

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

#### **Agenda**

Call to Order

Approval of Minutes – October 5, 2015

Additions to the Agenda

Limited Public Comment – 3 minutes per person

1. Community Projects Update
2. Resolution – Land Bank 2016 Proposed Budget
3. Property maintenance, renovation & development
  - a. Residential and Commercial Property Update-Dashboard
  - b. Completed and Pending Sales
  - c. General legal update- Counsel
4. Accounts Payable & Monthly Statement
  - a. Accounts Payable Approval – October 2015
  - b. Monthly Statement – September 30, 2015
5. Chairman & Executive Director Comments

Announcements

Public Comment – 3 minutes per person

Adjournment

**INGHAM COUNTY LAND BANK  
FAST TRACK AUTHORITY**

October 10, 2015  
Minutes

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

Members Excused: Comm. McGrain,

Others Present: Jeff Burdick, Tim Perrone, Dawn Van Halst, Joseph Bonsall, Karen Bacon, Chuck Eli, Diamond

The meeting was called to order by Chairperson Schertzing at 5:03 p.m. in Conference Room D & E of the Human Services Building, 5303 S. Cedar, Lansing.

Approval of the September 14, 2015 Minutes

MOVED BY COMM. HOPE, SUPPORTED BY COMM. NOLAN, TO APPROVE THE SEPTEMBER 14, 2015 MINUTES. MOTION CARRIED UNANIMOUSLY. Absent: Comm. Bahar-Cook, Comm. McGrain

Additions to the Agenda: None

Limited Public Comment: None

Comm. Bahar-Cook arrived at 5:04 p.m.

1. Community Projects Update

Executive Director Burdick stated demolitions under HHF continue to progress nicely, although we wish reimbursements from MSHDA were coming faster. Whitsett Group has been selected for the Blind School site redevelopment. The playground equipment has been installed at the Prospect Street location. The Land Bank is partnering with the City of Lansing to provide community greenspace at one of our lots in the Moores Park Neighborhood. An official ribbon cutting ceremony was held last week for the Ash Street redevelopment project in Mason. Chairperson Schertzing was able to attend.

2. Resolution to approve the sale of 427 W Randolph, Lansing, MI to Hosanna House for use as a residential rental property.

Executive Director Burdick introduced Karen Bacon from Hosanna House. Ms. Bacon reviewed her organizations proposal to provide transitional housing for young adults aging out of foster care. She introduced a young woman Diamond who would be living in the home. Chairperson Schertzing asked about the taxable status of the property. Ms. Bacon stated the property would be tax-exempt for the rental period, but become taxable after.

MOVED BY COMM. BAHAR-COOK, SUPPORTED BY COMM. HOPE, TO ADOPT THE RESOLUTION APPROVING THE SALE OF 427 W RANDOLPH, LANSING, MI TO HOSANNA HOUSE. MOTION CARRIED UNANIMOUSLY. Absent: Comm. McGrain

3. Resolution to authorize the executive Director to enter into a development agreement and option to purchase with Midwest Property Development, Inc for the commercial property at 923 W Saginaw St, Lansing, MI.

MOVED BY COMM. BAHAR-COOK, SUPPORTED BY COMM. HOPE, TO TABLE THE RESOLUTION. AYES: Comm. Bahar-Cook, Comm. Hope, Chairperson Schertzing. NAYS: Comm. Nolan. Absent: Comm. McGrain

Comm. Nolan asked why the resolution was being tabled. Executive Director Burdick stated the developer requested the item be tabled because they recently became aware the parcel was subject to zoning requirements for a two-story structure. Comm. Bahar-Cook added that feedback received from neighborhood groups is solidly against the project.

4. Resolution – Authorization to enter into a CDBG Housing Production Agreement with the City of Lansing.
5. Resolution – Authorization to enter into a HOME Housing Production Agreement with the City of Lansing.

MOVED BY COMM. BAHAR-COOK, SUPPORTED COMM. HOPE, TO ADOPT THE CDBG AND HOME HOUSING PRODUCTION RESOLUTIONS.

Executive Director Burdick provided an overview of the grant agreements: \$300,000 in CDBG funds, \$92,000 in HOME funds, buyers under both programs must be at or below 80% of the area median income. Comm. Bahar-Cook asked if staff was concerned about the income restriction. Executive Director Burdick replied that we have not had a problem with the 80% restriction in the past. Chairperson Schertzing asked if the City would be flexible in terms of the kinds of projects we can do with the money. Executive Director Burdick replied that he has been having ongoing conversations with the City about the possibility of doing small-scale, multi-unit projects.

MOTION CARRIED UNANIMOUSLY. Absent: Comm. McGrain

6. Resolution to approve the sale of two residential vacant lots in Delhi Township to Richard Floyd for the construction of residential duplex units.

MOVED BY COMM. HOPE, SUPPORTED BY COMM. NOLAN, TO ADOPT THE RESOLUTION TO APPROVE THE SALE OF TWO RESIDENTIAL VACANT LOTS TO RICHARD FLOYD FOR THE CONSTRUCTION OF RESIDENTIAL DUPLEX UNITS.

