agreement with Sparrow Hospital to accept funds for the demolition and maintenance of a neighborhood park at 1112 Prospect Street
3. Resolution to approve the sale of 920 Hickory, Lansing, MI and 500 S. Pennsylvania Avenue to Joe Vitale for use as a residential rental property and associated open space, respectively
4. Resolution to approve the sale of 623 N. Sycamore, Lansing, MI to Joe Vitale for use as open space for the adjacent residential property to the south
5. Review and approval of rounds 3 and 4 of demolitions planned through Help for Hardest Hit Blight Elimination funds
6. Planning for the Future Direction of the ICLB – Discussion Item
7. Property maintenance, renovation & development
 - a. Residential Property Update-Dashboard
 - b. Garden Program Update – Dashboard
 - c. Completed and Pending Sales
 - d. General legal update- Counsel
8. Accounts Payable and Monthly Statements
 - a. Accounts Payable Approval – March 2015
 - b. Monthly Statements – December 2014, January 2015, February 2015
9. Chairman & Executive Director Comments

Announcements
Public Comment – 3 minutes per person
Adjournment

**INGHAM COUNTY LAND BANK
FAST TRACK AUTHORITY**

March 2, 2015
Minutes

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

Members Excused: Comm. McGrain

Others Present: Jeff Burdick, Tim Perrone, Joe Bonsall, Karen Bacon, John Krohn,
Egypt Mapes

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 February 9, 2015 Minutes

MOVED BY COMM. HOPE, SUPPORTED BY COMM. NOLAN, TO APPROVE THE FEBRUARY 9, 2015 MINUTES. MOTION CARRIED UNANIMOUSLY. Absent: Comm. McGrain, Comm. Bahar-Cook

Additions to the Agenda: None

Limited Public Comment:

Chairperson Schertzing introduced Karen Bacon, President of Hosanna House of Michigan. Ms. Bacon stated Hosanna House is a 501(c)3 non-profit organization designed to assist youth aging out of foster care. Hosanna House has looked at 35 Land Bank properties and identified seven they are hoping to purchase for their program. Youth would spend one year living together in a larger house, learning life skills. They would then transition to a smaller home for two years with an option to purchase at the end. Rents would be controlled at a level the youth could maintain and any sale proceeds would be rolled over into a new house for the project. Ms. Bacon stated they expect a total initial investment of \$250,000 and are actively applying for grants to fund the program. Comm. Nolan suggested Hosanna House contact Jared Cypher in the Ingham County Controller's office to discuss applying for an allocation from the County.

Comm. Bahar-Cook arrived at 5:12 p.m.

Chairperson Schertzing suggested contacting the Center for Financial Health and/or the Financial Empowerment Center for help with homebuyer counseling for the program. He also inquired about capacity to handle the renovations. Ms. Bacon replied that Hosanna

House will be adding a licensed contractor to their staff and they have commitments from various trade unions to donate labor to the program. Chairperson Schertzing stated this program could be a great way for the Land Bank to move some of its two-bedroom homes.

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

Executive Director Burdick stated the parties have been working diligently to reach an agreement. He expects to bring an action item to the March 30, 2015 meeting.

2. Resolution to approve the sale of 422 S Magnolia, Lansing to John Krohn (Land Bank employee) for use as a residential rental property.

MOVED BY COMM. BAHAR-COOK, SUPPORTED BY COMM. HOPE, TO APPROVE THE SALE OF 422 S MAGNOLIA, LANSING TO JOHN KROHN.

Chairperson Schertzing introduced John Krohn and his wife, Egypt Mapes. Comm. Bahar-Cook said she was pleased to see an application from someone who lives in the neighborhood. Executive Director Burdick stated the terms of the sale were the same as offered to a previous potential buyer. Additionally, Mr. Krohn was required to provide the same personal and financial information as any other buyer would be.

MOTION CARRIED UNANIMOUSLY. Absent: Comm. McGrain

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

MOVED BY COMM. BAHAR-COOK, SUPPORTED BY COMM. HOPE, TO APPROVE THE SETTLEMENT AGREEMENT BETWEEN THE INGHAM COUNTY LAND BANK AND MAC CONTRACTING.

Executive Director Burdick overviewed the background information contained in the staff memo provided in the meeting packet. Land Bank counsel, Tim Perrone, stated board approval was required because both parties would be agreeing to accept this as final settlement of all issues related to the project. Comm. Bahar-Cook requested the resolution state, "Therefore Be It Resolved, that the Authority's Board approves a Settlement Agreement in the amount of \$53,044 by and between the Ingham County Land Bank and MAC Contracting, in which the details are fully outlined in said agreement."

MOTION, AS AMENDED, CARRIED UNANIMOUSLY. Absent: Comm. McGrain

4. Review and approval of the first two rounds of demolitions planned through Help for Hardest Hit Blight Elimination funds

Executive Director Burdick reviewed the list of properties contained in the meeting packet. He stated all properties have been certified as blighted and many are subject to existing demolition orders. Comm. Bahar-Cook remarked that she has viewed the properties in her district and none appear to be savable. Chairperson Schertzing inquired about timing of the demolitions. Executive Director Burdick stated he expects these demolitions to be completed by June. The Land Bank is required to have expended 25% of the total grant by the end of August. Comm. Nolan asked about neighborhood involvement. Executive Director Burdick stated neighbors are all notified prior to the demolitions. Comm. Bahar-Cook suggested sending a list of properties to the relevant neighborhood associations with a solicitation of comments.

5. Property Maintenance, Renovation & Development

5a. Residential and Commercial Property Update – Dashboard

Chairperson Schertzing stated the dashboard was included in the meeting packet.

5b. Garden Program Update – Dashboard

Chairperson Schertzing stated the dashboard was included in the meeting packet.

5c. Completed and Pending Sales

Chairperson Schertzing stated the sales reports were included in the meeting packet. Executive Director Burdick stated 400 S Fairview closed today.

5d. General Legal Update - Counsel

Mr. Perrone stated there is one pending landlord/tenant issue and one land contract purchaser remains in bankruptcy.

6. Accounts Payable

6a. Accounts Payable Approval – February, 2015

MOVED BY NOLAN, SUPPORTED BY COMM. HOPE, TO APPROVE THE ACCOUNTS PAYABLE FOR FEBRUARY, 2015.

Executive Director Burdick distributed an updated list of accounts payable for February, 2015.

MOTION CARRIED UNANIMOUSLY. Absent: Comm. McGrain

7. Chairman and Executive Director Comments

Executive Director Burdick updated the board on the Worthington Place property in Leslie. A prospective buyer is working on a pro-forma for the project. He also stated Gravity Works was selected from eight proposals to update the Land Bank's website.

Chairperson Schertzing stated November 1, 2015 will be the Land Bank's ten year anniversary. He recently presented on the topic of Land Banks to the Lansing Rotary. Staff is working with contractors on a new method of renovations, designed to control costs for the Land Bank.

Announcements:

Comm. Nolan mentioned that this year's Reclaiming Vacant Properties Conference is being held in Detroit, May 19-21.

Limited Public Comment: None

The meeting adjourned at 6:22 p.m.

Respectfully submitted,
Joseph G Bonsall



March 25, 2015

To: Ingham County Land Bank Board Members

From: Jeff Burdick, Executive Director

Subject: Request to authorize the Board Chair to sign a Donation Agreement between the Ingham County Land Bank and the Edward W. Sparrow Hospital Association to create a neighborhood park space at 1112 Prospect Street, Lansing, MI

The Land Bank and Sparrow Medical Center have been in discussions for the past two years to utilize the property at 1112 Prospect Street, which is owned by the Land Bank, as a community park/playground for the surrounding neighborhood. The need for a new neighborhood park arose from planned expansions of Sparrow Medical Center, which includes the property in which the former Bingham Elementary School was located. With the removal of the school and its associated playground space, residents in the surrounding neighborhood, formally known as the Association for the Bingham Community (ABC Neighborhood) will be left without playground or park space to serve residents.

Sparrow, the Land Bank and the ABC Neighborhood agreed that the property at 1112 Prospect Street, which is centrally located within ABC's boundaries, would be a good location for a new park. The property's dimensions are 66 feet by 165 feet and it currently is improved with a single family house, which will need to be demolished to make way for the park. A draft Donation Agreement between the Land Bank and Sparrow states that Sparrow would cover the costs of the demolition of the house, the purchase and installation of the playground equipment, and three years of property maintenance (not to exceed \$2,000 per year) that the Land Bank would incur as the owner of the property. A final version of this agreement has not been drafted as of the date of this memo, but discussions with Sparrow indicate the agreement will remain similar in scope to the attached draft agreement.

