

PUBLIC NOTICE

Chair
ERIC SCHERTZING
Vice-Chair
DEB NOLAN

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

Ingham County Land Bank Fast Track Authority

3024 Turner Street, Lansing Michigan 48906 517.267.5221 Fax 517.267.5224

**THE INGHAM COUNTY LAND BANK FAST TRACK AUTHORITY WILL MEET ON
MONDAY, SEPTEMBER 14, 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 – August 3, 2015

Additions to the Agenda

Limited Public Comment – 3 minutes per person

1. Community Projects Update
2. Resolution – Authorization to sell 2919 W. Holmes Road to Redeemer Church
3. Resolution – Authorization to sell 904 Pacific Avenue to Joyce Perez
4. Brent Forsberg (T.A. Forsberg) presentation of Former Deluxe Inn development idea – Presentation Item
5. Review of Respondents to Request for Qualifications for a Master Developer for the Former Michigan School for the Blind Campus - Discussion Item
6. September 2015 Communications Report
7. Property maintenance, renovation & development
 - a. Residential, Garden and Commercial Property Update-Dashboard
 - b. Completed and Pending Sales
 - c. General legal update- Counsel
8. Accounts Payable & Monthly Statement
 - a. Accounts Payable Approval – August 2015
 - b. Monthly Statement – July 31, 2015
9. Chairman & Executive Director Comments

Announcements

Public Comment – 3 minutes per person

Adjournment



September 8, 2015

To: Ingham County Land Bank Board Members

From: Jeff Burdick, Executive Director

Subject: Request by Redeemer Church to purchase 2919 W. Holmes Road (as vacant lot, once demolished), Lansing, MI

Redeemer Church, whose address is 2917 W. Holmes Road, Lansing, is interested in purchasing the adjacent Land Bank property at 2919 W. Holmes Road, after the house on the property is demolished. The church wishes to establish an Outdoor Children's Learning Center on the property and intends to utilize the existing garage as part of this center. The property will be combined with the church's primary property post demolition and purchase in order to accommodate city of Lansing zoning requirements regarding accessory structures. Redeemer Church provided detailed background information about their plans for the lot and a rough budget, which is located in your agenda packet.

The Land Bank's Priorities, Policies and Procedures state that property transfers to tax-exempt entities require Board of Director approval. 2919 W. Holmes Road was foreclosed on for property taxes in 2014 and has been in the Land Bank inventory since January, 2015. The house on the property is dilapidated and was included in the list of property to be demolished by the Land Bank utilizing Blight Elimination Hardest Hit funds.

Originally, Redeemer Church requested to purchase the property and complete the demolition of the house on its own, leaving the existing garage. After discussion with Land Bank staff, the Church has agreed to have the Land Bank perform the demolition of the house and existing septic field, leaving the existing garage for incorporation into the Church's future plans for the property. The property is approximately ½ acre and zoned A (Residential Single Family). As far as developing a fair sales price of the property, there are not many examples of other large, residentially vacant properties in Lansing to serve as a comparable. Therefore, I considered the July 2015 Analysis of Vacant Lots in the City of Lansing, conducted by Rawley Van Fossen, which noted an average value of residential vacant lots in the City of Lansing to be roughly 0.14 cents per square foot of land. When applying this formula to the subject property, a value of \$3,034.00 resulted.

Staff Recommendation: Staff recommends approval of the sale of 2919 W. Holmes Road after the existing house on the property is demolished using Hardest Hit Funds to Redeemer Church for \$3,034.00.

INFORMATION REGARDING 2919 W. HOLMES RD.

The property @ 2919 W. Holmes Rd. has been declining for many years. Mr. Weiselberg had tried to keep up with the care of his property, but age and illness for both him and his wife challenged that throughout the years. Due to the death of his wife, and then his own death, his daughter, Phyllis Bartlett inherited the property. Unfortunately, she lost it due to unpaid taxes. Prior to her loss she struggled to maintain the house, septic and property and left it in a declining state.

The current state of the house is very high risk for the local community due to the fact it is currently attracting vagrant folk and various animals throughout the seasons.

Also, due to its current condition (holes in the roof and side walls) it lowers the surrounding property value of homes in the community and declines the strength of the local community.

We, Redeemer Church/Helping Hands Christian Learning Center would like to demolish the home, clean up the lot, fence it in, and turn it into an "Outdoor Learning Center" for our current school which is a part of our Church and also share what we develop with our local community.

We will take a useless and dirty piece of land (that has no sewer and a failing septic) and make it productive and attractive. Also, we will reduce the risks of crime and arson, increase the value of the surrounding community and revitalize a piece of land that was failing terribly and put it to good use for "at-risk" children and the community at-large.

A. Plan for Land

1. See Attached
2. Funding

B. Attachments

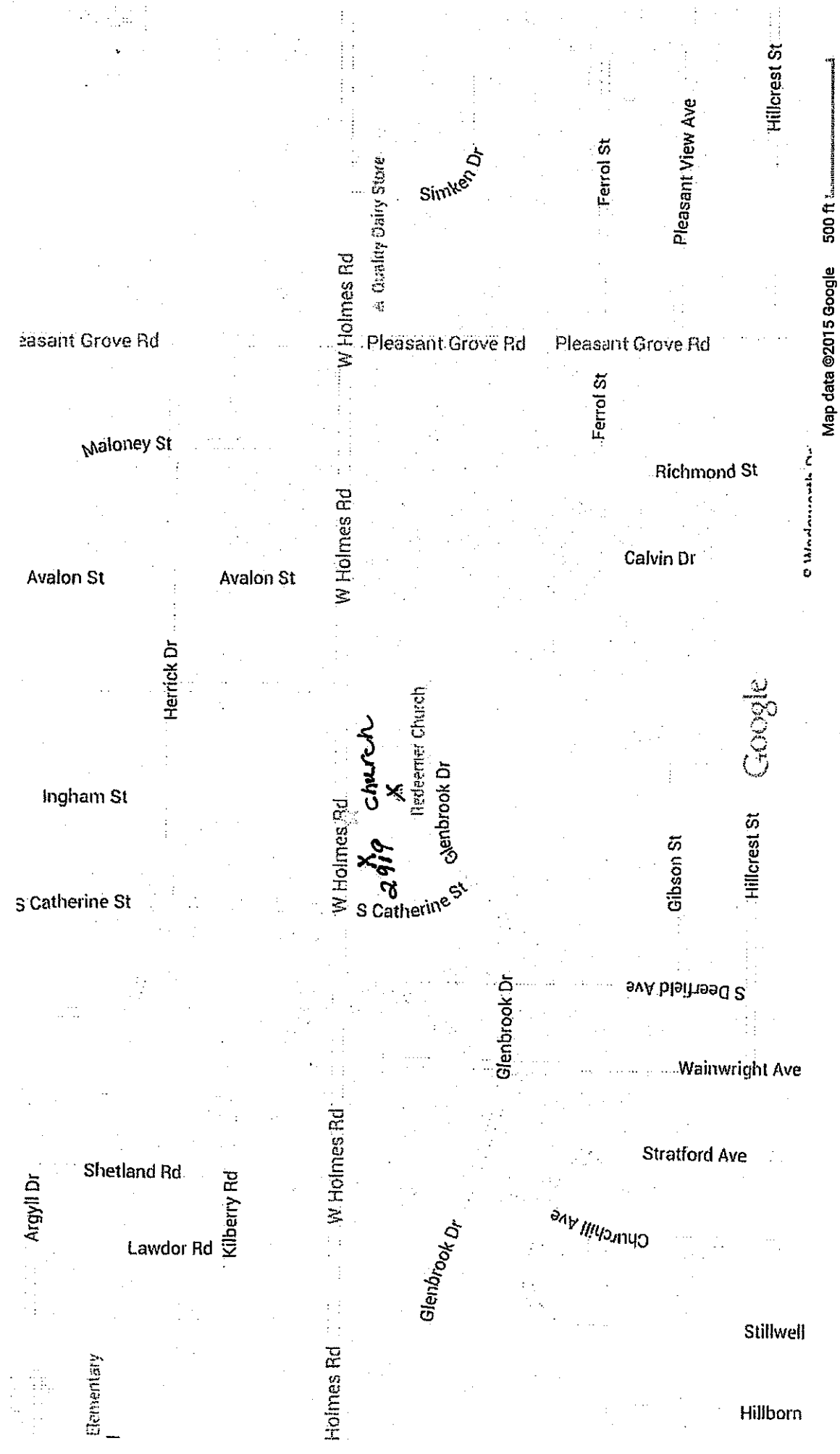
1. Bill from Title Agency
2. Quote to Demolish
3. Quote to Build Structure
4. Approval from the City of Lansing

C. Current Challenge of Our Surrounding Community

1. Over 7 Houses still in the 2015 Auction w/in 1 mile radius of 2919 Holmes Rd.
2. Over 14 Houses left from 2014 Auction w/in 1 mile radius of 2919 Holmes Rd.*
(Some scheduled for demolition)

D. The Ideal for All Involved

1. The "Land Bank of Ingham Co." would donate this lot "as is" to Redeemer Church so we clear it this fall and begin to develop next spring.
2. Take this opportunity to see other ways you as an organization can get the community involved in cleaning up their community.
3. Accept this opportunity to "name" this Outdoor Learning Center in memory of someone special in the County if you donate the land in "their" memory.