Chairperson Schertzing provided an overview of Mr. Floyd and his proposal. He stated the 5/50 tax capture the Land Bank would receive on two duplexes would be significant. Executive Director Burdick stated the proposal includes a 12-month reverter clause.

MOTION CARRIED UNANIMOUSLY. Absent: Comm. McGrain

7. October 2015 Communications Report

Chairperson Schertzing stated the communications report was included in the packet. Comm. Nolan asked if Piper & Gold could do follow-up interviews with homebuyers. Executive Director Burdick stated the Center for Financial Health might be better suited for that task.

8. Property Maintenance, Renovation & Development

- 8a. Residential, Garden, and Commercial Property Update – Dashboard

Chairperson Schertzing stated the dashboard was included in the packet. Comm. Nolan asked how many demos are expected to be completed in 2015. Executive Director Burdick stated we expect to demolish approximately 240 properties in 2015.

- 8b. Completed and Pending Sales

Chairperson Schertzing stated the sale reports and a staff memo regarding possible financing options for the Eden Glen Condos were included in the meeting packet.

- 8c. General Legal Update - Counsel

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

9. Accounts Payable and Monthly Statements

- 9a. Accounts Payable Approval – September 2015

MOVED BY COMM. NOLAN, SUPPORTED BY COMM. HOPE, TO APPROVE THE ACCOUNTS PAYABLE FOR SEPTEMBER 2015. MOTION CARRIED UNANIMOUSLY. Absent: Comm. McGrain



9b. Monthly Statement – August 31, 2015

The August 31, 2015 monthly financial statement was received and placed on file.

10. Chairman and Executive Director Comments

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

Announcements: None

Limited Public Comment: None

The meeting adjourned at 6:00 p.m.

Respectfully submitted,  
Joseph G Bonsall

INGHAM COUNTY LAND BANK AUTHORITY

**RESOLUTION TO APPROVE THE 2016 BUDGET OF THE INGHAM COUNTY LAND  
BANK FAST TRACK AUTHORITY AND REQUEST FUNDING FROM INGHAM  
COUNTY**

**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 Ingham County Treasurer, with Ingham County Board of Commissioners approval, has entered into an intergovernmental agreement under the Act, with an effective date of October 21, 2005; and

**WHEREAS**, the County Board of Commissioners has appointed a Board of Directors consisting of five members, including the Ingham County Treasurer (ex officio) as Chair of the Board of Directors; and

**WHEREAS**, Section 10.4 of the Bylaws require the Board of Directors to adopt annually a budget for all operations, income, expense and assets.

**THEREFORE BE IT RESOLVED**, that the Authority approves the 2016 proposed budget for the Ingham County Land Bank Fast Track Authority.

YEAS:

NAYS:

ABSENT:

**Ingham County Land Bank  
2016 Proposed Budget**

		<b>Approved</b>
	<b>Revenue</b>	
	Ingham County allocation	\$ 400,000.00
1	Commercial Sales	\$ 950,000.00
2	Land Bank Sales - Improved Property	\$ 748,800.00
3	Land Bank Sales-Vacant Land	\$ 40,000.00
4	Interest Income	\$ 57,500.00
5	HOME Developer Fee Income	\$ 31,560.00
	HOME Sales Proceeds	\$ 210,440.00
	Specific Tax	\$ 190,000.00
	CDBG Renovation Sale Proceeds	\$ 420,000.00
6	Hardest Hit Blight Elimination Funding	\$ 3,500,000.00
7	Rental Income	\$ 286,800.00
	Garden Program Revenue	\$ 8,500.00
	<b>Total Revenue</b>	<b>\$ 6,843,600.00</b>
	<b>Expenses</b>	
	Non-Administrative Expense	\$ 5,641,096.00
	Administrative Expenses	\$ 1,178,400.00
	<b>Total Expenses</b>	<b>\$ 6,819,496.00</b>
	<b>Net Revenue/Expense</b>	<b>\$ 24,104.00</b>
	<b>Non-Administrative Expense</b>	
8	Non-Program Acquisitions	\$ 250,000.00
	Tax Foreclosure Acquisitions	\$ 125,000.00
9	Land Bank Cost of Projects (renovations, assoc. fees, etc.)	\$ 515,656.00
	Land Bank Current Year Taxes	\$ 25,000.00
10	Lawn/Snow/Maintenance	\$ 465,000.00
11	Real Estate Commissions	\$ 40,000.00
	Brownfield Debt	\$ 60,000.00
	HOME Grant Expenses	\$ 210,440.00
12	CDBG Renovation Expenses	\$ 420,000.00
	Hardest Hit Blight Elimination Funding	\$ 3,500,000.00
	Demolitions	\$ 30,000.00
	<b>Total Non-Administrative Expense</b>	<b>\$ 5,641,096.00</b>
	<b>Administrative Expense</b>	
	Office Supplies	\$ 12,000.00
	Audit Fee	\$ 16,200.00
	Communication	\$ 5,000.00
	Security	\$ 2,000.00
	Membership Fees	\$ 1,500.00
	Office Utilities	\$ 5,500.00
	Postage	\$ 4,000.00
	Media/Public Relations	\$ 25,000.00
	Consultants/Legal/Contractual Services	\$ 100,000.00
	Computer Software Upgrade/Annual fee	\$ 30,000.00
	Travel/Mileage	\$ 6,000.00
	Prof. Training/Conferences	\$ 3,500.00
	Payroll Expense (includes workers comp, payroll service, tax liab.)	\$ 475,000.00