Staff Recommendation: Staff recommends authorizing the Board Chair to sign a final Donation Agreement between the Land Bank and Sparrow Hospital that would facilitate the creation of a park on Land Bank-owned property at 1112 Prospect Street.

BINGHAM COMMUNITY DONATION AGREEMENT

THIS AGREEMENT is made and effective this ____day of ____, 2015, by and between the Edward W. Sparrow Hospital Association (hereinafter referred to as "Sparrow"), and the Ingham County Land Bank Fast Track Authority (hereinafter referred to as "Land Bank").

WHEREAS, Sparrow and Land Bank are separate and distinct corporate entities but share a common goal in the beautification and stabilization of a certain portion of the East side of Lansing known as the Bingham Community; and

WHEREAS, in furtherance of such common goal, Sparrow and Land Bank desire to cooperate on the creation of a "green space" for the Bingham Community residents of Lansing; and

WHEREAS, given such common goals and interests, the parties desire to enter into this Agreement under which Sparrow will provide for the demolition of a residential structure and donate certain playground equipment as described on Exhibit ____, on real property owned by the Land Bank, for which the Land Bank will agree to properly insure for claims arising from the use of the Property and Equipment and to the extent of its insurance coverage, hold Sparrow harmless for any harm suffered by users of the Property and playground Equipment.

NOW, THEREFORE, in consideration of the promises set forth:

- I. The Land Bank represents that it has legal title to a parcel of real property and residential structure located at 1112 Prospect St., Lansing, Michigan. (Property). The Land Bank has requested Sparrow to enter onto the parcel for the purpose of demolishing the residential structure (Structure).
- II. The Land Bank hereby provides permission for Sparrow and its agents to enter on to the Property for the purpose of demolishing the Structure, at Sparrow's sole expense.
- III. Upon completion of demolition, Sparrow shall donate and install playground equipment (Equipment) upon the Property for use by residents of the area. Upon completion of the installation, the Equipment shall belong to the Land Bank, and Sparrow shall have no further responsibility for the repair, maintenance or replacement of the Equipment. Sparrow shall make an

upfront payment to Land Bank to cover ___ years of maintenance of the Property and Equipment in the amount of \$_____.

- IV. Sparrow does not make any warranties or representations of any kind or character, express or implied, with respect to this Equipment or its installation, including without limitation physical condition, governmental approvals, government regulations or any other matter or thing relating to or affecting the Equipment, including without limitation the value, condition, suitability or fitness for a particular use or purpose of the Equipment, or the manner or quality of the installation, state of repair or the lack of repair of the Equipment.
- V. The Land Bank agrees that with respect to the Equipment, it has not relied upon and will not rely upon, either directly or indirectly, any representation or warranty of Sparrow. The Land Bank shall accept equipment "as is where is and with all faults" and agrees that there are no oral agreements, warranties or representations, collateral to or affecting the donation of the Equipment from and after the date of installation. The Land Bank shall keep and maintain adequate liability insurance in place for claims arising from the use of the Property and Equipment. As between the parties, the Land Bank shall assume liability for any and all claims, demands, costs, and judgments by third parties for bodily injury or property damage arising from the use of the Property and Equipment, provided however that nothing contained herein shall be construed as a waiver of governmental immunity. The Land Bank assumes full responsibility for the Equipment and Property and shall release, and to the limits of its insurance, hold harmless Sparrow, its officers, directors, affiliates, employees and agents from and against any and all claims, expenses, loss or damage or causes of action arising from any cause whatsoever, including without limitation the donation, installation, use, operation, maintenance, disrepair, defects or removal of the equipment.
- VI. The Land Bank is executing this Agreement to acknowledge acceptance, ownership and responsibility for the donated Equipment.

IN WITNESS WHEREOF, the parties have executed this Agreement on the date(s) set forth below.

**Ingham County Land Bank
Fast Track Authority**

**Edward W. Sparrow Hospital
Association**

By: _____
Eric Schertzing
Its: Board Chair

By: _____
Dennis A. Swan
Its: President and Chief Executive Officer

Dated: _____

Dated: _____

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INGHAM COUNTY LAND BANK AUTHORITY

RESOLUTION TO AUTHORIZE THE LAND BANK BOARD CHAIR TO SIGN A DONATION AGREEMENT BETWEEN THE INGHAM COUNTY LAND BANK AND EDWARD W. SPARROW HOSPITAL ASSOCIATION TO CREATE A NEIGHBORHOOD PARK SPACE ON THE LAND BANK-OWNED PROPERTY AT 1112 PROSPECT STREET, LANSING, MICHIGAN

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 (hereinafter referred to as "Land Bank"), and the Edward W. Sparrow Hospital Association (hereinafter referred to as "Sparrow") are separate and distinct corporate entities but share a common goal in the beautification and stabilization of a certain portion of the east side of Lansing known as the Association for the Bingham Community; and

WHEREAS, in furtherance of such common goal, the Land Bank and Sparrow desire to cooperate on the creation of a green space for the residents of the Association for the Bingham Community, and

WHEREAS, given such common goals and interests, the parties desire to enter into an agreement under which Sparrow will provide for the demolition of a residential structure, and donate playground equipment to be installed on real property owned by the Land Bank, more commonly known as 1112 Prospect Street, Lansing, Michigan.

THEREFORE BE IT RESOLVED, that the Authority's Board authorizes the Authority's Chair to enter into an agreement with Sparrow to facilitate the creation of a neighborhood green space on real property owned by the Land Bank.

AYE:

NAY:

ABSENT:



March 24, 2015

To: Ingham County Land Bank Board Members

From: Jeff Burdick, Executive Director

Subject: Request to purchase 920 Hickory Street and 500 S. Pennsylvania Avenue (vacant lot),
Lansing, MI by Joe Vitale