OUR PLANS

Our focus is to obtain the land west of our current property, demolish the building that is currently sitting on it, clean up the land and build an outdoor, "hands-on" park/learning center. This site will provide children, neighbors and seniors a clean, creative, "green-space" for learning, crafts, lecturing, gardening, fellowship, eating and other community events. Also it will be used by our Learning Center as a safe haven for educational opportunities, crafts, gardening and healthy food skills, and lunch/snacks.

This out-door learning center will be built on a cement slab, 26' x 36', and provide sun protection. It will also have a refrigerator, lighting, water, grills, storage, and fixed tables for 75 people. During the week, when seasons allow, this "green-space" will be used by our learning center during the day and our community during the evening and week-ends. In the evenings and on the weekends, our community families will be invited to enjoy this space and share in meals and fellowship with family members and friends. This project will be built near our current playground equipment, so that both areas can be enjoyed and supervised together. Also on the weekends and during the weekday evenings we will be able to offer free fellowship meals to our community, adjunct educational opportunities through MSU, LCC, etc. and hold free community music concerts.

***If possible, we will save the current garage and add on to it. Also, we will keep the original electric meter and water meter. This will save money that we can use for other parts of our whole project.**

Helping Hands Christian Learning Center has been an outreach ministry of Redeemer Church for over 20 years.

Throughout the years we have continued to expand our presence in our community by being God's Helping Hands to others and by listening to our community's needs and acting on them. This action of "listening & acting" has shown itself in many ways. Each of our proposed projects of the past have always resulted from listening to our community, looking at our current program, and defining how the two can fit and work together and allow and expansion. Because of this strategy over the years, we have successfully planted and nurtured (5) much needed new community programs from our original program, *Helping Hands Christian Child Care*. The programs that have grown out of Helping Hands Christian Child Care are: #1, pre-school, kindergarten readiness education, ages 3-5; #2, a Before/After School Program for elementary age children; #3, a Summer Program which is known for keeping city youth off the streets while their parents are at work; #4 we have a Feeding Program that offers much needed nutritious food for both hungry children and seniors, 5x a week; #4 a hands-on teacher training center for students at Michigan State University, Lansing Community College, and local High Schools; #5, in 2010 we partnered with the Grandparent Program, of Ingham County. This is a program that better the lives of both children and seniors. **All 5 of these programs along with our child care will use this new Out Door "Learning Center."**

STEPS WE HAVE ALREADY TAKEN

- #1. We had the Title on the Property pulled by an Attorney and checked over to make sure the property was cleared
- #2. We checked with the Environmental Department of the State of Michigan to make sure there was no concern regarding soil contamination
- #3. We contacted the Michigan Demolition & Excavation for a quote on both demolition, permits & shut off costs
- #4. We had a lengthy conversation with **William Fowler, the Assessor for the City of Lansing**. He seemed rather excited about our plans and wrote out exactly what we had to do to make sure that the transfer of the property would go smoothly. Our church has been on our current site since in 1962 and that is after a move from downtown by Sparrow that began in 1927.
- #5. We did a thorough check on the septic/sewer situation, since we have had many from that house using our bathrooms and found out that the house is without sewer hook-up according to the city of Lansing. Now we understand what the owner, "Phyllis Bartlett" meant when she said, "the bathroom does not work." The septic system was/is having problems.
- #6. We have been writing grants for the structure we want to build and once the land is obtained, we will be ready to go to work. However, the money we have received thus far is ear-marked for "building needs." It is very hard to get Grant Money for "Auctioned Land."

HOW PROJECT WILL BE FUNDED

BUDGET 2015 2919 W. Holmes Road Project

Pavilion/Land Prep Cost

Current Building Demolition/Land Prep	\$ 9000.00
*Includes Removal of Old Septic Tank	
Building of New Pavilion, 26'x36'w/storage & /Tables	\$26000.00
To put Sewer In	\$15000.00* This can wait
New Fence Around Property	<u>\$ 9000.00</u>
TOTAL of Project	\$44,000.00
Minus Funds Already Raised	-23534.00
Minus new Sewer	-15000.00
Current Amount Needed	5,466.00

We have been raising funds for this project for the last 2 years. Currently, we have raised the following amount.

Jackson National Grant	\$ 1500.00
RE Olds Foundation Grant	\$ 9500.00
NW Lw.Mi Synod Grant	\$ 6500.00

Fundraisers	\$ 6034.00
Total Raised	\$23534.00

STILL NEEDED	\$5,466.00
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****We currently have 2 grants that have been written that we are waiting on. If they are granted they could bring in \$6000.00**

*****Also we have some members in our church we do pipe placement for a living and are looking at what it would take to hook up sewer to our current sewer system. They can already guarantee the cost would not be \$15,000 quoted to Phyllis Barlett the previous owner who was told she would have to hook up on the North side of Holmes Road.**

Our church has been in this community since 1962 and was in downtown Lansing starting in 1929. We are a well-established church who is grounded in "community outreach." We have been here for a long time and continue to flourish and grow due to the fact we are constantly reaching out to "those in need" on a daily basis.

Please let us use this piece of land for just that cause and at the same time let us brighten up a corner on the South side of Lansing too!!

Thank you for your time and consideration.

Blessings,

The People of Redeemer Church and Helping Hands Learning Center
 Rev. Jan Hite
 517 980-6250
janhite@sbcglobal.net



Bell Title Agency

First American Title Insurance
Company

Remit Payment To:
Bell Title Agency
2339 Jolly Rd
Okemos, MI 48864

INVOICE

Billed To:
Fraser Law
Scott Milligan
smilligan@fraserlawfirm.com

Invoice Date: July 2, 2014
Please Pay Before: August 2, 2014
Our File Number: 14-88687-OK
Your Reference Number: WEISELBERG /

Property:
2919 W. Holmes Rd
Lansing, MI 48911
Ingham County

Brief Legal:

DESCRIPTION	AMOUNT
Policy premium for Owner's	297.25
Invoice Total Amount Due \$ 297.25	

Email address for packages: packagesoke@belltitle.com

If you have any questions regarding this commitment, please call our title department at (517) 381-5353.

Thank you for your order!



A Limited Liability Company
MichiganDemolition@Comcast.Net
4788 Cornell Okemos MI 48864

Quote Date: 2/10/14

Customer Name: Harriet

Address:

Phone:

Fax: 517-882-2063

Email:

Job: House demolition	
Demolition of address 2919 Holmes rd. Lansing MI All material to be taken to Granger Landfill. Basement concrete floor and walls to be removed. Backfill with sand. All permits and shut off costs included	Total: \$7,000

THANK YOU!

From: "Fowler, William" <William.Fowler@lansingmi.gov>
Date: July 9, 2014 at 2:05:53 PM EDT
To: "janhite@sbcglobal.net" <janhite@sbcglobal.net>
Subject: Property Tax Exemption

Dear Pastor Jan:

In response to our conversation regarding the anticipated purchase of 2919 Holmes Rd., the property adjacent to the Church, this is to confirm that entitlement to exemption of ad valorem property taxes would be approved if the following requirements are in place on or before December 31, 2014:

- 1) Filing of Exemption Application
- 2) Applicant must be incorporated as non-profit
- 3) Property has been purchased and title transferred (Owned)
- 4) Property is occupied the Church only (Occupied)
- 5) Property is used solely for the purpose for which the Church was incorporated.

If you have any additional questions or concerns, please feel free to contact me directly.

Respectfully,

William E. Fowler
Assessor
City of Lansing
517.483.4136
William.Fowler@lansingmi.gov

INGHAM COUNTY LAND BANK AUTHORITY

**RESOLUTION TO APPROVE THE SALE OF A VACANT LOT TO REDEEMER CHURCH, A
TAX EXEMPT ENTITY**

RESOLUTION #15-

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

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

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

WHEREAS, the Ingham County Land Bank Fast Track Authority received title to a property with a blighted residential structure in Lansing, Michigan (33-01-01-31-202-101) in January 2015 through the local unit rejection process; and

WHEREAS, the property is scheduled to be demolished in the fall of 2015 by the Ingham County Land Bank using Blight Elimination Hardest Hit funds; and

WHEREAS, this property is immediately contiguous to property owned by Redeemer Church, the interested purchaser; and

WHEREAS, the proposed sale price is \$3,034.00; and

WHEREAS, the Ingham County Land Bank Fast Track Authority has policies, procedures and administrative rules regarding the disposition of Tax Exempt property which require board approval;

THEREFORE BE IT RESOLVED, that the Authority authorizes the transfer of the property with a parcel ID number of 33-01-01-31-202-101 to Redeemer Church after demolition of the blighted house on the property is complete.