**Ingham County Land Bank  
2016 Proposed Budget**

13	Health Insurance and Benefit Expenses	\$ 91,000.00
	Building Maintenance	\$ 60,000.00
	Utilities (non-office)	\$ 25,000.00
	Interest Expense	\$ 55,000.00
	County Allocation (MIS)	\$ 20,000.00
14	Vehicle Expense	\$ 23,000.00
	AmeriCorps	\$ 12,000.00
15	Equipment Small Purchase	\$ 20,000.00
	Housing Counseling	\$ 5,000.00
	Bank Fee	\$ 1,400.00
	Insurance	\$ 27,000.00
	Garden Program Expense	\$ 15,000.00
	Community Projects	\$ 30,000.00
	Lansing Brownfield Expense	\$ 8,300.00
	Rental Program Expense	\$ 100,000.00
	<b>Total Administrative Expense</b>	<b>\$ 1,178,400.00</b>

**Ingham County Land Bank  
2016 Proposed Budget**

**Revenues**

1	<u>Commercial Sales</u>	
	Worthington Place/Leslie	\$350,000.00
	Deluxe Inn Site	\$325,000.00
	1141 N. Pine	\$260,000.00
	Old Town lots (Center/Beaver, Center/Liberty)	<u>\$15,000.00</u>
		<b>\$950,000.00</b>
2	<u>Land Bank Sales - Improved Property</u>	
	5 Eden Glen condos - 3 Sales, 2 Land Contracts	\$244,000.00
	2 LBA properties currently on market	\$99,800.00
	6 LBA rehabs to be completed & sold	\$345,000.00
	5 'as is' property sales @ \$8,000 average	\$40,000.00
	5 'as is' sales to housing non-profits @ \$4,000 average	<u>\$20,000.00</u>
		<b>\$748,800.00</b>
3	Land Bank Sales - Vacant Residential Land	
	40 LBA lot sales @ 1,000 average	<b>\$40,000.00</b>
4	Interest Income	
	30 Land Contracts	<b>\$57,500.00</b>
5	Developer Fee Income	
	15% of total HOME project costs (\$210,440)	<b>\$31,560.00</b>
6	Hardest Hit Blight Elimination Funding	
	Approximately \$3,500,000 to be spent in 2016	<b>\$3,500,000.00</b>
7	Rental Income	
	33 units @ \$700 per month average rent	\$277,200.00
	4 units @ \$400 per month average rent (quality, affordable rentals)	<u>\$9,600.00</u>
	rented for 6 months in 2016	
		<b>\$286,800.00</b>

**Expenses**

8	Non-program Acquisitions	
	2 Worthington Place Condo Purchases	\$200,000.00
	Contingency for additional	<u>\$50,000.00</u>
		<b>\$250,000.00</b>
9	Land Bank Cost of Projects	
	6 LBA rehabs to be completed & sold	\$240,000.00
	Restoration Works house at 1501 E. Kalamazoo	\$25,000.00
	Renovation of structures for residential rental	\$60,000.00
	Commission (6%) Buyer and Seller (based on \$688,800 total sales)	\$82,656.00
	Closing Costs	\$3,000.00
	Title Insurance	\$6,400.00
	Miscellaneous - 3,000 per property	\$18,000.00
	Condo Assoc Fees	\$30,600.00
	Other Costs (renovations to vacant commercial props, etc.)	<u>\$50,000.00</u>
		<b>\$515,656.00</b>

**Ingham County Land Bank  
2016 Proposed Budget**

10	Lawn/Snow Maintenance 950 properties @ 48/month Less 150 gardens	\$547,200.00 <u>\$86,400.00</u> <b>\$460,800.00</b>
11	Real Estate Commissions Deluxe Inn 1141 N. Pine	\$25,000.00 <u>\$15,000.00</u> <b>\$40,000.00</b>
12	CDBG Renovations Expenses (sale of 2 homes totaling \$120,000 plus \$300,000 CDBG FY 15-16 Grant amount)	 <b>\$420,000.00</b>
13	Employee Health Insurance and Benefits 3 singles, 2 couples, 2 families Vision Dental Section 125 Expense 401 k Expense	\$79,420.20 \$850.00 \$5,800.00 \$1,612.00 <u>\$3,187.00</u> <b>\$90,869.20</b>
14	Vehicle Expense Maintenance/upkeep on LB truck and LB tractor Purchase of additional LB vehicle	\$8,000.00 <u>\$15,000.00</u> <b>\$23,000.00</b>
15	Equipment Small Purchase Property Maintenance and Gardening equipment (e.g. dump trailer, flail mower attachment, etc.) Tablet for property maintenance staff for mobile use Miscellaneous and unforeseen needs	\$5,000.00 \$1,000.00 <u>\$14,000.00</u> <b>\$20,000.00</b>