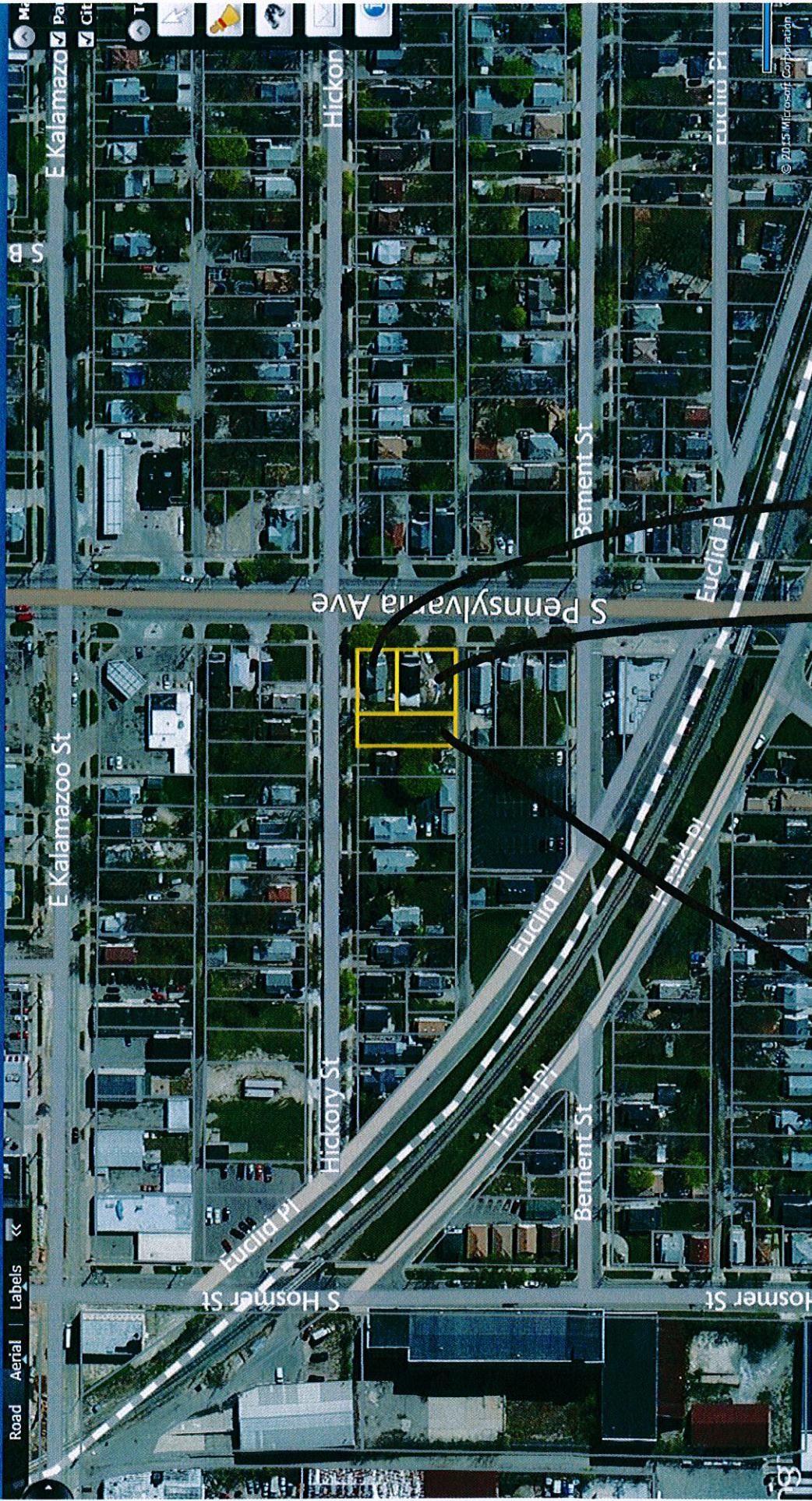
Joe Vitale has signed a purchase agreement to buy the Land Bank-owned home located at 920 Hickory Street and the adjacent vacant residential property at 500 S. Pennsylvania Avenue in Lansing, Michigan. Mr. Vitale intends to fully rehabilitate the house to be used as a rental and to create a neighborhood garden space on the vacant lot, which is on the southwest corner of S. Pennsylvania Avenue and Hickory Street. Mr. Vitale provided a narrative description of his plans for both properties, a rough sketch of his plans to beautify the vacant lot, a list of improvements he intends to make to the house and a written synopsis of his background in residential renovation in Lansing. This is all included in your agenda packet. It is also worth noting the Mr. Vitale currently owns the house at 504 S. Pennsylvania, which is directly adjacent to the vacant lot at 500 S. Pennsylvania Avenue. A map of the properties is also included in your packet.

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. Policies also state that side lot transferees shall own and occupy the contiguous property and that the Board of Directors must approve all transfers that require any exceptions to the Policies and Procedures.

The house at 920 Hickory was foreclosed on for property taxes in 2012 and has been in the Land Bank inventory since January 2013. Land Bank staff previously inspected this home and determined that it should be demolished. It was subsequently added to the tentative list of blighted properties to be demolished with Hardest Hit Funds. Mr. Vitale expressed interest in the home, as it is close to other rental properties he owns and to his own residence. The Land Bank and Mr. Vitale agreed on a price of \$2,500, which is approximately the value of the property if it were a vacant lot. Mr. Vitale also expressed interest in the vacant lot at 500 S. Pennsylvania, as it is in between the property at 920 Hickory and his property at 504 S. Pennsylvania. This property was foreclosed on for property taxes in 2014 and the house on the property was demolished with County Treasurer funds in the fall of 2014. The Land Bank and Mr. Vitale agreed on a sales price of \$2,000 for the vacant lot.

Staff Recommendation: Staff recommends approval of the sale of 920 Hickory Street to Joe Vitale for \$2,500.00 with a reverter clause stating that an occupancy permit from the City of Lansing must be received within 18 months of closing. Staff also recommends approval of the sale of the vacant lot at 500 S. Pennsylvania Avenue to Joe Vitale for \$2,000.00.

Ingham County Equalization/Tax Mapping



920 Hickory

504 S. Penn 500 S. Penn
J. Vitale-owned vacant lot

Background:

My first career was as a realtor/real estate broker from 2001 to 2009. My real estate broker's license is active today. Currently I am in medical sales and employed by Johnson and Johnson, and have been since March of 2009.

In 2005, I began acquiring rental property in the City of Lansing. Currently I own 19 rental properties and manage the renovation, leasing and property management - myself. In addition I also live in the City of Lansing at 213 S Bingham Street, Lansing, MI 48912.


In the Summer of 2015 I will begin renovating the property I purchased at 815 W. Prospect as my new homestead and hope to be moved in before Christmas 2015.

I am committed to Lansing and plan to have an increased interest and interaction with opportunities to continue to make Lansing great! I serve as the newly elected President of Preservation Lansing. I have recently been nominated to sit on the City of Lansing's Demolition Board. I also volunteer with the Good Fellows Newboys of Detroit and Detroit Metro Youth Day.

When I renovate my properties I do them in keeping with the time period of the home. I also generally put in new plumbing, hvac, windows and roofs. This allows me to charge a fair rental price and get good tenants into the properties. Many of my tenants are involved with local organizations and I encourage them to treat the house as their own and landscape, plant flowers and vegetable gardens and have hanging flower baskets on the porch (which I contribute financially if there's interest). My tenants are graduate students at MSU and law students at Cooley, young professionals, seniors and single parents with children.

My focus has been to take the worst house on the street and make it look like a nicely maintained owner occupied home. Many of my houses you would never guess are multi family, unless you look closely for 2 mailboxes or separate parking/entry areas.

My goal is to purchase a total of 5-10 more properties and then focus on managing them and continuing to improve the homes, which will in turn improve the neighborhood.

From Joe Vitale
3/20/15


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Protect All Lines. Protect All Lives.™

Ethicon US, LLC
P.O. Box 151, Route 22 West
Somerville, NJ 08876-0151

Cell: 517-614-8386
Email: jvitale@its.jnj.com
www.biopatch.com

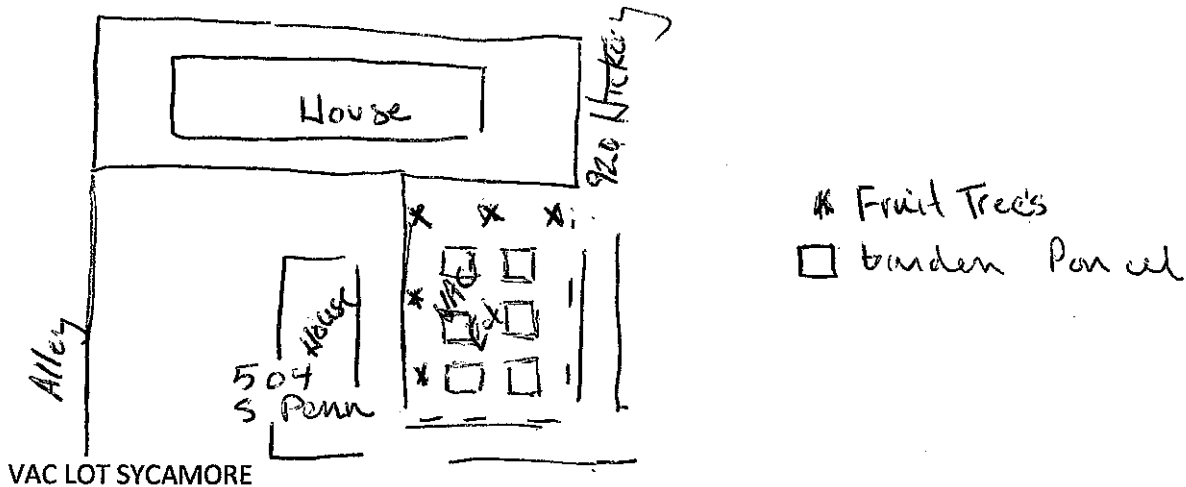
Joseph Vitale
Sales Representative



VAC LOT PENN

Plant 6 Fruit Trees along the perimeter lines of Hickory and Penn Adjoined Parcels

Create a neighborhood garden space, available to residents on hickory and nearby Penn