AYE:

NAY:

ABSENT:

Background Information
Joyce Perez vs Ingham County Treasurer

This information is compiled by Jim Herbert, CEO of Neogen Corporation in an effort to help employee Joyce Perez who I believe has been treated unfairly by the Ingham County Treasurers department, Land Bank, and other related organizations. The situation arises as a result of a Notice of Eviction that Joyce found attached to her home on Wednesday evening, August 26 (even though Judge Clark's order was issued on August 21). The Notice advised Ms. Perez that she was being evicted and she had until 8/31/15 at 4:00 pm to remove all of her goods or they would be placed at the curb. An immediate attempt was made to contact Treasurer Eric Schertzing and were advised he was away from the office on professional seminar for several days. Further contacts took place with Desiree Kirkland and Jeff Burdick. These contacts were by telephone and in person by Joyce Perez and Judi Herbert. Later in the day an attorney from the Lowe Law Firm contacted the fast track authority and attorney Perrone to put an appearance on the case to represent Ms. Perez. Over the weekend Jim Herbert was able to call Eric Schertzing on his cell phone to leave a message concerning the dilemma and ask for a return call on Monday, August 31. Following are the facts as we best know them.

- Joyce Perez and her then husband John acquired the property at 904 Pacific Avenue, Lansing, Michigan, 48910 in June 2004 at a cash purchase price of \$28,000.
- The Perez's had long been citizens of Ingham County and John had a career at both General Motors and Motor Wheel. Upon retirement he spent his last years as an employee of the Cristo Rey group. He always took care of all business matters for the family and Joyce has always worked at least one or two jobs simultaneously throughout her career. She is currently age 64.
- This is not the first time the Perez family has had difficulties understanding Ingham County taxes. On March 31, 2009 Joyce approached me with another threat of eviction based on non-payment of taxes. I personally contacted the Treasurer's office and found that an amount of \$4,139.06 would have to be paid before 5:00 pm of that same day to prevent eviction. I wrote a personal check in that amount and Joyce immediately carried it to the County Treasurer's office. The check was subsequently cashed. Though a copy of the check is not in my personal possession at the moment, it was my understanding that I was paying the back taxes through tax year 2008.
- After several months of hospitalization and an expensive illness, John Perez died on May 20, 2011. Some few days later when Joyce returned to her

Taxes Escrow Due	
Year ended 12/10/13	\$948
Year ended 12/11/14	\$948
Year ended 7/30/15	<u>\$712</u>
Total	\$2,594

Total Escrow Due	\$5,557
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Escrow Paid	
6/1/12 – 3/20/15	<u>\$4,558</u>
Shortfall in escrow payments	(\$999)

SUMMATION

Though Joyce Perez's deceased husband may have received information on back taxes prior to his death on May 20, 2011, Joyce did not receive any such notification and was first notified by Sheriff's notice of eviction on the afternoon of her husband's funeral. It is unknown why the County Treasurer would have delayed 12 months before offering some resolution to back taxes estimated to be in the range of \$2,000 - \$3,000. However, there was no justification to claiming to have seized Joyce's home and unilaterally established a market value of \$19,000. She was coerced into signing documents to prevent eviction and was not given an opportunity nor given any advice to seek the council of an attorney. Given the circumstances, I believe it may be found that Joyce's property was illegally seized and that the amount of back taxes and any maximum amount of interest and penalties be subtracted from the roughly \$12,000 that Joyce has paid to the County Treasurer. The remainder of that should be refunded to her immediately. Any papers surrendering her property to the county should be disallowed. Even if the County had gone forward with a Sheriff's sale it is doubtful the property would have been bid in at as much as \$5,000. That being the case, Joyce would have been allowed for a period of one year to redeem the property since it was sold in foreclosure. Under any imagination, it is difficult to believe that the \$19,000 established price would have been paid given the condition of the property, the neighborhood in which it's located, and the real estate market in Lansing at that time.

ALTERNATIVE SETTLEMENT

Assuming one does not want to pursue illegal seizure of the property and if Joyce's coerced purchase agreement were found to be lawful, the County is still far overstepping anything that would be reasonable. Consider the following:

Principal amounts due on the land contract – 6/1/12 – 10/1/15

Principal	\$4,788
Interest	\$3,986
Insurance	\$2,963
Taxes	<u>\$2,594</u>
Total	\$14,331

Total Received from Perez - \$12,000

Balance Owed - \$2,331

Credits:

Home improvement (see below)	\$12,250
Interest overcharge	\$1,449
Extra insurance (see below)	<u>\$5,988</u>
County Treasurer owes Perez	\$19,687
Balance owed	<u>\$2,331</u>
	\$17,356

Perez was charged with 29 late fees of \$11.03 each totaling \$320. Though this amount is not being debated, someone should have recognized Perez's lack of understanding of the Agreement she had entered into and suggested some third party counseling.

Explanation of Home Improvements

The house was hardly habitable at the time the County sold it to Joyce.

Following are some of the repairs that were required in order to live in the house.

(Actual receipts support most of these.)

- Replace all plumbing lines from the house to the sewer at the street - \$5,000
 - Repair and replace electricity and lighting fixtures - \$2,000
 - Installation of a new furnace - \$2,000
 - Remodeling and replacement of plumbing and fixtures in the bathroom - \$2,000
 - Purchase and install hot water heater - \$750
 - Yard and outbuilding repairs as a result of ice - \$2,000
- Total - \$12,250

Homeowner Insurance

Joyce was given to understand that it was her responsibility to insure the property. She has paid \$5,988 for coverage from June 2012 through June 2015. Whereas this did protect her personal property, the insurance amount of \$2,963 at least should be credited back by the County.

Interest Overcharge

Reasonable interest would have been 4% or \$2,278 for the period 6/1/12 to 10/1/18. This represents an overcharge of \$1,449.

REQUEST

Jim Herbert requests an audience with Eric Schertzing and his representatives for a discussion of this matter and a true accounting from the Treasurer's records. In an alternative, Judi Herbert along with Perez and Perez's attorney are willing to meet with the County Treasurer's office and their attorney at whatever time is immediate and convenient.

In the meantime we assume no further action will be taken against Ms. Perez until the matter can be drawn to a better conclusion.

4e. 2011 Tax Foreclosure – Joyce Perez

Chairperson Schertzing presented background on Ms. Perez's situation leading to tax foreclosure, including the recent deaths of her husband and child. He stated the Perez family owned the house outright before losing it to tax foreclosure. Ms. Keiser stated she had had discussions with Ms. Perez and believes she is financially capable of buying the property back for the state equalized value. Executive Director Ruttan stated this required board action because Land Bank policy prevents selling property back to a person who lost it to tax foreclosure.

MOVED BY COMM. NOLAN, SUPPORTED BY COMM. DELEON, TO SELL 904 PACIFIC AVE, LANSING TO JOYCE PEREZ ON LAND CONTRACT FOR THE STATE EQUALIZED VALUE, PROVIDED SHE MEETS WITH THE CENTER FOR FINANCIAL HEALTH EVERY THREE MONTHS DURING THE TERM OF THE LAND CONTRACT. MOTION CARRIED UNANIMOUSLY.



September 9, 2015

To: Ingham County Land Bank Board Members

From: Jeff Burdick, Executive Director

Subject: Overview of submittals to the Request for Qualifications for a Master Developer for the Former Michigan School for the Blind Campus

The Land Bank and Great Lakes Capital Fund sent a Request for Qualifications to roughly 80 developers located both within Michigan and outside of the state. Two entities responded to the request. Below is a summary of each of their proposals:

1.) TWG Development, LLC

TWG, out of Indianapolis, is proposing 70 to 90 units of senior (55 +) affordable rental housing (serving 30% - 60% AMI) in both the Abigail Building and the former High School. They would demolish the former auditorium and use the land as additional green space (gardens, etc.) for the residents. Parking would be accommodated to the west of the Abigail and south of the high school building. Their development team is made up of the construction and property management arms of TWG, and Cornerstone Architecture and Design out of Grand Rapids. The Abigail would consist of 50-60 units, the high school of 20-30 units. Regarding funding, they would apply for 9% low income housing tax credits, a development fund loan from the State, a new PILOT, and inquire about CDBG funding from the City. They are only interested in developing the Great Lakes Cap Fund portion of the site and not the Land Bank-owned portion of the site at this time.

2.) Volunteers of America of Michigan

VOA's team consists of O'Brien Construction as the general contractor (Troy, MI), Ethos Development Partners as the development consultant (Detroit), Fusco, Shaffer, Pappas architecture out of Ferndale, and VOA -Michigan as property manager. Their proposal is for a 'senior village' for the entire site. It would include housing for seniors and services such as medical/dental/social services. They have divided their development into two phases, with phase 1 being the demolition of the former Auditorium and the renovation of the Abigail Building into 60 rental units (50 one bedrooms, 10 two bedrooms). Phase 2 would include the renovation of the High School building into 30 units of independent living with services (all one bedroom units) and the construction of 60 senior 'cottages' on the northern and western portions of the site (LB owned portion). These cottages would be approximately 900 s.f. As far as funding, they are planning to apply for low income tax credits, New Market Tax Credits, PILOT (payment in lieu of taxes), OPRA (Obsolete Property Tax Rehabilitation Act), Federal Home Loan Bank, and Michigan Economic Development Corporation Community Revitalization funding. Their proposal included an approximate \$28.5 million project total.