# North & Seager St, Lansing

Commercial/Mixed-Use/Light-Industrial Development Opportunity

Parcel Numbers:

**33-01-01-09-127-011**

**33-01-01-09-127-021**

Street Address:

**1804 Seager Street**

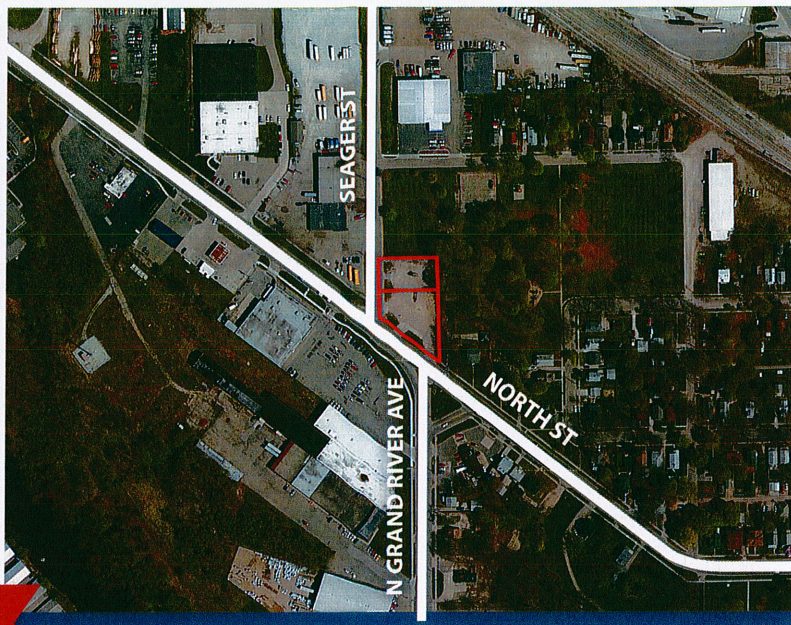
**300 W North Street**

Combined Acreage: **0.76**

Zoning: **F – Commercial**

Future Land Use:

**Urban Mixed-Use Corridor**



## INTERESTED?

Contact

**Jeff Burdick**

Executive Director

(517) 267-5221

[jburdick@ingham.org](mailto:jburdick@ingham.org)

## PROPERTY DETAILS

### OVERVIEW

The Ingham County Land Bank owns two contiguous vacant parcels on the corner of North and Seager Street adjacent to light-industrial, commercial, and residential uses in northern Lansing and in proximity to the Old Town district of Lansing. The North Street corridor is one of the busiest in Lansing, with between 12,000-14,000 daily vehicle trips. The assets and characteristics surrounding this site would be beneficial to a variety of potential uses and present a truly unique development opportunity.

### HISTORY

The Ingham County Land Bank acquired the properties in 2006 and 2008 and has been maintaining them since.

### POTENTIAL INCENTIVES

Through partnership with the City of Lansing and Michigan State Housing Development Authority (MSHDA), the Ingham County Land Bank can assist developers in accessing development incentives such as:

- **Reduced Acquisition Cost:** Through the Land Bank's ability to transfer properties for redevelopment
- **HOME:** Federal funds available to support redevelopment of existing structures or new construction
- **NSP-3:** Discretionary development funds available from the City of Lansing
- **Others:** The Land Bank will work with interested developers to ensure that all relevant funding sources are thoroughly investigated



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# Neighborhood Character

## NEIGHBORHOOD AMENITIES

- Old Town business and entertainment district
- Year-round festivals and events
- Proximity to Downtown Lansing
- Healthy mix of nearby uses
- Adjacent to Reasoner Park