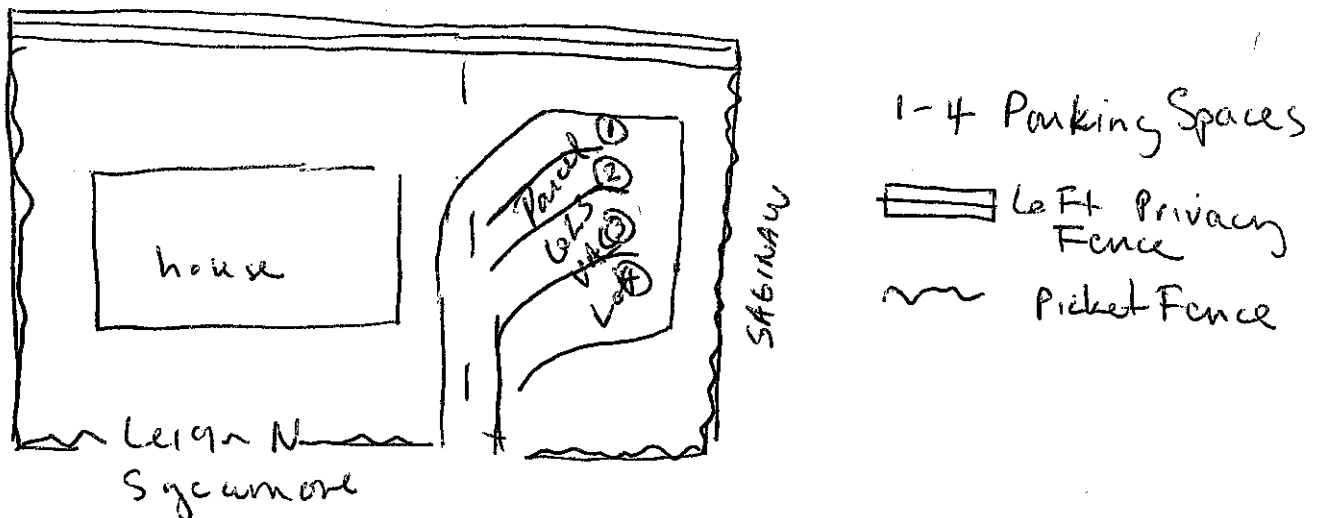


Picket Fence installed along the North part of the parcel and continuing along the E side of the Parcel and adjoining parcel in the front of house and along to the south side of parcel to edge of back of house.

Put a 6Ft Privacy Fence along the West side of this parcel and adjoining parcel behind the house to create grassy lawn area.

Create a parking area on about half of vacant parcel to allow for good traffic car flow from multi-family property adjoined.

Plant Pines or Appealing Trees along North Side of Parcel and also East Side of Parcel



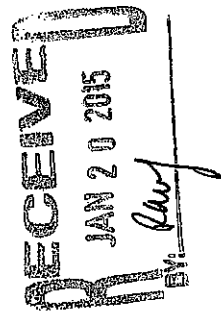
Property Address	City	State	Zip	Owned	Outright	Mort.	Bal.	Value	Ranked	Amount	Notes
213 S Bingham	Lansing	MI	48912	owned	no mortgage			75,000	n/a		personal residence ✓
8900 E Jefferson #1032	Detroit	MI	48912	owned	no mortgage			15,000	n/a		residence when in Detroit metro ✓
20358 Tall Pine Rd	Marion	MI	48665	owned	no mortgage			50,000	n/a		cottage, jointly owned with Todd Cooper ✓
212 S Bingham	Lansing	MI	48912	owned	no mortgage			60,000	yes	820	licensed with City of Lansing ✓
221 S Bingham	Lansing	MI	48912	owned	no mortgage			65,000	yes	1300	3 Plex, Former Land Bank Auction House, Licensed with City of Lansing ✓
504 S Pennsylvania	Lansing	MI	48912	owned	no mortgage			55,000	yes	1205	Duplex, Licensed with City of Lansing ✓
1612 S Pennsylvania	Lansing	MI	48912	owned	no mortgage			50,000	yes	1200	Duplex, Licensed with City of Lansing ✓
2114 Colvin Court	Lansing	MI	48912	owned	no mortgage			75,000	yes	1815	3 Plex, Licensed with City of Lansing ✓
216 Moores River Drive	Lansing	MI	48910	owned	mortgage, \$78,000 owed			125,000	yes	1250	Single Family Licensed with City ✓
832 N Chestnut	Lansing	MI	48906	owned	no mortgage			75,000	yes	750	Single Family Licensed with City ✓
812 W Genesee ?	Lansing	MI	48906	owned	no mortgage			75,000	yes	1815	3 Plex, Licensed with City of Lansing ✓
707 N Walnut ?	Lansing	MI	48906	owned	no mortgage			65,000	yes	1390	Duplex, Former Land Bank Auction House, Licensed with City of Lansing ✓
906 E Larned ?	Lansing	MI	48912	owned	no mortgage			55,000	yes	895	Single Family Licensed with City ✓
523 W Lapeer	Lansing	MI	48912	owned	no mortgage			60,000	In process	1145	Duplex, Former Land Bank Auction House, Licensed with City of Lansing ✓
519 W Lapeer	Lansing	MI	48912	owned	\$5600 remaining on land contract			50,000	In process	1345	Duplex, Former Land Bank Auction House, Licensed with City of Lansing, Inspection Jan 27 and will be occupied after ✓
Under Renovation Completed by Spring	Lansing	MI								950	Single Family Licensed with City, Inspection 1.27 and will advertise following ✓
813 W Prospect ?	Lansing	MI									
811 N Chestnut	Lansing	MI									
705 N Walnut	Lansing	MI									

15880

1,025,000

net worth of renovated 1 gross rent before utilities, tax, insurance and repairs

1-21-15: Taxes clear on all Ingham County Properties. - Rawley



Income & asset analysis: Joseph Vitale.

Mr. Vitale provided income documentation for 2014 and 2013, current asset in cash accounts and investment funds and list of all current properties owned. An analysis of the documentation finds that he has substantial monthly income both from his current employment and the rental properties. Assets available are more than sufficient to perform the renovations contemplated for the home at 920 Hickory, Lansing.

We researched all properties and found that they are all current on property taxes. Many have been inspected by a drive by and a few by an interior visit. It is our opinion that they are in good condition or better and generally superior to many other homes in the same locations.

We highly recommend approval of the sale of the three properties being considered by the board to Mr Vitale.

920 Hickory – Improvements

Tree Trimming and Tree Removal along E Side of Parcel --	\$1200.00
Install new rafters and reroof garage.	\$2,000.00
Modify Porch Ascetically -	\$500.00
Refinish Hardwood Floors – (materials only)	\$500.00
Modify Kitchen -	\$700.00
New Water Heater	\$600.00
Furnace Repairs	\$800.00
Plumbing and Electrical Repairs	\$500.00
New Appliances Kitchen and Washer and Dryer	\$1900.00
Blinds	\$200.00
Fresh Interior Paint (materials only)	\$300.00
<u>Window Repairs, Screens ,Etc</u>	<u>\$500.00</u>
Total	\$9,700

Long Term:

New Windows and Siding	\$5,000
<u>New Furnace and A/C</u>	<u>\$5,800</u>
Total	\$10,800
Grand Total	\$20,500

INGHAM COUNTY LAND BANK AUTHORITY

RESOLUTION TO APPROVE THE SALE OF 920 HICKORY STREET, LANSING, IN WHICH THE HOUSE WILL BE USED AS A RESIDENTIAL RENTAL AND TO APPROVE THE SALE OF A VACANT LOT AT 500 S. PENNSYLVANIA AVENUE, LANSING TO THE ADJACENT NON-OCCUPANT PROPERTY OWNER

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 an improved, residential property in Lansing, Michigan (33-01-01-15-355-171 – 920 Hickory Street) in 2012 through local unit rejection of the property; and

WHEREAS, the Ingham County Land Bank Fast Track Authority received title to an improved, residential property in Lansing, Michigan (33-01-01-15-355-161 – 500 S. Pennsylvania Avenue) in 2015 through local unit rejection of the property and the Ingham County Treasurer completed the demolition of the residential structure on the property in 2014; and

WHEREAS, Joe Vitale, the interested purchaser of the residential structure located at 920 Hickory Street wishes to fully rehabilitate the house and rent it to tenants, and

WHEREAS, the purchase price of the property shall be \$2,500.00, 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, and

WHEREAS, Joe Vitale is also interested in purchasing the residential vacant lot located at 500 S. Pennsylvania Avenue, which is directly adjacent to both a residential improved property at 504 S. Pennsylvania Avenue owned by Joe Vitale and the residential improved property at 920 Hickory Street which Mr. Vitale is applying to purchase, and

WHEREAS, the purchase price of the residential vacant property at 500 S. Pennsylvania Avenue shall be \$2,000.00, and

WHEREAS, the Ingham County Land Bank Fast Track Authority has policies, procedures and administrative rules stating that all transferees of side lots must own and occupy the contiguous

property and Joe Vitale owns but does not occupy the adjacent property; and

WHEREAS; the Board must approve all transfers that require any exceptions to policies and procedures adopted by the Board of Directors;

THEREFORE BE IT RESOLVED, that the Authority authorizes the transfer of both properties (920 Hickory Street and 500 S. Pennsylvania Avenue) to Joe Vitale.