On Thursday, September 3, we interviewed each team to get a better idea of their intentions/plans and to share concerns we have about the feasibility of their proposals. Some of these questions included:

- The site is adjacent to two schools and a Head Start program. Why are they both only considering senior housing, what about families, etc.?
- How do you plan on engaging the community early in the process?
- Can mixed income (market rate and affordable) be possible?
- For TWG - would you consider developing the LB (western portion) of the site?
- For VOA - have you done mixed income development before?
- Can you outline the site amenities you will be offering?
- Were historic tax credits considered (getting landmark designation so HTC could be sought)?

Both groups seemed willing to entertain including more than just seniors as the target population of the development and each stated that they would do their due diligence in reaching out the community prior to any development commencing. Here are some pros/cons we discussed for each group after the interviews took place:

TWG Group

Pros:

- Previous experience with mixed income development
- This will be their first project in Michigan, they will probably want it to be a success to continue their expansion into this state.

Cons:

- They are unfamiliar with Lansing and the community.
- They are only considering developing half of the campus at this time.

VOA

Pros:

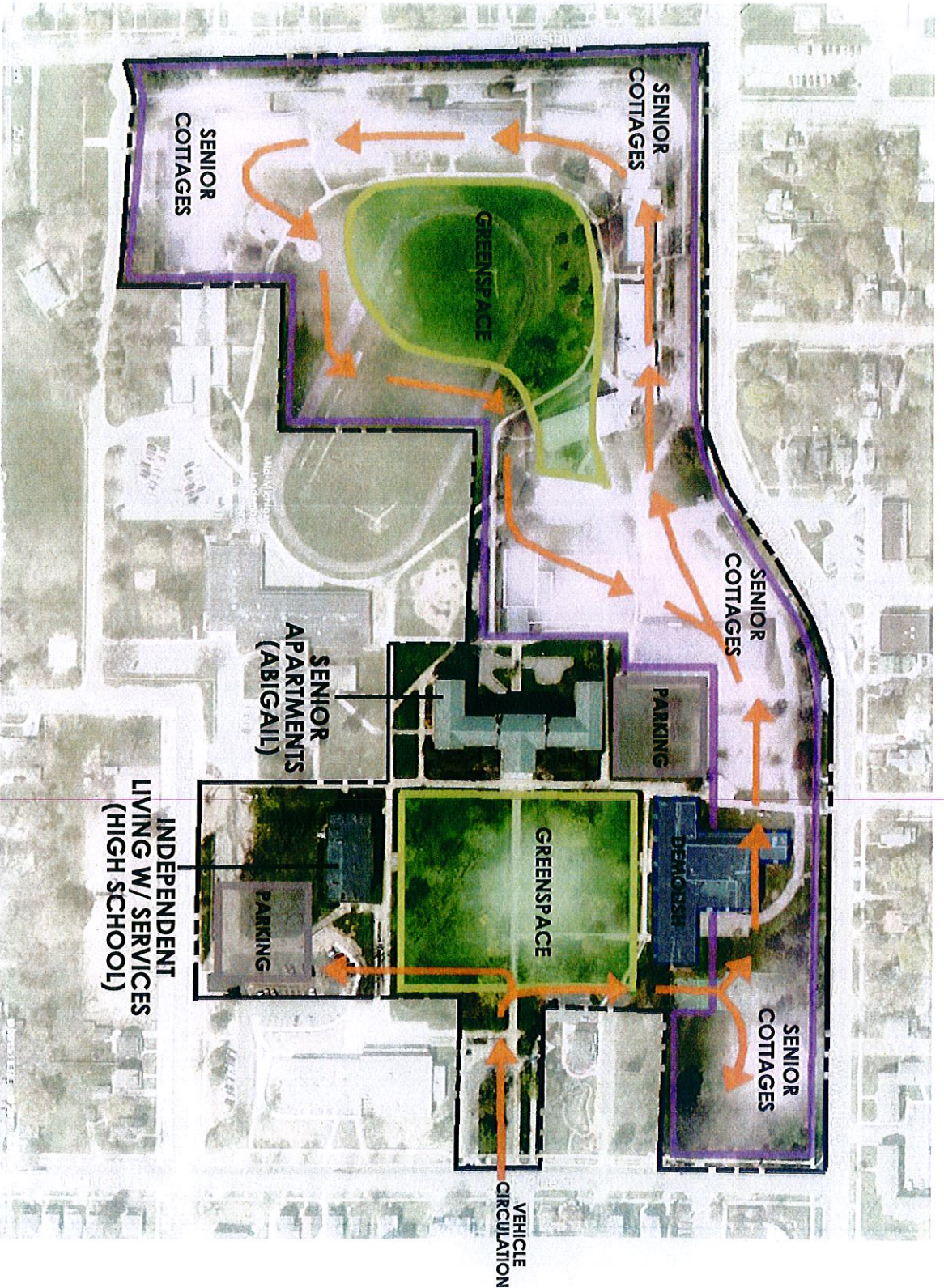
- They have a phased plan that encompasses the entire campus
- They are familiar with Lansing and their proposal includes supportive services for future residents

Cons:

- VOA doesn't carry a positive perception in the community and there could be justified concern among the community that the campus will become concentrated with a challenged set of residents.
- They don't have a track record of managing mixed income projects

Our goal is to make a decision by September 16. This decision may include entering into negotiations with one entity or not choosing either and developing a plan B to market the property.

VOA



Master Developer to demolish existing building. Future resident amenity.

Proposed parcel acquisition by Master Developer.

Resident Parking

Courtyard

Demolished

Demolished

Abigail

High School

Resident Parking

INGHAM COUNTY LAND BANK
ACTIVITY REPORT
July 31, 2015

Property Inventory	Inventory as of 12/31/2014	Acquired as of 7/31/2015	Rental or Garden as of 7/31/2015	Demolished as of 7/31/2015	Sold as of 7/31/2015	Current Inventory as of 7/31/2015
Structures	344	13	(4)	(50)	17	286
Rentals	29	0	4	0	0	33
Gardens	109	0	3	3	0	115
Vacant Land	631	0	(3)	47	14	661
Commercial Rental	3	0	0	0	0	3
Commercial Vacant	14	0	0	0	0	14
Commercial	6	1	0	0	0	7
TOTAL(S)	1,136	14	0	0	31	1,119

Land Contracts (L/C)	Current L/C as of 7/31/2015
L/C Residential	20
L/C Commercial	2
L/C Total	22

Approved Line of Credit as of 7/31/2015	
Total Line of Credit	\$ 5,000,000.00
Obligated	\$ 4,025,000.00
Available Balance	\$ 975,000.00

For Sale (by Program)	Pending Sales as of 7/31/2015	Sold as of 7/31/2015	Current For Sale as of 7/31/2015
NSP1	0	1	0
NSP2	2	6	0
HOME	1	2	0
CDBG	0	3	1
LB	3	5	0
Eden Glen	0	0	16
TOTAL(S)	6	17	17



Communications Update September 2015

Strategy and Tactic Updates:

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

- STRATEGY ONE: Develop and implement processes and concepts for common communications functions including media, events, presentations, etc.
 - TACTIC: Develop and launch a new website.
 - The new website is now live. Land Bank staff members participated in CMS training on September 9.
- STRATEGY FOUR: Develop and maintain a targeted, strategic social media presence.
 - TACTIC: Develop a social media strategy.
 - The team met to discuss a new and quicker protocol to handle the increase in social media complaints should it continue.

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

- STRATEGY ONE: Target LISA buyers to sell 20 LISA homes in 2014.
 - TACTIC: Assess and implement advertising and direct marketing efforts.
 - The remaining two NSP2 homes have offers.
 - Eden Glen Condominium ads and outreach are currently in circulation and have increased inquiries according to one of the properties' real estate agents.
 - Camp Street outreach increased inquiry traffic to the Land Bank and an offer was accepted.

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

- STRATEGY ONE: Perform audit of commercial properties.
 - TACTIC: Identify key commercial properties to promote.
 - The Land Bank and P&G teams have launched a non-single family residential property push targeting the following properties: North and Seager, Magnolia, Beaver and Center, Center and Liberty. A full plan for outreach is being developed including direct marketing to developers and working with an architect to help developers and potential buyers envision the potential of different sites.

Measurement of Success:

Homes and Properties Sold YTD: 25

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

Homes with Accepted Offers as of September 1: 5

- 1125 Allen Street
- 1142 Camp Street
- 1220 Massachusetts Avenue
- 422 Adams Street
- 1512 E Kalamazoo Street

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

- Lansing State Journal published a story on the 1412 Chestnut St. demolition.
 - LSJ has a seven-day print readership of 198,602 plus an online audience. From the LSJ website, the article was shared 161 times to Facebook and tweeted four times.
 - Overall positive story. Discussed why blighted properties are problematic and the Land Bank's plans for turning the property into green space. Included quotes from Eric, with supporting quotes from environmental services.
- The Detroit Free Press picked up the same story, circulating coverage of the Land Bank blight efforts across the state.