## QUALITY OF LIFE ASSETS

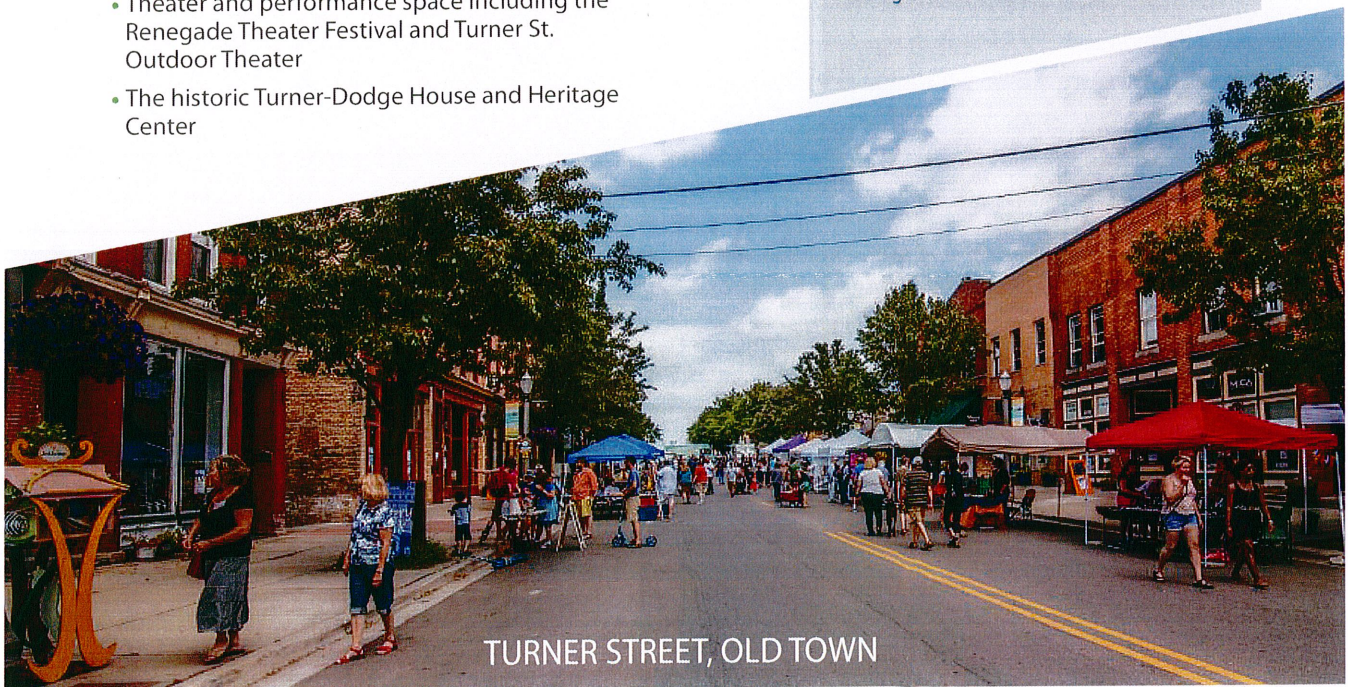
The area in and around Old Town Lansing has seen substantial and sustained growth over recent years. The area has a thriving core of commercial, retail, and entertainment businesses, an increasingly attractive housing market, and a strong industrial base surrounding the core. Key assets and amenities include:

- Proximity to Burchard, Dodge, Larch, Reasoner, and Turner parks and the Lansing River Trail
- Festivals and events including Art Feast, Lansing JazzFest, Festival of the Moon and Sun, Old Town Oktoberfest, and Blues Fest
- Theater and performance space including the Renegade Theater Festival and Turner St. Outdoor Theater
- The historic Turner-Dodge House and Heritage Center

## BUSINESS ASSETS

The site is located in immediate proximity to key industrial and commercial assets, including:

- Within 2 miles of the Capital Region International Airport
- Street access via I-96 Business (North Street)
- Proximity to key distribution routes (I-69, I-127, and I-496)
- Proximity to railroad access
- 12,000-14,000 daily vehicle trips along North Street



TURNER STREET, OLD TOWN



# Center & Liberty Street, Lansing

## MULTI-UNIT/MIXED-USE DEVELOPMENT OPPORTUNITY

Parcel Numbers:  
**33-01-01-09-279-002**  
**33-01-01-09-279-171**

Street Address:  
**1226 Center Street**  
**406 Liberty Street**

Combined Acreage: **0.30**

Zoning: **C – Residential 2-Unit**

Future Land Use:  
**District Mixed-Use Center**

WalkScore: **70 – Very Walkable**



## INTERESTED?

Contact

**Jeff Burdick**

Executive Director  
(517) 267-5221

[jburdick@ingham.org](mailto:jburdick@ingham.org)

## PROPERTY DETAILS

### OVERVIEW

The Ingham County Land Bank owns two contiguous parcels on the corner of Center Street and Liberty Street in the Old Town district of Lansing. These parcels are ideal for attached single-family, multi-unit rental or owner-occupied housing. Given proximity to light-industrial and commercial uses, these properties could also present potential for mixed-use or commercial development.

### HISTORY

The Ingham County Land Bank acquired the properties in 2009 and 2013 and has been maintaining them since.

### POTENTIAL INCENTIVES

Through partnerships with the City of Lansing and Michigan State Housing Development Authority (MSHDA), the Ingham County Land Bank can assist developers in accessing development incentives such as:

- **Reduced Acquisition Cost:** Through the Land Bank's ability to transfer properties for redevelopment
- **HOME:** Federal funds available to support redevelopment of existing structures or new construction
- **CDBG:** Federal program that supports redevelopment
- **NSP-3:** Discretionary development funds available from the City of Lansing
- **Others:** The Land Bank will work with interested developers to ensure that all relevant funding sources are thoroughly investigated



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# Neighborhood Character: **OLD TOWN**

## NEIGHBORHOOD AMENITIES

- Old Town business and entertainment district
- Year-round festivals and events
- Proximity to Downtown Lansing
- A variety of green space and trails