AYE:

NAY:

ABSENT:



March 24, 2015

To: Ingham County Land Bank Board Members

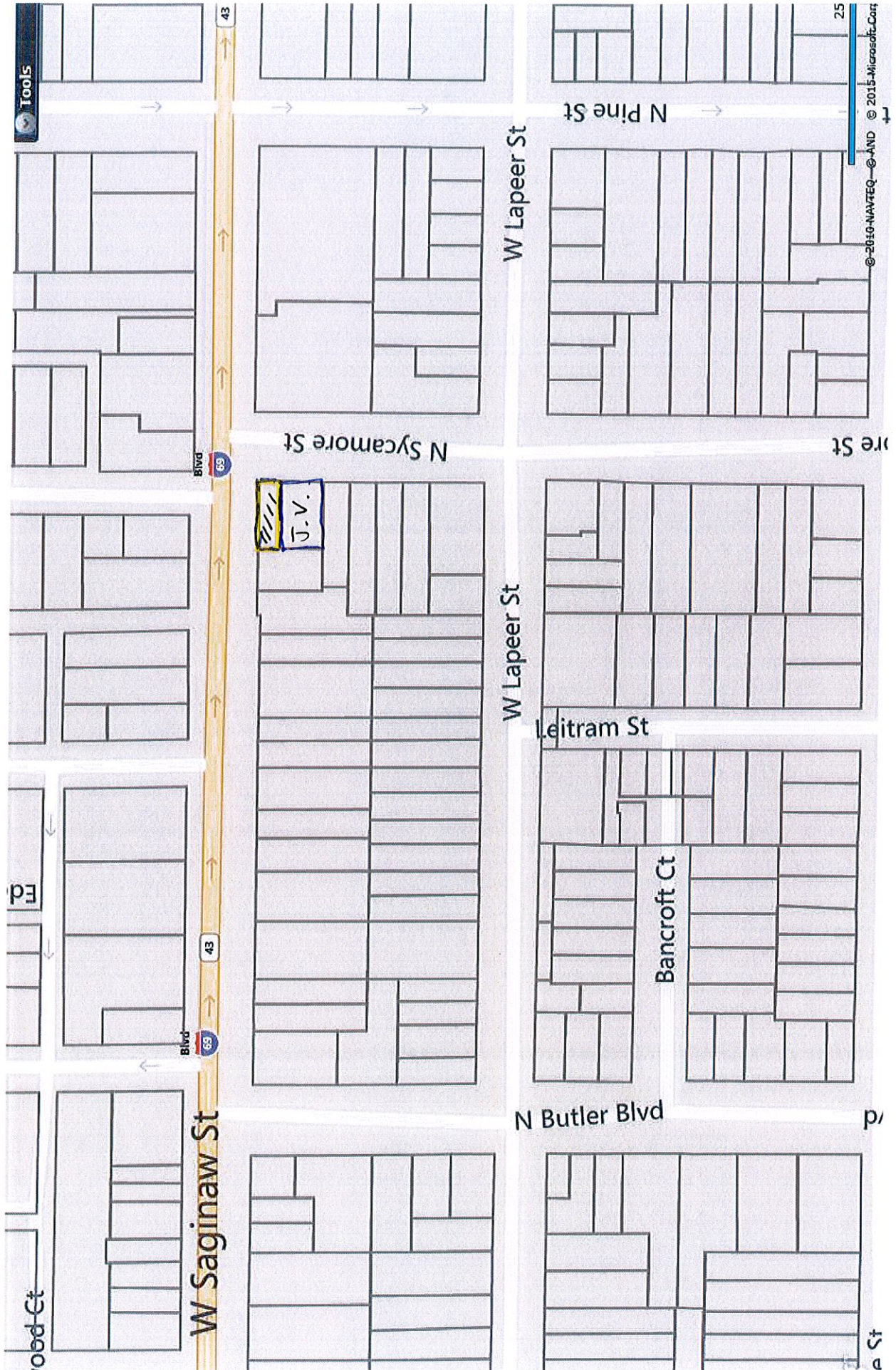
From: Jeff Burdick, Executive Director

Subject: Joe Vitale's request to purchase 623 N. Sycamore (vacant lot)

Joe Vitale has submitted a statement of interest form to the Land Bank to purchase the property at 623 N. Sycamore in Lansing, Michigan. The property was acquired by the Land Bank through the local unit rejection process following property tax foreclosure in December 2011. At the time of foreclosure, the property was improved with a blighted residential structure. In 2014, the Land Bank utilized CDBG funds from the City of Lansing to demolish the structure. The property is located on the southwest corner of N. Sycamore and W. Saginaw Streets.

Mr. Vitale recently purchased the single family house at 619 N. Sycamore, which is directly adjacent to the vacant lot he is applying to purchase. He intends to renovate and rent the house at 619 N. Sycamore and plans to put tenant parking on the vacant lot as well as install a picket fence and plant trees on the north and east borders of the lot. A written description of his plans as well as a rough sketch is included in your agenda packet. The dimensions of the lot are 25 feet by 82 feet, which is not developable with Lansing's current zoning ordinance. The Land Bank's Priorities, Policies and Procedures state that side lot transferees shall own and occupy the contiguous property and that the Board of Directors must approve all transfers that require any exceptions to the Policies and Procedures.

Staff Recommendation: Staff recommends approval of the sale of the vacant lot at 623 N. Sycamore to Joe Vitale.



INGHAM COUNTY LAND BANK AUTHORITY

RESOLUTION TO APPROVE THE SALE OF A VACANT LOT TO THE ADJACENT NON-OCCUPANT PROPERTY OWNER

RESOLUTION #15-

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

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

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

WHEREAS, the Ingham County Land Bank Fast Track Authority received title to an improved, residential property in Lansing, Michigan (33-01-01-16-101-021) in 2011 through local unit rejection of the property and the Land Bank completed the demolition of the residential structure on the property in 2014; and

WHEREAS, this property is directly adjacent to a residential improved property at 619 N. Sycamore Street owned by Joe Vitale, the interested purchaser; and

WHEREAS, this property will serve as a side lot to the residential improved property at 619 N. Sycamore Street; and

WHEREAS, the proposed sale price is \$900.00; and

WHEREAS, the Ingham County Land Bank Fast Track Authority has policies, procedures and administrative rules stating that all transferees of side lots must own and occupy the contiguous property and Joe Vitale owns but does not occupy the adjacent property; and

WHEREAS; the Board must approve all transfers that require any exceptions to policies and procedures adopted by the Board of Directors;

THEREFORE BE IT RESOLVED, that the Authority authorizes the transfer of the property with a parcel ID number of 33-01-01-16-101-021 to Joe Vitale.

AYE:

NAY:

ABSENT:



Communications Update

March 30, 2015

Notable Projects:

- The website re-design has kicked off Gravity Works Design + Development. The Land Bank team is currently reviewing site architecture before moving on to content development.
- Community outreach has begun to help connect with low-income buyers to sell the remaining NSP2 properties. Fliers and emails are being distributed to community centers, churches, employers, etc. **If you have ideas or contacts with whom we should connect, please contact Kate Snyder, kate@piperandgold.com.**
- We are in the process of updating the Communications Plan to reflect the current priorities for the Land Bank. Once complete, the revised plan will be shared with the board for additional feedback and ideas with a presentation to the board currently scheduled for the June meeting.

Social Media:

- Current Facebook Fans: 1,598 Likes (down from 1,617). Earlier this month, Facebook announced it would be removing inactive and memorial profile pages from Company Page counts, accounting for the decline.
- Current Twitter Followers: 865 (up from 841).