- The Detroit Free Press has a weekly print readership of 547,506 plus an online audience. From the Detroit Free Press website, the article was tweeted five times.

Media Clips:

8/13/2015	Lansing State Journal	Lansing's blighted homes to be demolished	http://www.lansingstatejournal.com/story/news/local/2015/08/12/blighted-homes-turn-pocket-parks/31540655/
8/13/2015	Detroit Free Press	Blighted homes turn into pocket parks	http://www.freep.com/story/news/local/michigan/2015/08/12/lansing-blight-demolition/31567027/

Social Media Metrics:

- Current Facebook Fans: 1,656 Likes (up from 1,638).
- Current Twitter Followers: 948 (up from 931).
- The word cloud below represents the most frequent terms appearing on the Land Bank's Facebook page. This gives us a good idea of what topics are resonating the most.



- The total reach graphic below represents the total number of people who saw a given post. This includes fans and non-fans, reaching people within their news feeds, on the Land Bank page and as shared by friends.

Total Reach

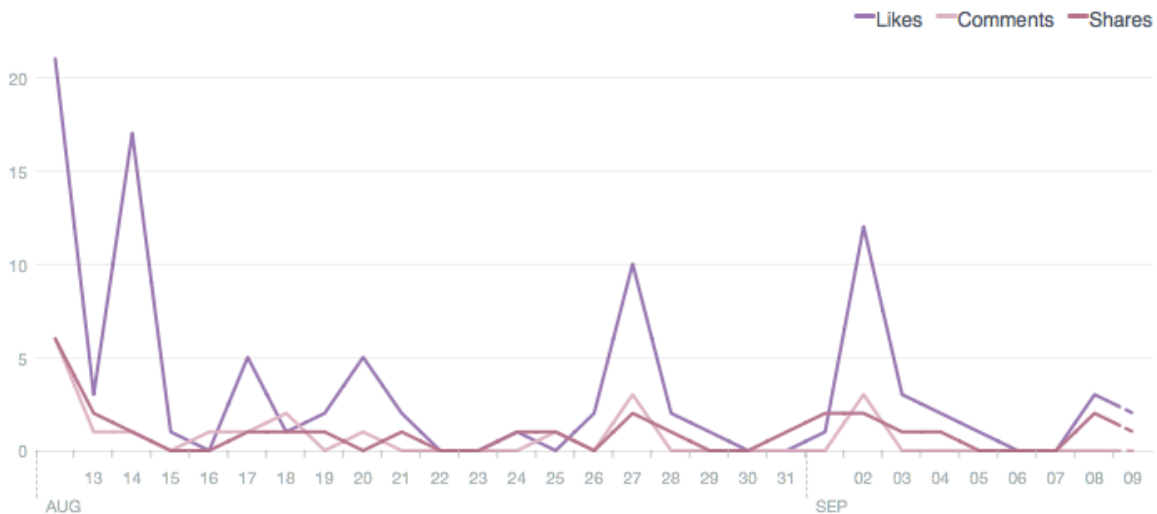
The number of people who were served any activity from your Page including your posts, posts to your Page by other people, Page like ads, mentions and checkins.



- The graphic below represents the number of people interacting with each post by means of likes, comments and shares.

Likes, Comments, and Shares

These actions will help you reach more people.



- Posts with the largest impressions this month include:
 - Top 10 smart ways to organize or upgrade your garage
 - LSJ demolition article
 - 1017 Princeton Avenue
 - 1025 Poxson Avenue
- There has been a recent increase in property complaints via Facebook. We suspect this is a result of the increased visibility and media coverage of the Hardest Hit funding and demolitions. Land Bank staff check SeeClickFix daily to address property questions or concerns and P&G and the Land Bank team worked together to address each Facebook post, including coordinating a neighborhood meeting with Jeff to discuss the Dakin Street property. Below are the social media complaint instances.



Jason White ▶ **Ingham County Land Bank**

This is unacceptable that properties you own are not being taken care. this home at 1140 McCullough. This is something we have been trying to get fixed for 3 years these trees are blocking the sidewalk, the other day a kid was walking and because he was a little tall he had to go out into the road and almost got hit, now this picture a friend took and he is only 5'5" tall. Corner of McCullough &... [See More](#)

Like · Comment · Share · July 31



Most Recent ▾



Ingham County Land Bank Thank you for reaching out, Jason White. We will have someone out this weekend to trim the branches back for you and the other neighbors. If you ever see another problem at a Land Bank property, please don't hesitate to let us know here, on SeeClickFix or by calling our office directly at 517-267-5221. Happy walking!

Like · Reply · Commented on by Kate Snyder [?] · July 31 at 5:11pm · Edited



Ingham County Land Bank Jason - This should be resolved at this time. Thank you again for the notification!

Like · Reply · 1 · Commented on by Veronica Gracia-Wing [?] · August 5 at 2:45pm



Write a comment...





Tammie Arend ▸ **Ingham County Land Bank**

July 24 · 🌐

RE: when are you going to take care of this house located at 1117 Dakin Street? this house stinks up the neighborhood with mold and rodents are entering this home which is not safe for the neighborhood, then another neighbor had to secure the house because kids were going in there late at night this is a hazard not just an eye sore. It's been this way for almost 6 yrs it's unacceptable to ignore issues like this. How about taking some of the funds from sales and let's clean up this up instead of going onto another project. Neighbors have been talking about bringing this up to a higher person in the state they're tired of the dangerous situations.

Like · Comment · Share



Carrie Eye, Nikki Andrews Bogle, Kenneth Hanley and 2 others like this.

Most Recent ▾



Nikki Andrews Bogle 6 years! This is disgraceful to have in our city.

Like · Reply · July 24 at 10:10pm



Ingham County Land Bank Tammie and Dakin Street Neighbors -

This house will be demolished with Hardest Hit Blight Elimination funds, group 6. Group 6 demolitions have gone out to bid and the anticipated demolition timeframe is Sept. 10 through Oct. 10 of this year.

We have sent staff out to ensure the house is properly secured in the meantime. If there are other concerns or questions about the demolition process or this property, please feel free to contact Jeff Burdick, Land Bank executive director at 517-267-5221. Thank you.

Like · Reply · 👍 1 · Commented on by Veronica Gracia-Wing [?] · July 27 at 10:34am



Tam Arend unreal this has been the answer for over a few years now, just a note if someone does get hurt on or near this property due to it's condition or from any rodents coming and going from it let alone the mold issues we as neighbors have talked that since you're aware of the condition we feel **Ingham County Land Bank** would be held accountable

Like · Reply · July 27 at 11:34pm



Ingham County Land Bank Jeff Burdick would be happy to meet with you ([Tam/Tammie](#)), or any Dakin Street neighbors at the house to talk further about demolition plans and timeline and other concerns. If you would like to set something up, please call the Land Bank office at 517-267-5221, or provide a phone number for Jeff to reach you at via private message

As a note, the boards that neighbors put on the property have been removed by the Land Bank so that abatement contractors can get into the house and abate any hazardous materials prior to the scheduled demolition. The house should not be able to be accessed now, but the way it was secured by the neighbors before did not allow contractors to get into the house to abate it.

[Like](#) · [Reply](#) · Commented on by Veronica Gracia-Wing [?] · July 28 at 7:36pm



Tammie Arend Ingham County Land Bank I spoke to a few neighbors about your message and I think a meeting would be needed at this time. In the wee hours of the morning a woman who appeared to be on something came out of this home this is the troubles we have had with this home when it's not secured which is not safe for the people in this neighborhood nor the children when we have these kind of people frequenting this home. Not to mention the debris that comes from it and goes into others properties.



Ingham County Land Bank Please let us know a good number to reach you or call tomorrow to set something up with Jeff. Thank you.

[Like](#) · Commented on by Veronica Gracia-Wing [?] · July 28 at 10:15pm



Ingham County Land Bank Ingham County Land Bank Executive Director Jeff Burdick will be at 1117 Dakin Street at 7 p.m. on Monday, August 3 to talk further about demolition plans and timeline and other concerns. Please feel free to share this information with other neighbors who may want to attend.

[Like](#) · [Reply](#) · Commented on by Veronica Gracia-Wing [?] · July 31 at 11:46am



Tam Arend Thank you, I talked to the one neighbor and they will be there as well as myself

[Unlike](#) · [Reply](#) · [1](#) · July 31 at 1:35pm



Ingham County Land Bank Thank you to the neighbors who were able to meet with Jeff last night - we're glad we were able to connect. Please don't hesitate to be in touch in the future!