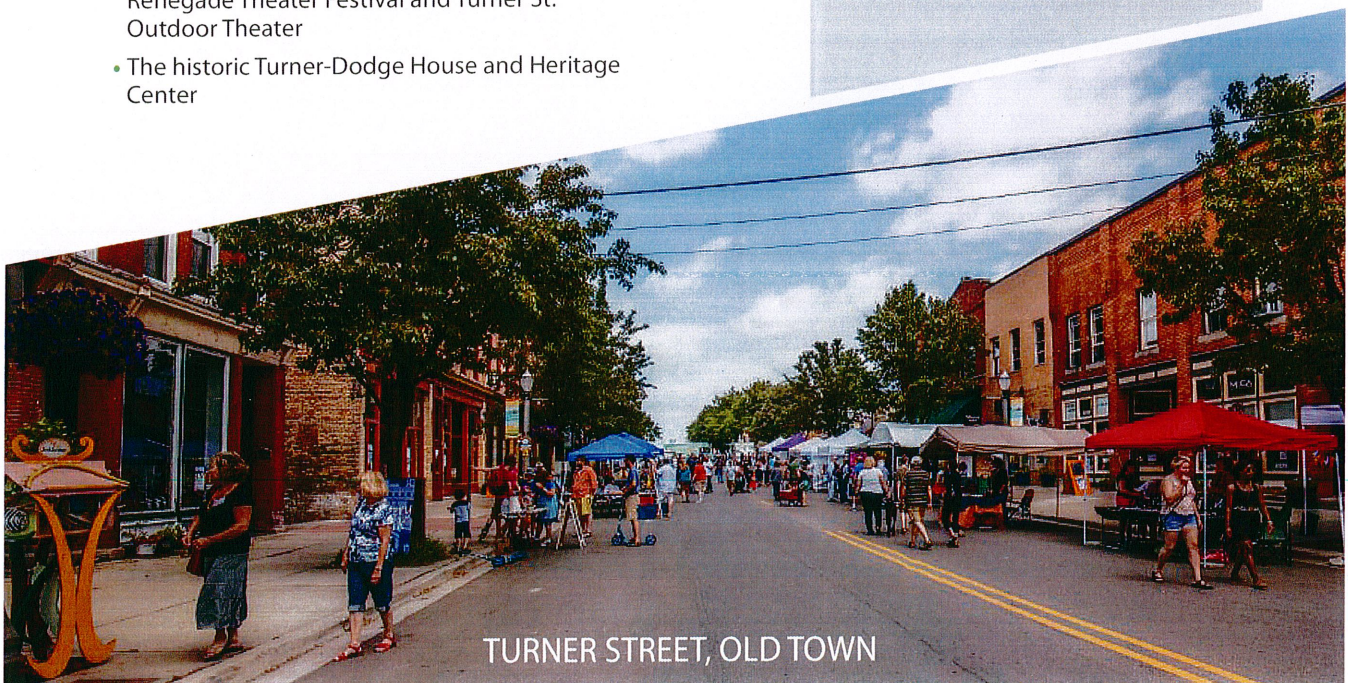
## OLD TOWN

Old Town Lansing has seen substantial and sustained growth over recent years. The area has a thriving core of commercial, retail, and entertainment businesses and an increasingly attractive housing market. Key assets and amenities in Old Town include:

- Proximity to Burchard, Larch, and Turner Parks and the Lansing River Trail
- Festivals and events including Art Feast, Lansing JazzFest, Festival of the Moon and Sun, Old Town Oktoberfest, and Blues Fest
- Theater and performance space including the Renegade Theater Festival and Turner St. Outdoor Theater
- The historic Turner-Dodge House and Heritage Center

## REDEVELOPMENT OPPORTUNITY

*The City of Lansing has adopted overlay zoning to encourage mixed-use and pedestrian-oriented development around key centers of activity, including Old Town. In addition, the City has targeted Old Town as one of its primary areas of focus for redevelopment and creation of new housing options.*



TURNER STREET, OLD TOWN



# Center & Beaver Street, Lansing

## MULTI-UNIT/MIXED-USE DEVELOPMENT OPPORTUNITY

Parcel Numbers:

33-01-01-09-255-101

33-01-01-09-255-111

33-01-01-09-255-121

Street Address:

1419 Center Street

1425 Center Street

318 Beaver Street

Combined Acreage: 0.45 Acres

Zoning: **C – Residential 2-Unit and  
H – Light Industrial**

Future Land Use: **District Mixed-Use  
Center**

Walkscore: **70 – Very Walkable**



## INTERESTED?

Contact

**Jeff Burdick**

Executive Director

(517) 267-5221

[jburdick@ingham.org](mailto:jburdick@ingham.org)

## PROPERTY DETAILS

### OVERVIEW

The Ingham County Land Bank owns three contiguous parcels on the corner of Center and Beaver Street in the Old Town district of Lansing. The smallest parcel contains a residential structure and the other two are currently vacant. These parcels are ideal for attached single-family, multi-unit rental or owner-occupied housing. Given proximity to light-industrial and commercial uses, these properties also present potential for mixed-use or commercial development.

### HISTORY

The Land Bank acquired these properties in 2010 and 2011 and has been maintaining them since.