Some of the most popular posts this month include:

Post Details

Reported stats may be delayed from what appears on posts

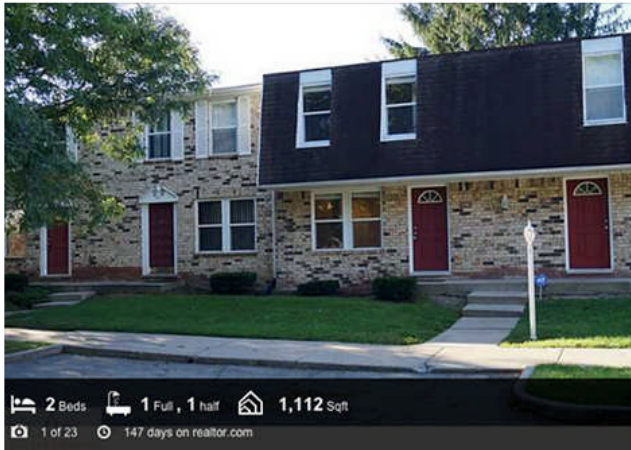


Ingham County Land Bank

February 26 at 4:56pm · 🌐

Interested in condo living? This could be for you!

http://www.realtor.com/.../1703-Maisonette-Dr_Lansing_MI_4891...



2 Beds, 1 Full, 1 half, 1,112 Sqft
1 of 23, 147 days on realtor.com

651 people reached

Boost Post

Like · Comment · Share · 7 1

651 People Reached

18 Likes, Comments & Shares

9 Likes, 7 On Post, 2 On Shares

7 Comments, 4 On Post, 3 On Shares

2 Shares, 1 On Post, 1 On Shares

53 Post Clicks

23 Photo Views, 30 Link Clicks, 0 Other Clicks

NEGATIVE FEEDBACK

0 Hide Post, 0 Hide All Posts, 0 Report as Spam, 0 Unlike Page

Post Details

Reported stats may be delayed from what appears on posts



Ingham County Land Bank

Yesterday at 7:30pm · 🌐

Right across from Letts Community Center in the lovely Westside Neighborhood!



1310 W Allegan St, Lansing - MLS 65527 - Coldwell Banker Hubbell BriarWood

Double Brochure: ANOTHER FANTASTIC HOME COMPLETELY REMODELED BY THE INGHAM...

CB-HB.COM

660 people reached

Boost Post

Like · Comment · Share · 15

660 People Reached

20 Likes, Comments & Shares

17 Likes, 15 On Post, 2 On Shares

0 Comments, 0 On Post, 0 On Shares

3 Shares, 0 On Post, 3 On Shares

60 Post Clicks

0 Photo Views, 60 Link Clicks, 0 Other Clicks

NEGATIVE FEEDBACK

0 Hide Post, 0 Hide All Posts, 0 Report as Spam, 0 Unlike Page

Post Details

Reported stats may be delayed from what appears on posts. ✕



Ingham County Land Bank

March 4 at 5:22pm · 🌐

What do you think of our reclaimed wood front desk in the new office?
Materials are from a home on Grand River!



708 people reached

Boost Post

Like · Comment · Share · 🍌 90 💬 5

708 People Reached

98 Likes, Comments & Shares

91 Likes	90 On Post	1 On Shares
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6 Comments	5 On Post	1 On Shares
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1 Shares	0 On Post	1 On Shares
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17 Post Clicks

17 Photo Views	0 Link Clicks	0 Other Clicks ⓘ
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NEGATIVE FEEDBACK

0 Hide Post	0 Hide All Posts
0 Report as Spam	0 Unlike Page

INGHAM COUNTY LAND BANK
ACTIVITY REPORT
February 28, 2015

Property Inventory	Inventory as of 12/31/2014	Acquired as of 2/28/2015	Rental or Garden as of 2/28/2015	Demolished as of 2/28/2015	Sold as of 2/28/2015	Current Inventory as of 2/28/2015
Structures	344	1	(4)	0	5	336
Rentals	29	0	4	0	0	33
Gardens	109	0	(2)	0	0	107
Vacant Land	631	0	2	0	3	630
Commercial Rental	3	0	0	0	0	3
Commercial Vacant	14	0	0	0	0	14
Commercial	6	0	0	0	0	6
TOTAL(S)	1,136	1	0	0	8	1,129

Land Contracts (L/C)	Current L/C as of 2/28/2015
L/C Residential	26
L/C Commercial	2
L/C Total	28

Approved Line of Credit as of 2/28/2015	
Total Line of Credit	\$ 5,000,000.00
Obligated	\$ 3,625,000.00
Available Balance	\$ 1,375,000.00

For Sale (by Program)	Pending Sales as of 2/28/2015	Sold as of 2/28/2015	Current For Sale as of 2/28/2015
NSP1	0	1	0
NSP2	1	2	5
HOME	1	1	0
CDBG	1	0	3
LB	2	1	1
Eden Glen	0	0	14
TOTAL(S)	5	5	23

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 03/01/2015 - 03/31/2015

DB: Iclb

Check Date	Check	Vendor Name	Amount
Bank GEN			
03/12/2015	11826	BOARD OF WATER & LIGHT	1,073.85
03/12/2015	11827	BOARD OF WATER & LIGHT	2,233.99
03/12/2015	11828	CONSUMERS ENERGY	1,080.38
03/12/2015	11829	CONSUMERS ENERGY	1,048.60
03/12/2015	11830	CONSUMERS ENERGY	895.87
03/12/2015	11831	CONSUMERS ENERGY	122.97
03/12/2015	11832	DELHI TOWNSHIP	16.60
03/12/2015	11833	FARMERS INSURANCE	268.43
03/12/2015	11834	CITY OF LANSING	240.00
03/12/2015	11835	CLARK HILL	50.00
03/12/2015	11836	GRANGER CONTAINER SERVICE	298.25
03/12/2015	11837	RED CEDAR CONSULTING, LLC	2,120.00
03/12/2015	11838	MAPLE GROVE PROPERTIES	1,300.00
03/12/2015	11839	CITY PULSE	879.30
03/12/2015	11840	CITY OF LANSING	80.00
03/12/2015	11841	COHL, STOKER & TOSKEY, P.C.	2,509.40
03/12/2015	11842	BESCO WATER TREATMENT, INC.	27.30
03/12/2015	11843	DELUXE FOR BUSINESS	547.31
03/12/2015	11844	HASSELBRING CLARK CO	181.15
03/12/2015	11845	DBI BUSINESS INTERIORS	9.99
03/12/2015	11846	LANSING ICE & FUEL	212.59
03/12/2015	11847	MIDWEST POWER EQUIPMENT	777.91
03/12/2015	11848	BWB CLEANING	516.64
03/12/2015	11849	HOLDERS HEATING & AIR	925.00
03/12/2015	11850	G.A. HUNT EXCAVATING, LLC	9,200.00
03/12/2015	11851	HOLDEN ELECTRIC, INC	21,191.52
03/12/2015	11852	COMMERCIAL CLEANING	1,401.84
03/12/2015	11853	W.F. BOHNET ELECTRIC CO	81.98
03/12/2015	11854	G & L PROCESS SERVICE INC	189.10
03/12/2015	11855	INGHAM COUNTY TREASURER	38,407.29
03/12/2015	11856	AMO INSPECTIONS & APPRAISALS	1,700.00
03/12/2015	11857	SCHUMACHER'S FOUR SEASONS	2,320.00
03/12/2015	11858	LINDA HORAK	131.78
03/12/2015	11859	JOSEPH G BONSALE	204.24
03/12/2015	11860	DENNIS GRAHAM	686.20
03/12/2015	11861	JOHN KROHN	142.90
03/12/2015	11862	MAC CONTRACTING	36,000.00
03/12/2015	11863	ASH STREET REDEVELOPMENT, LLC	1,868.22
03/12/2015	11864	CITY OF LANSING	46,238.40
03/17/2015	11865	CECILIA EMEFU	839.28
03/17/2015	11866	JONATHAN P AGENS	382.08
03/24/2015	11867	BOARD OF WATER & LIGHT	537.10
03/24/2015	11868	BOARD OF WATER & LIGHT	444.89
03/24/2015	11869	BOARD OF WATER & LIGHT	256.75
03/24/2015	11870	BOARD OF WATER & LIGHT	10,935.00
03/24/2015	11871	CONSUMERS ENERGY	2,552.01
03/24/2015	11872	VERIZON WIRELESS	181.06
03/24/2015	11873	ADT SECURITY SERVICES, INC	129.46
03/24/2015	11874	COMCAST	222.35
03/24/2015	11875	CAPITAL ONE COMMERCIAL	59.03
03/24/2015	11876	HOME DEPOT CREDIT SERVICES	94.79
03/24/2015	11877	HAZEN LUMBER, INC.	34.19
03/24/2015	11878	EDEN GLEN CONDO ASSOCIATION	6,680.00
03/24/2015	11879	CITY OF LANSING	25.00
03/24/2015	11880	CAPITAL IMAGING	278.10
03/24/2015	11881	GREATER LANSING HOUSING COALITION	1,577.12
03/24/2015	11882	BS&A SOFTWARE	531.00
03/24/2015	11883	BESCO WATER TREATMENT, INC.	52.11
03/24/2015	11884	DBI BUSINESS INTERIORS	409.63
03/24/2015	11885	USAA	299.79
03/24/2015	11886	RE/MAX REAL ESTATE PROFESSIONALS	200.00
03/24/2015	11887	INGHAM COUNTY REGISTER OF DEEDS	28.00
03/24/2015	11888	REZUBERANT DESIGN	108.00
03/24/2015	11889	ADELANTE	1,000.00
03/24/2015	11890	HOMES & LIFESTYLES MAGAZINE, INC.	99.00
03/24/2015	11891	ALPHA & OMEGA CHIMNEY & MASONRY SER	189.00
03/24/2015	11892	BWB CLEANING	575.80
03/24/2015	11893	ABSOLUTE WATERPROOFING SOLUTIONS	4,000.00
03/24/2015	11894	MICHIGAN SAFETY CONFERENCE	175.00
03/24/2015	11895	AMO INSPECTIONS & APPRAISALS	860.00
03/24/2015	11896	NORTHWEST INITIATIVE	760.00
03/24/2015	11897	HOLISTIC LANDSCAPE, INC	1,580.00
03/24/2015	11898	SECOND CHANCE EMPLOYMENT	1,020.00
03/24/2015	11899	MCKISSIC CONSTRUCTION	1,740.00
03/24/2015	11900	MOW MASTER	1,100.00
03/24/2015	11901	FRITZY'S LAWN & SNOW	3,760.00
03/24/2015	11902	LJ TRUMBLE BUILDERS	2,920.00
03/24/2015	11903	DENNIS GRAHAM	838.00