[Like](#) · [Reply](#) · Commented on by Veronica Gracia-Wing [?] · August 4 at 6:52pm

ICLB - For Sale								
Parcel #	Address	AMI	Program	Agent	Listing Exp.	Price	Accepted	Closing
33-01-01-22-281-061	1225 Allen Street	50%	NSP-2	Mitch C.	11/19/2015	\$55,000	\$55,000	
33-01-01-10-327-021	1142 Camp Street	50%	NSP-2	Maggie G.	1/15/2016	\$45,000	\$45,000	
33-01-01-08-332-031	1132 Comfort Street	80%	HOME	Mitch C.	1/16/2016	\$80,000		
33-01-01-10-181-191	1220 Massachusetts Avenue	80%	HOME	Mitch C.	11/13/2015	\$68,000	\$68,000	9/16 - 10AM
33-01-01-33-433-121	636 Julia Street	80%	HOME	Brian H.	1/8/2016	\$64,500		
33-01-01-29-232-211	1025 Poxson Avenue	80%	HOME	Adriane L.	1/27/2016	\$62,600		
33-01-01-31-354-021	4817 Sylvester Avenue	80%	HOME	Adriane L.	TBD	\$72,000	Unfinished	
33-01-01-17-135-151	1705 S. Genesee Drive	80%	HOME	ICLB			Unfinished	
33-01-01-32-302-005	4529 Pleasant Grove Road	80%	HOME	ICLB			Unfinished	
33-01-05-06-455-051 (061)	6057-61 Wise Road	80%	HOME	ICLB			Unfinished	
33-01-01-31-153-221	4012 Hillborn Avenue	80%	HOME	ICLB			Unfinished	
33-01-01-28-283-092	(623) Tisdale Avenue	80%	HOME	City			Unfinished	
33-01-01-20-411-001	(1603) Park Avenue	80%	HOME	City			Unfinished	
33-01-01-17-452-311	(1325) W Lenawee Street	80%	HOME	City			Unfinished	
33-01-01-08-428-291	1017 Princeton Avenueue	80%	CDBG	Mitch C.	9/13/2015	\$69,000		
33-01-01-08-176-201	1600 W. Willow Street	80%	CDBG	City			Unfinished	
33-01-01-22-131-081	1035 Morgan Street	80%	CDBG	ICLB			Unfinished	
33-01-01-09-431-191	422 Adams Street	n/a	LB	ICLB	n/a	\$57,000	\$57,000	
33-01-01-08-176-461	1517 Redwood Street	n/a	LB	ICLB		\$50,000*	Unfinished	
33-21-01-07-357-013	3426 W. Saginaw	n/a	LB	Maggie G.	1/15/2016	\$95,000	Unfinished	
33-01-05-08-202-011	6115 Yunker Street	n/a	LB	Maggie G.	1/16/2016	\$52,500		
33-01-01-31-203-061	3100 Glenbrook Drive	n/a	LB	ICLB		\$73,900*	Unfinished	
33-01-01-10-205-222	1631 Ohio Avenue	n/a	LB	ICLB		TBD	unrenovated	
33-01-01-17-253-071	1314 W. Ionia	n/a	LB	ICLB		TBD	unrenovated	
33-01-01-35-376-151	4627 Eastlawn Drive	n/a	LB	ICLB		TBD	unrenovated	
33-01-01-22-280-001	1201 Lathrop Street	n/a	LB	ICLB		TBD	unrenovated	
Eden Glen Condominiums								
33-01-05-10-227-041	1738 Maisonette Drive	n/a	LB	Adriane L.	11/13/2015	\$49,500		
33-01-05-10-227-021	6141 Scotmar Drive	n/a	LB	Maggie G.	10/29/2015	\$51,000	\$49,500	9/9 - 2PM
33-01-05-10-227-030	6159 Scotmar Drive	n/a	LB	Maggie G.	10/29/2015	\$48,000		
33-01-05-10-227-020	6139 Scotmar Drive	n/a	LB	ICLB			Do Not Show	
33-01-05-10-227-076	1703 Maisonette Drive	80%	CDBG	Mitch C.	10/29/2015	\$49,500		
33-01-05-10-227-068	1723 Maisonette Drive	80%	CDBG	Mitch C.	10/29/2015	\$49,500		
33-01-05-10-227-061	1733 Maisonette Drive	80%	CDBG	Brian H.	10/30/2015	\$49,500		
33-01-05-10-227-064	1739 Maisonette Drive	80%	CDBG	Brian H.	10/30/2015	\$49,500		
33-01-05-10-227-078	1707 Maisonette Drive	80%	CDBG	Maggie G.	10/30/2015	\$49,500		
33-01-05-10-227-069	1725 Maisonette Drive	80%	CDBG	Adriane L.	10/28/2015	\$49,500		
33-01-05-10-227-063	1737 Maisonette Drive	80%	CDBG	Adriane L.	10/28/2015	\$49,500		
33-01-05-10-227-053	1745 Maisonette Drive (3 Bdm)	80%	CDBG	Adriane L.	10/28/2015	\$52,500		
33-01-05-10-227-002	6103 Scotmar Drive	80%	CDBG	Maggie G.	10/30/2015	\$49,500		
33-01-05-10-227-022	6143 Scotmar Drive	80%	CDBG	Joyce W.	10/30/2015	\$49,500		
33-01-05-10-227-007	6113 Scotmar Drive	80%	CDBG	Joyce W.	10/30/2015	\$49,500		
33-01-05-10-227-009	6117 Scotmar Drive (3 Bdm)	80%	CDBG	Mitch C.	11/29/2015	\$52,500		
33-01-05-10-227-017	6133 Scotmar Drive	80%	CDBG	Maggie G.	10/30/2015	\$49,500		
2015 Tax Foreclosures								
33-01-01-08-454-091	818 Holten Street	n/a	TF			\$55,000*		
33-01-01-15-478-111	501 Shepard Street	n/a	TF			\$49,900*		
33-01-05-05-376-111	5844 Valencia Blvd.	n/a	TF			\$50-53,000*		
33-01-05-10-205-133	6140 Beechfield Drive	n/a	TF			\$47,500*		
Last Updated: 9/9/2015 -- Saved on the L:\Sales Team\White Board Updates								
Asterisk (*) indicates Broker Price Opinion								

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

#	Parcel ID #	Street Address	City/State/Zip	ICLB Program	Price	Application Name	Date Received	Application Status	Date Close
1	33-01-01-10-411-171	E. Grand River (1548)	Lansing, MI 48906	NSP-2	\$ 860.00	Earl V. Fraker	6/18/2015	TC Ordered 9/4/15	
2	33-01-01-21-477-090	Isbell Street (541)	Lansing, MI 48910	NSP-2	\$ 860.00	Louis Crenshaw	7/24/2015	PA Sent 8/17/15	
3	33-01-01-22-352-241	Lyons Avenue (1727)	Lansing, MI 48910	GLHC - 2009	\$ 860.00	John A. Wagner	7/20/2015	PA Sent 9/2	
4	33-01-01-08-331-011	(v/l) Cawood Street	Lansing, MI 48915	LUR - 2006	\$ 860.00	Carl Price	4/20/2015	Pending Close Date	9/9/2015
5	33-01-01-08-255-051	(v/l) Roselawn Avenue	Lansing, MI 48915	LUR - 2010	\$ 860.00	Brenda Mills	4/10/2015	PA Sent 8/17/15	
6	33-01-01-04-102-351	(v/l) W. Sheridan Road	Lansing, MI 48906	LUR - 2014	\$ 860.00	Aidan Sprague-Rice	8/5/2015	TC Ordered 9/9/15	
7	33-01-01-10-153-061	Ballard Road (1546)	Lansing, MI 48906	NSP-2	\$ 860.00	Ben DeGroot	6/30/2015	PA Sent 8/17/15	
8	33-01-01-08-476-041	MLK Jr Blvd (912)	Lansing, MI 48915	HHF - Round 2	\$ 860.00	Lawton Hiner	7/31/2015	Pending Lot Split	
9	33-01-01-09-307-031	N. Pine (1022)	Lansing, MI 48910	HHF - Round 2	\$ 860.00	Theodore Reuschel	6/22/2015	Pending Lot Split	
10	33-01-01-09-307-131	W. Killborn (512)	Lansing, MI 48906	HHF - Round 2	\$ 860.00	Angeline McAllister	5/6/2015	Pending Close Date	TBD
11	33-01-01-08-409-431	W. Maple Street (1215)	Lansing, MI 48915	NSP-2	\$ 1,596.00	Andrew Garza	7/17/2014	Pending Close Date	TBD
12	33-01-01-05-455-291	N. MLK Blvd. (931)	Lansing, MI 48915	HHF Round 2	\$ 860.00	Stephan Williams	8/14/2015	PA Sent 8/31	
13	33-01-01-28-432-121	Denver Avenue (713)	Lansing, MI 48910	HHF Round 1	\$ 860.00	Jason Dale	8/11/2015	PA received 9/8/15	
14	33-01-01-28-334-031	Astor Avenue (218)	Lansing, MI 48910	HHF Round 1	\$ 860.00	Joseph Sheerin	8/15/2015	PA Sent 9/4	
15	33-01-01-05-351-071	Melvin Court (2110)	Lansing, MI 48917	NSP-2 Demo	\$ 860.00	Helen Fitzgerald	10/24/2013	TC Ordered 9/1/15	
16	33-01-01-10-303-181	N High Street (1115)	Lansing, MI 48906	NSP-2 Demo	\$ 860.00	Eduardo Alvarado	8/18/2015	PA Sent 8/31	
17	33-01-01-31-254-061	Fielding Drive (3002)	Lansing, MI 48911	CDBG Demo	\$ 860.00	Shaun Williams	8/14/2014	PA Sent 9/2	
18	33-01-01-10-181-211	Massachusetts Avenue (1214)	Lansing, MI 48906	Deconstruction	\$ 860.00	Arno Keaton	3/27/2015	PA Sent 9/2	