### POTENTIAL INCENTIVES

Through partnerships with the City of Lansing and Michigan State Housing Development Authority (MSHDA), the Ingham County Land Bank can assist developers in accessing development incentives such as:

- **Reduced Acquisition Cost:** Through the Land Bank's ability to transfer properties for redevelopment
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- **NSP-3:** Discretionary development funds available from the City of Lansing
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# Neighborhood Character: OLD TOWN

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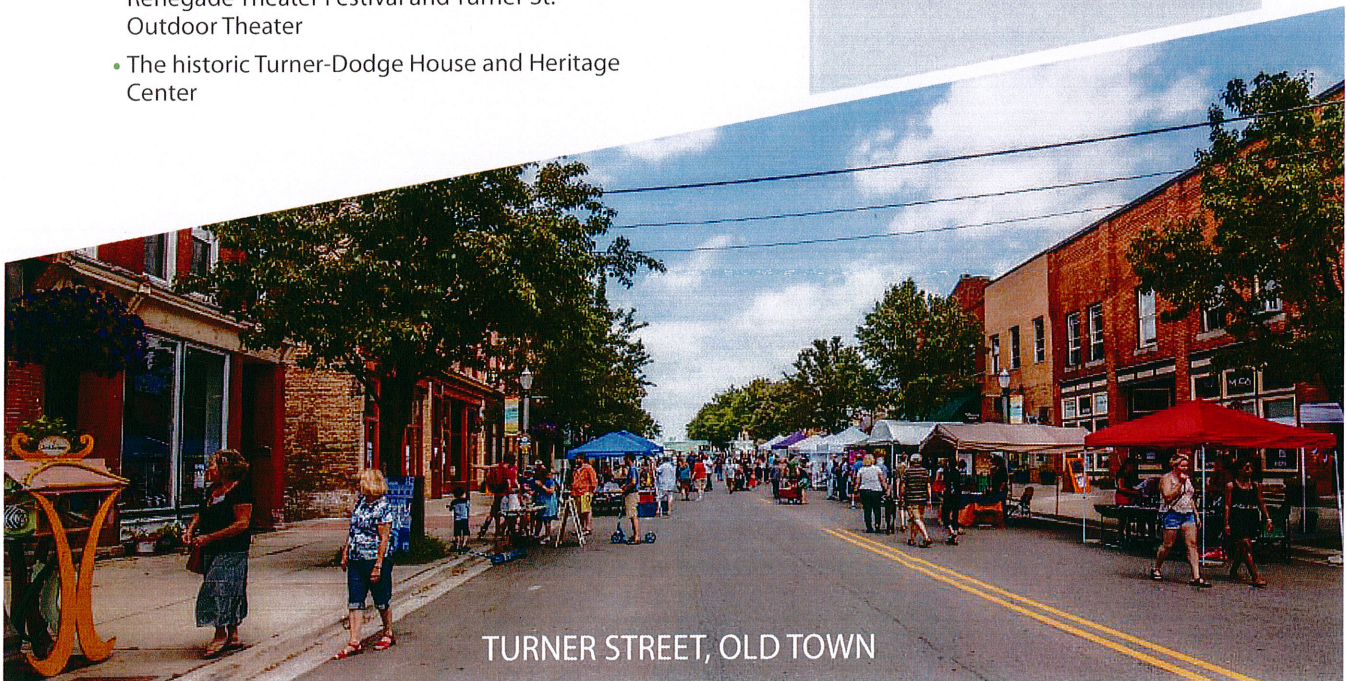
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TURNER STREET, OLD TOWN





## Communications Update November 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: Host neighborhood fall event to increase Land Bank recognition and project awareness.
  - The Land Bank hosted an open house event on October 22, 2015.
  - Land Bank neighbors, friends, colleagues and stakeholders visited the Land Bank for snacks, refreshments and office tours.
- STRATEGY SIX: Celebrate the Ingham County Land Bank's 10th anniversary.
  - TACTIC: Develop, design and distribute 2015 impact/10th anniversary report.
  - The team is currently working on 10th anniversary design concepts and themes.
  - Statistics, quotes and success stories are being aggregated for the report.
  - TACTIC: Host 10-year anniversary party.
  - The Land Bank will host a 10-year anniversary party on December 8, 2015 from 4 p.m. to 6 p.m. at the Ash Street Redevelopment. Event planning is underway.

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.
  - Eden Glen condominium ads and outreach have increased inquires according to one of the properties' real estate agents.
  - Ads and outreach featuring 1132 Comfort Street, 636 Julia Street, 1025 Poxson Avenue and 1017 Princeton Avenue are currently in circulation.
  - Offers on 1225 Allen Street and 1142 Camp Street fell through. Ads and outreach featuring the remaining two NSP2 homes are currently in circulation.
    - Fliers featuring the properties will be distributed at the Leaders in Neighborhood and Community Service meeting.
    - Fliers featuring the properties will be sent to area neighborhood organizations.