03/25/2015 06:13 PM
User: JEFF
DB: Iclb

CHECK REGISTER FOR INGHAM COUNTY LAND BANK
CHECK DATE FROM 03/01/2015 - 03/31/2015

Page: 2/2

Check Date	Check	Vendor Name	Amount
03/24/2015	11904	RAWLEY VAN FOSSEN	150.00
03/24/2015	11905	JOSEPH G BONSALL	423.96
03/24/2015	11906	INGHAM COUNTY TREASURER	26,002.74

GEN TOTALS:

Total of 81 Checks:	251,229.24
Less 0 Void Checks:	0.00
Total of 81 Disbursements:	251,229.24

INGHAM COUNTY LAND BANK AUTHORITY
STATEMENT OF REVENUES, EXPENSES AND CHANGE IN NET ASSETS
DECEMBER 31, 2014 UNAUDITED

Revenues	
Property Sales	\$ 740,606.30
NSP 1 City of Lansing Revenue	\$ -
NSP 3 City of Lansing Revenue	\$ 14,456.95
HOME City of Lansing Revenue	\$ 264,014.67
HOME Sale Proceeds Revenue	\$ 158,095.27
Lansing Reinvestment Revenue	\$ (90,476.34)
NSP 2 MSHDA Revenue	\$ 314,757.73
NSP 2 MSHDA Admin Revenue	\$ -
NSP 2 Program Income	\$ -
NSP 2 General Revenue	\$ -
NSP County Revenue	\$ -
CDBG City TA Revenue	\$ 13,317.90
CDBG Lansing Demo Revenue	\$ 217,441.72
Brownfield Revenue	\$ 481,081.64
Michigan Blight Elimination Rev	\$ 800,899.40
Interest Income	\$ 107,516.44
Developer Fee Revenue	\$ 42,359.76
Rental Income	\$ 231,519.14
Garden Program Revenue	\$ 8,423.42
Specific Tax Revenue	\$ 125,252.64
Late Fee Revenue	\$ 3,246.99
Purchase Option Fee Revenue	\$ -
Miscellaneous Revenue	\$ 21.61
Donation	\$ 450.45
Property Maintenance Revenue	\$ 2,585.00
CDBG Revenue - Lansing Rehab	\$ 647,619.09
Ingham County Allocation	\$ 400,000.00
Total Revenues	\$ 4,483,189.78

Operating Expenses	
Costs of Projects	\$ 1,087,820.20
Supplies	\$ 15,884.26
Audit Fee	\$ 16,200.00
Communication	\$ 6,985.77
Security	\$ 1,775.30
Memberships	\$ 1,935.00
Rental	\$ 34,318.07
Equipment - Small Purchase	\$ 14,867.55
Vehicle Expense	\$ 6,725.01
Postage	\$ 1,770.04
Media	\$ 20,142.70

INGHAM COUNTY LAND BANK AUTHORITY
STATEMENT OF REVENUES, EXPENSES AND CHANGE IN NET ASSETS
DECEMBER 31, 2014 UNAUDITED

Operating Expenses Cont.

Consultants	\$ 68,949.44
Bank Fee	\$ 715.41
Legal	\$ 18,414.22
Contractual Services	\$ 23,647.98
Software	\$ 41,442.32
Travel	\$ 2,706.09
Conferences	\$ 3,470.00
Payroll Reimbursement	\$ 413,342.47
Americorp Member	\$ 4,697.00
Interior Staging	\$ -
Housing Consultation/Counseling	\$ 80.00
Insurance Property	\$ 2,875.68
Insurance Property Eden Glen	\$ 1,638.92
Employer Tax Liability	\$ 22,172.75
Payroll Service	\$ 2,310.74
Workers Compensaton	\$ 8,727.82
Utilities	\$ 963.30
Building Maintenance	\$ 13,067.15
Lawn and Snow	\$ 2,291.94
Land Contract Default	\$ 123,332.02
Garden Program	\$ 58,189.88
Bicycle Share	\$ -
Rental Expense	\$ 30,479.79
Brownfield Debt Expense	\$ -
HOME Lansing City	\$ 436,867.90
Community Development Projects	\$ 14,616.37
Interest Expenses	\$ 37,856.39
Cristo Rey Community Center Exp	\$ -
NSP 1 Lansing City	\$ 61,301.03
NSP Ingham County	\$ 21.89
NSP 2	\$ 265,737.44
NSP 2 Program Income Expense	\$ -
NSP 3	\$ 35,616.12
CDBG Lansing Demo	\$ 200,485.36
CDBG County	\$ 4.44
CDBG Lansing Rehab	\$ 752,518.09
CDBG City Technical Assistance	\$ 5,594.86
Worthington Place - Leslie	\$ 29,348.17
Blight Elimination	\$ 741,740.00
Total Operating Expenses	\$ 4,633,646.88

Total Net Assets, end of period	\$ (150,457.10)
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INGHAM COUNTY LAND BANK AUTHORITY
STATEMENT OF NET ASSETS
STATEMENT OF REVENUES, EXPENSES AND CHANGE IN NET ASSETS
JANUARY 31, 2015

Assets	
Cash	\$ 77,450.82
Accounts Receivable	\$ 7.45
Land Contract Receivable	\$ 1,329,337.80
Land Contract Interest Receivable	\$ 81,925.51
Land Contract Escrow	\$ 13,958.69
Notes Receivable	\$ -
Specific Tax Receivable	\$ 119,454.21
Payroll	\$ -
Employer Tax Liability CDBG	\$ -
Specific Tax Receivable - Prior Year	\$ 21,362.41
OCOF Nonprofit Receivable	\$ 5,322.68
Ingham County Receivable	\$ 402,549.95
Lansing City Receivable - General	\$ 2,489.32
CDBG County Receivable	\$ -
CDBG Receivable - Lansing Demo	\$ 3,618.20
CDBG Lansing Rehab Receivable	\$ 3.00
CDBG City TA Receivable	\$ -
NSP 3 Lansing City Receivable	\$ -
NSP County Receivable	\$ -
NSP 2 Receivable	\$ -
HOME Lansing City Receivable	\$ 27,000.28
Michigan Blight Elimination Rec	\$ 98,826.00
MSDHA Ash Street Rec	\$ -
Brownfield Rec	\$ 10,865.00
Due from other funds	\$ 2,181,401.58
Inventory - NSP2	\$ 493,100.00
Inventory	\$ 5,827,986.87
Total Assets	\$ 10,696,659.77