Ingham County Land Bank - Side Lot Tracking - Application Closed

#	Parcel ID #	Street Address	City/State/Zip	ICLB Program	Price	Application Name	Date Sold	Application Status	e-pp+
1	33-01-01-10-482-041	714 Mahlon	Lansing, MI		\$ 2,095.00	Jon Getchel	1/28/2015	Closed	
2	33-01-01-06-129-101	3214 Westmont Avenue	Lansing, MI		\$ 1,000.00	Niurka Lopez	2/26/2015	Closed	
3	33-01-05-10-176-181	(v/l) No Street Frontage	Lansing, MI		\$ 4,500.00	Holiday Park Realty, LLC	2/26/2015	Closed	
4	33-01-01-32-481-011	4809 Delbrook Ave.	Lansing, MI		\$ 500.00	Raleigh Jones	3/25/2015	Closed	
5	33-01-01-16-101-021	N. Sycamore (623)	Lansing, MI		\$ 900.00	Joe Vitale	4/20/2015	Closed	
6	33-01-01-15-355-161	S. Pennsylvania Ave. (500)	Lansing, MI		\$ 2,000.00	Joe Vitale	4/20/2015	Closed	
7	33-01-01-31-476-051	Ingham Street (4801)	Lansing, MI		\$ 1,390.00	Yolanda Delgado	4/29/2015	Closed	
8	33-01-01-31-476-051	Ingham Street (4801)	Lansing, MI		\$ 6,490.00	Josh Martelli	4/29/2015	Closed	
9	33-01-01-15-408-061	(v/l) E. Kalamazoo	Lansing, MI		\$ 941.00	J. Daniel Enquist	5/5/2015	Closed	
10	33-01-01-17-204-221	W. Saginaw Street (1205)	Lansing, MI		\$ 878.00	Marziya Toghyan	5/7/2015	Closed	
11	33-02-02-29-256-001	(v/l) Aztec Way	Okemos, MI		\$ 1,200.00	Mary Govoni	5/26/3015	Closed	
12	33-19-10-08-202-012	Center Street (320)	Mason, MI		\$ 5,000.00	TA Forsberg	7/16/2015	Closed	
13	33-19-10-08-202-012	W. Columbia (409)	Mason, MI		\$ 5,000.00	TA Forsberg	7/16/2015	Closed	

Last Updated: 9/9/15 -- Saved on the L:\Sales Team\Vacant Lots\Sale Documents\Updated Documents\Residential Side Lot - Sales Tracking

User: JEFF

CHECK DATE FROM 08/01/2015 - 08/31/2015

DB: Iclb

Check Date	Check	Vendor Name	Amount
Bank GEN			
08/05/2015	12316	CONSUMERS ENERGY	3,000.00
08/05/2015	12317	CONSUMERS ENERGY	400.00
08/11/2015	12318	BOARD OF WATER & LIGHT	1,000.29
08/11/2015	12319	CONSUMERS ENERGY	99.31
08/11/2015	12320	CHARTER TOWNSHIP OF LANSING	21.61
08/11/2015	12321	AMERICAN MODERN SELECT INSURANCE CO	652.00
08/11/2015	12322	ADRIANE LAU	75.00
08/11/2015	12323	INGHAM CONSERVATION DISTRICT	230.00
08/11/2015	12324	MOLENAAR & ASSOCIATES, INC	650.00
08/11/2015	12325	FLOORING AMERICA CARPET STUDIO	1,001.72
08/11/2015	12326	DISCOUNT CARPET WAREHOUSE	6,832.95
08/11/2015	12327	ROYAL PAINT COMPANY	9,988.00
08/11/2015	12328	CAPITOL CITY PLUMBING	2,119.90
08/11/2015	12329	BWB CLEANING	130.00
08/11/2015	12330	J & J HARDWOODS, INC.	10,450.00
08/11/2015	12331	KWIK REPO INC	8,200.00
08/11/2015	12332	ETC	54.00
08/11/2015	12333	RED CEDAR CONSULTING, LLC	1,033.00
08/11/2015	12334	HOLDERS HEATING & AIR	250.00
08/11/2015	12335	DICK CORTRIGHT	165.00
08/11/2015	12336	BB CONTRACTING	2,377.00
08/11/2015	12337	DYER WELL DRILLING & SERVICE, INC	650.00
08/11/2015	12338	PRECISION PIPING LLC	622.10
08/11/2015	12339	NORSHORE BUILDING INC	5,768.00
08/11/2015	12340	BALLARD DEVELOPMENT INC	22,010.00
08/11/2015	12341	METRO DEVELOPMENT CORP.	33,119.00
08/11/2015	12342	SC SERVICES ENVIRONMENTAL	5,000.00
08/11/2015	12343	RE/MAX REAL ESTATE PROFESSIONALS	300.00
08/11/2015	12344	REZUBERANT DESIGN	683.00
08/11/2015	12345	DBI BUSINESS INTERIORS	140.24
08/11/2015	12346	HASSELBRING CLARK CO	244.28
08/11/2015	12347	CITY PULSE	74.16
08/11/2015	12348	VET'S ACE HARDWARE	147.35
08/11/2015	12349	CAPITAL EQUIPMENT & SUPPLY	274.07
08/11/2015	12350	KELLY CLEANING SERVICE	537.00
08/11/2015	12351	INGHAM COUNTY REGISTER OF DEEDS	17.00
08/11/2015	12352	HAMMOND FARMS LANDSCAPE SUPPLY INC	1,048.00
08/11/2015	12353	OVERHEAD DOOR OF LANSING	395.00
08/11/2015	12354	COMMERCIAL CLEANING	1,433.76
08/11/2015	12355	MCKISSIC CONSTRUCTION	5,875.00
08/11/2015	12356	SCHUMACHER'S FOUR SEASONS	5,050.00
08/11/2015	12357	SECOND CHANCE EMPLOYMENT	930.00
08/11/2015	12358	FRITZY'S LAWN & SNOW	2,815.00
08/11/2015	12359	NORTHWEST INITIATIVE	3,315.00
08/11/2015	12360	LAKE STATE LAWN-LANDSCAPING & SNOW	2,820.00
08/11/2015	12361	INTEGRITY LAWN MAINTENANCE	2,235.00
08/11/2015	12362	DENNIS GRAHAM	584.20
08/27/2015	12363	BOARD OF WATER & LIGHT	1,362.75
08/27/2015	12364	BOARD OF WATER & LIGHT	618.18
08/27/2015	12365	BOARD OF WATER & LIGHT	533.62
08/27/2015	12366	BOARD OF WATER & LIGHT	214.55
08/27/2015	12367	CONSUMERS ENERGY	231.37
08/27/2015	12368	CONSUMERS ENERGY	606.52
08/27/2015	12369	CONSUMERS ENERGY	175.90
08/27/2015	12370	CONSUMERS ENERGY	173.59
08/27/2015	12371	DELHI TOWNSHIP	64.90
08/27/2015	12372	BESCO WATER TREATMENT, INC.	70.14
08/27/2015	12373	VERIZON WIRELESS	181.12
08/27/2015	12374	PURCHASE POWER	76.58
08/27/2015	12375	COMCAST	231.91
08/27/2015	12376	GRANGER CONTAINER SERVICE	781.90
08/27/2015	12377	GRANGER LANDSCAPE SUPPLY	34.00
08/27/2015	12378	SEARS COMMERCIAL ONE	3,398.76
08/27/2015	12379	HOME DEPOT CREDIT SERVICES	113.59
08/27/2015	12380	CAPITAL ONE COMMERCIAL	961.50
08/27/2015	12381	LANSING ICE & FUEL	702.11
08/27/2015	12382	COHL, STOKER & TOSKEY, P.C.	769.77
08/27/2015	12383	DISCOUNT ONE HOUR SIGNS, INC	1,350.00
08/27/2015	12384	ARTS COUNCIL OF GREATER LANSINF	1,000.00
08/27/2015	12385	LUKE ANTHONY PHOTOGRAPHY	300.00
08/27/2015	12386	CITY PULSE	879.30
08/27/2015	12387	PIPER & GOLD PUBLIC RELATIONS	6,005.00
08/27/2015	12388	ERADICO SERVICES INC	178.19
08/27/2015	12389	WILDTYPE	142.50
08/27/2015	12390	OVERHEAD DOOR OF LANSING	97.58
08/27/2015	12391	DISCOUNT CARPET WAREHOUSE	3,496.56
08/27/2015	12392	BWB CLEANING	130.00
08/27/2015	12393	POWERWASH PLUS OF MICHIGAN, LLC	700.00