Liabilities	
Accounts Payable	\$ (27.31)
Notes Payable - PNC Bank	\$ 3,325,000.00
Due to MSHDA - NSP 2	\$ -
Due to Ingham County	\$ 955,251.26
Due to MSHDA	\$ 536,455.29
Due to City of Lansing	\$ 1,128,330.85
Due from other funds	\$ 2,181,401.58
Rental Deposit	\$ 14,900.00
Good Faith Deposits	\$ 2,514.00
Land Contract Escrow	\$ (698.86)

INGHAM COUNTY LAND BANK AUTHORITY
STATEMENT OF NET ASSETS
STATEMENT OF REVENUES, EXPENSES AND CHANGE IN NET ASSETS
JANUARY 31, 2015

Deferred Revenue	\$ 224,400.00
Employee Contribution - Health Car	\$ 344.98
Total Liabilities	\$ 8,367,871.79

Retained Earnings	\$ 1,814,627.22
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Total Net Assets	\$ 514,160.76
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INGHAM COUNTY LAND BANK AUTHORITY
STATEMENT OF NET ASSETS
STATEMENT OF REVENUES, EXPENSES AND CHANGE IN NET ASSETS
FEBRUARY 28, 2015

Assets	
Cash	\$ 58,191.19
Accounts Receivable	\$ 7.45
Land Contract Receivable	\$ 1,345,380.01
Land Contract Interest Receivable	\$ 77,796.96
Land Contract Escrow	\$ 13,958.69
Notes Receivable	\$ -
Specific Tax Receivable	\$ 118,721.57
Payroll	\$ -
Employer Tax Liability CDBG	\$ -
Specific Tax Receivable - Prior Year	\$ 21,362.41
OCOF Nonprofit Receivable	\$ 5,322.68
Ingham County Receivable	\$ 406,952.94
Lansing City Receivable - General	\$ 2,489.32
CDBG County Receivable	\$ -
CDBG Receivable - Lansing Demo	\$ 3,618.20
CDBG Lansing Rehab Receivable	\$ 3.00
CDBG City TA Receivable	\$ -
NSP 3 Lansing City Receivable	\$ -
NSP County Receivable	\$ -
NSP 2 Receivable	\$ -
HOME Lansing City Receivable	\$ 27,000.28
Michigan Blight Elimination Rec	\$ 98,826.00
MSDHA Ash Street Rec	\$ -
Brownfield Rec	\$ 10,865.00
Due from other funds	\$ 2,181,401.58
Inventory - NSP2	\$ 493,100.00
Inventory	\$ 5,885,217.72
Total Assets	\$ 10,750,215.00

Liabilities	
Accounts Payable	\$ (27.31)
Notes Payable - PNC Bank	\$ 3,625,000.00
Due to MSHDA - NSP 2	\$ -
Due to Ingham County	\$ 955,251.26
Due to MSHDA	\$ 493,100.29
Due to City of Lansing	\$ 1,022,738.40
Due from other funds	\$ 2,181,401.58
Rental Deposit	\$ 14,900.00
Good Faith Deposits	\$ 3,555.00
Land Contract Escrow	\$ 6,750.40

INGHAM COUNTY LAND BANK AUTHORITY
STATEMENT OF NET ASSETS
STATEMENT OF REVENUES, EXPENSES AND CHANGE IN NET ASSETS
FEBRUARY 28, 2015

Deferred Revenue	\$ 224,400.00
Employee Contribution - Health Car	\$ 1,034.94
Total Liabilities	\$ 8,528,104.56

Retained Earnings	\$ 1,814,627.22
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Total Net Assets	\$ 407,483.22
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INGHAM COUNTY LAND BANK AUTHORITY
STATEMENT OF REVENUES, EXPENSES AND CHANGE IN NET ASSETS
FEBRUARY 28, 2015

Revenues	
Property Sales	\$ 189,489.25
NSP 1 City of Lansing Revenue	\$ -
NSP 3 City of Lansing Revenue	\$ -
HOME City of Lansing Revenue	\$ -
HOME Sale Proceeds Revenue	\$ -
Lansing Reinvestment Revenue	\$ -
NSP 2 MSHDA Revenue	\$ 34,633.26
NSP 2 MSHDA Admin Revenue	\$ -
NSP 2 Program Income	\$ -
NSP 2 General Revenue	\$ -
NSP County Revenue	\$ -
CDBG City TA Revenue	\$ -
CDBG Lansing Demo Revenue	\$ -
Brownfield Revenue	\$ -
Michigan Blight Elimination Rev	\$ -
Interest Income	\$ 70,842.36
Developer Fee Revenue	\$ -
Rental Income	\$ 35,239.00
Garden Program Revenue	\$ 1,323.00
Specific Tax Revenue	\$ -
Late Fee Revenue	\$ 292.38
Purchase Option Fee Revenue	\$ -
Miscellaneous Revenue	\$ 67.38
Donation	\$ -
Property Maintenance Revenue	\$ 375.00
CDBG Revenue - Lansing Rehab	\$ -
Ingham County Allocation	\$ 400,000.00
Total Revenues	\$ 732,261.63

Operating Expenses	
Costs of Projects	\$ 16,013.01
Supplies	\$ 718.62
Audit Fee	\$ -
Communication	\$ 306.72
Security	\$ -
Memberships	\$ 550.00
Rental	\$ 8,186.36
Equipment - Small Purchase	\$ -
Vehicle Expense	\$ 462.79
Postage	\$ -
Media	\$ 159.95

INGHAM COUNTY LAND BANK AUTHORITY
STATEMENT OF REVENUES, EXPENSES AND CHANGE IN NET ASSETS
FEBRUARY 28, 2015

Operating Expenses Cont.

Consultants	\$ 2,125.00
Bank Fee	\$ 245.83
Legal	\$ 1,072.80
Contractual Services	\$ 7,680.00
Software	\$ -
Travel	\$ 1,430.48
Conferences	\$ 265.00
Payroll Reimbursement	\$ 42,878.93
Americorp Member	\$ -
Interior Staging	\$ -
Housing Consultation/Counseling	\$ -
Insurance Property	\$ -
Insurance Property Eden Glen	\$ -
Employer Tax Liability	\$ 3,444.82
Payroll Service	\$ 567.51
Workers Compensaton	\$ 1,326.08
Section 125 Plan Admin Expense	\$ 705.00
401 (k) Plan Admin Expense	\$ 710.00
ERISA Bond Expense	\$ 130.00
Utilities	\$ 774.32
Building Maintenance	\$ 1,412.42
Lawn and Snow	\$ 135.00
Land Contract Default	\$ -
Garden Program	\$ 3,308.00
Bicycle Share	\$ -
Rental Expense	\$ 11,455.03
Brownfield Debt Expense	\$ -
HOME Lansing City	\$ 5,205.67
Community Development Projects	\$ -
Interest Expenses	\$ -
Cristo Rey Community Center Exp	\$ -
NSP 1 Lansing City	\$ 3,643.47
NSP Ingham County	\$ -
NSP 2	\$ 31,027.68
NSP 2 Program Income Expense	\$ -
NSP 2 Program Income Round 1 Exp	\$ 2,190.00
NSP 3	\$ -
CDBG Lansing Demo	\$ -
CDBG County	\$ -
CDBG Lansing Rehab	\$ 5,567.47
CDBG City Technical Assistance	\$ -
Worthington Place - Leslie	\$ 3,579.35

INGHAM COUNTY LAND BANK AUTHORITY
STATEMENT OF REVENUES, EXPENSES AND CHANGE IN NET ASSETS
FEBRUARY 28, 2015

Blight Elimination	\$ 17,044.00
Total Operating Expenses	\$ 174,321.31

Total Net Assets, end of period	\$ 557,940.32
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