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Check Date	Check	Vendor Name	Amount
08/27/2015	12394	GLASS BLOCK AND MORE	660.00
08/27/2015	12395	HAZEN LUMBER, INC.	4.29
08/27/2015	12396	FIBERTEC ENVIRONMENTAL SERVICES	375.00
08/27/2015	12397	BB CONTRACTING	4,639.05
08/27/2015	12398	ALPHA & OMEGA CHIMNEY & MASONRY SER	658.00
08/27/2015	12399	ASBESTOS ABATEMENT INCORPORATED	1,490.00
08/27/2015	12400	DICK CORTRIGHT	546.00
08/27/2015	12401	MICHIGAN DEMOLITION & EXCAVATION	1,000.00
08/27/2015	12402	CAPITOL CITY PLUMBING	297.50
08/27/2015	12403	JIMMERSON ROOFING	9,918.00
08/27/2015	12404	SIMON INSULATION	1,191.00
08/27/2015	12405	METRO DEVELOPMENT CORP.	14,308.00
08/27/2015	12406	BALLARD DEVELOPMENT INC	22,220.00
08/27/2015	12407	MASTERWORK, L.L.C.	31,822.00
08/27/2015	12408	MASTERWORK, L.L.C.	41,725.00
08/27/2015	12409	ETC	8,030.00
08/27/2015	12410	KEBS, INC.	4,400.00
08/27/2015	12411	J & J HARDWOODS, INC.	250.00 V
08/27/2015	12412	J & J HARDWOODS, INC.	250.00
08/27/2015	12413	LUMBERTOWN HOLT	3,971.35
08/27/2015	12414	GUILFORD SEAMLESS EAVESTROUGH	250.00
08/27/2015	12415	RICHARD CONNICK	500.00
08/27/2015	12416	CONCRETE RAISING & LEVELING COMPANY	1,200.00
08/27/2015	12417	HOLISTIC LANDSCAPE, INC	1,140.00
08/27/2015	12418	MCKISSIC CONSTRUCTION	1,905.00
08/27/2015	12419	FRITZY'S LAWN & SNOW	3,230.00
08/27/2015	12420	SECOND CHANCE EMPLOYMENT	900.00
08/27/2015	12421	ALL STAR SNOW REMOVAL	795.00
08/27/2015	12422	JEFFREY BURDICK	55.06
08/27/2015	12423	AMO INSPECTIONS & APPRAISALS	15.76
08/27/2015	12424	LINDA HORAK	270.18
08/27/2015	12425	JOHN KROHN	631.09
08/27/2015	12426	ROXANNE CASE	224.25
08/27/2015	12427	DENNIS GRAHAM	743.72
08/27/2015	12428	INGHAM COUNTY TREASURER	6,710.44

GEN TOTALS:

Total of 113 Checks:	336,724.52
Less 1 Void Checks:	250.00
Total of 112 Disbursements:	336,474.52

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

Assets	
Cash	\$ 55,730.62
Accounts Receivable	\$ (262.00)
Land Contract Receivable	\$ 1,091,263.41
Land Contract Interest Receivable	\$ 23,357.80
Land Contract Escrow	\$ 35,437.96
Notes Receivable	\$ -
Specific Tax Receivable	\$ 117,129.51
Payroll	\$ -
Employer Tax Liability CDBG	\$ -
Specific Tax Receivable - Prior Year	\$ 21,362.41
OCOF Nonprofit Receivable	\$ 5,322.68
Ingham County Receivable	\$ 78,188.44
Lansing City Receivable - General	\$ 2,489.32
CDBG County Receivable	\$ -
CDBG Receivable - Lansing Demo	\$ 0.01
CDBG Lansing Rehab Receivable	\$ 115,663.25
CDBG City TA Receivable	\$ -
NSP 3 Lansing City Receivable	\$ -
NSP County Receivable	\$ -
NSP 2 Receivable	\$ 33,309.15
HOME Lansing City Receivable	\$ 102,725.81
Michigan Blight Elimination Rec	\$ 98,826.00
MSDHA Ash Street Rec	\$ -
Brownfield Rec	\$ 10,865.00
Due from other funds	\$ 145,427.23
Inventory - NSP2	\$ 109,800.00
Inventory	\$ 2,939,122.62
Fixed Assets - Rental	\$ 881,353.01
Accumulated Depreciation - Rental	\$ (98,946.27)
Total Assets	\$ 5,768,165.96

Liabilities	
Accounts Payable	\$ (27.31)
Notes Payable - PNC Bank	\$ 4,025,000.00
Due to MSHDA - NSP 2	\$ -
Due to Ingham County	\$ 955,251.26
Due to MSHDA	\$ 134,520.78
Due to City of Lansing	\$ 734,744.11
Due from other funds	\$ 145,427.23
Rental Deposit	\$ 14,850.00

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

Good Faith Deposits	\$ 7,073.00
Land Contract Escrow	\$ (5,669.11)
Deferred Revenue	\$ -
Employee Contribution - Health Car	\$ 4,182.62
Total Liabilities	\$ 6,015,352.58

Retained Earnings	\$ 606,019.00
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Total Net Assets	\$ (853,205.62)
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INGHAM COUNTY LAND BANK AUTHORITY
STATEMENT OF REVENUES, EXPENSES AND CHANGE IN NET ASSETS
JULY 31, 2015

Revenues	
Property Sales	\$ 188,021.69
NSP 1 City of Lansing Revenue	\$ -
NSP 3 City of Lansing Revenue	\$ -
HOME City of Lansing Revenue	\$ 181,251.39
HOME Sale Proceeds Revenue	\$ 86,757.39
Lansing Reinvestment Revenue	\$ 7,816.70
NSP 2 MSHDA Revenue	\$ -
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	\$ 71,206.35
Developer Fee Revenue	\$ 47,200.91
Rental Income	\$ 127,349.18
Garden Program Revenue	\$ 6,927.75
Specific Tax Revenue	\$ -
Late Fee Revenue	\$ 2,104.67
Purchase Option Fee Revenue	\$ -
Miscellaneous Revenue	\$ 117.38
Donation	\$ 10,637.41
Property Maintenance Revenue	\$ 1,574.48
CDBG Revenue - Lansing Rehab	\$ 6,634.68
Ingham County Allocation	\$ 400,000.00
Total Revenues	\$ 1,137,599.98

Operating Expenses	
Costs of Projects	\$ 42,424.87
Supplies	\$ 5,805.77
Audit Fee	\$ 7,225.00
Communication	\$ 2,162.84
Security	\$ 2,135.11
Memberships	\$ 1,025.00
Rental	\$ 20,645.13
Equipment - Small Purchase	\$ 159.80
Vehicle Expense	\$ 2,836.58
Postage	\$ 1,676.31
Media	\$ 2,309.97

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

Operating Expenses Cont.

Consultants	\$ 17,039.80
Bank Fee	\$ 735.87
Legal	\$ 9,962.67
Contractual Services	\$ 9,492.50
Software	\$ 23,583.52
Travel	\$ 3,717.14
Conferences	\$ 2,805.00
Payroll Reimbursement	\$ 245,764.73
Americorp Member	\$ 5,436.00
Interior Staging	\$ -
Housing Consultation/Counseling	\$ -
Insurance Property	\$ (2,783.97)
Insurance Property Eden Glen	\$ 1,359.24
Employer Tax Liability	\$ 16,952.31
Payroll Service	\$ 1,625.66
Workers Compensaton	\$ 5,469.43
Health Insurance Premium Expense	\$ 52,168.87
Section 125 Plan Admin Expense	\$ 1,040.00
401 (k) Plan Admin Expense	\$ 1,960.00
ERISA Bond Expense	\$ 130.00
Utilities	\$ 15,683.30
Building Maintenance	\$ 28,201.32
Lawn and Snow	\$ 118,774.98
Land Contract Default	\$ 170,397.84
Garden Program	\$ 25,438.56
Bicycle Share	\$ -
Rental Expense	\$ 73,570.54
Brownfield Debt Expense	\$ -
HOME Lansing City	\$ 429,740.27
Community Development Projects	\$ 364.65
Interest Expenses	\$ 21,215.93
Cristo Rey Community Center Exp	\$ -
NSP 1 Lansing City	\$ 95,080.77
NSP Ingham County	\$ 3.64
NSP 2	\$ 83,583.68
NSP 2 Program Income Expense	\$ -
NSP 2 Program Income Round 1 Exp	\$ 81,108.82
NSP 2 Program Income Round 2 Exp	\$ 177.63
NSP 3	\$ 25.18
CDBG Lansing Demo	\$ -
CDBG County	\$ -
CDBG Lansing Rehab	\$ 47,361.51

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

CDBG City Technical Assistance	\$ -
Worthington Place - Leslie	\$ 22,169.99
Hardest Hit Fund Program	\$ 159,572.07
Blight Elimination	\$ 133,429.73
Total Operating Expenses	\$ 1,990,765.56

Total Net Assets, end of period	\$ (853,165.58)
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