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

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

**Measurement of Success:**

Homes and Properties Sold YTD: 27

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

Homes with Accepted Offers as of October 26: 5

- 1132 Comfort Street
- 4817 Sylvester Avenue
- 422 Adams Street

- 427 W. Randolph (Hosana House)
- 3426 W. Saginaw

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

- The Land Bank was recognized for their partnership in the Lansing Moores Park neighborhood community garden/gathering space project in the City Pulse.
  - City Pulse reaches 50,000 weekly readers and has a distribution of about 20,000 newspapers per week.
  - Overall positive story and exposure opportunity for the Land Bank emphasizing the partnership with the City of Lansing.
- WLNS covered the Lansing Moores Park neighborhood community garden/gathering space in a news segment. Eric was featured in the news segment and his quotes were included in the WLNS write-up.
  - WLNS is a CBS affiliate serving mid-Michigan through traditional TV news and digital media.
  - Overall positive story and exposure opportunity for the Land Bank emphasizing partnership with the City of Lansing.
- WILX covered the Ash St. redevelopment ribbon cutting during the 11 p.m. news. Eric is featured in the news segment and his quote is included in the WILX write-up.
  - WILX is a TV station and digital media outlet serving mid-Michigan. WILX reaches nearly 98% of households each month.
  - Overall positive story highlighting the Land Bank partnership in the Ash Street project.

#### Media Clips:

10/1/2015	City Pulse	Trading Spaces: Abandoned lot in Moores Park Neighborhood to become community green space	<a href="http://lansingcitypulse.com/article-12155-Trading-spaces.html">http://lansingcitypulse.com/article-12155-Trading-spaces.html</a>
9/30/2015	WLNS	TruGreen Project turns blighted house into beauty	<a href="http://wlns.com/2015/09/30/trugreen-project-turns-blighted-house-into-beauty/">http://wlns.com/2015/09/30/trugreen-project-turns-blighted-house-into-beauty/</a>
9/29/2015	WILX	Downtown Mason Redevelopment	<a href="http://www.wilx.com/home/headlines/Downtown-Mason-Redevelopment-330035961.html">http://www.wilx.com/home/headlines/Downtown-Mason-Redevelopment-330035961.html</a>

#### Social Media Metrics:

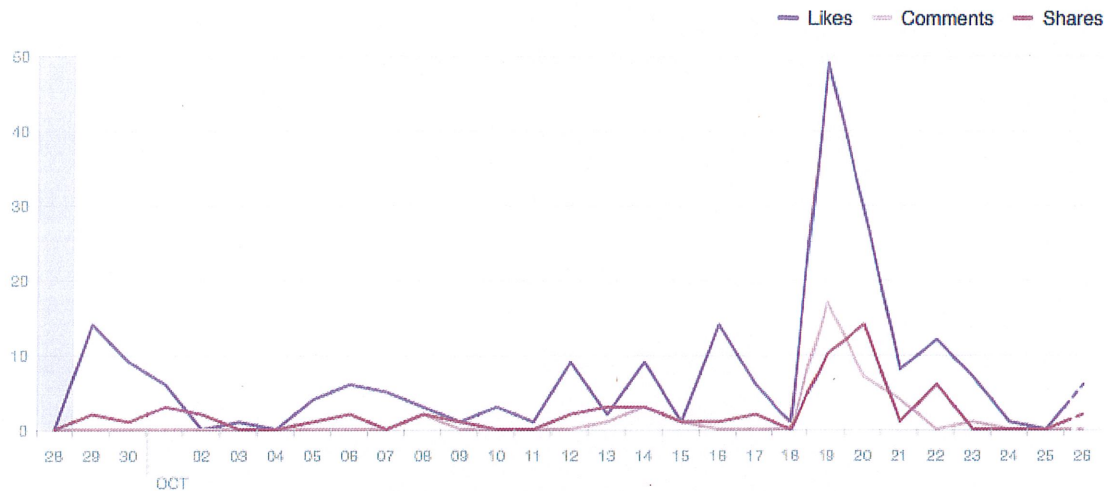
- Current Facebook Fans: 1,682 Likes (up from 1,661).
- Current Twitter Followers: 973 (up from 959).
- The word cloud below represents the most frequent terms appearing on the Land Bank's Facebook page. This gives us a good idea of what topics are resonating the most.





## Likes, Comments, and Shares

These actions will help you reach more people.



- Posts with the largest impressions this month include:
  - 1517 Redwood Street
  - 1225 Allen Street
  - 636 Julia Street
  - Harvest Open House
  - TruGreen Project turns blighted house into beauty article
- Facebook complaints have decreased in comparison to the previous two months. The current process is: Land Bank staff check SeeClickFix daily to address property questions or concerns and P&G and the Land Bank team work together to address each Facebook post. This process has proven successful once again this month. Below is the social media inquiry instance from this month.



**Tam Root-Arend** ▶ **Ingham County Land Bank**

October 7 at 7:51pm · 🌐

**Ingham County Land Bank** What is the news on the home that is suppose to be tore down this month on Dakin Street? Since you have a company set do we have a date?

2 Comments



👍 Like

💬 Comment

➦ Share

Most Recent ▾



**Ingham County Land Bank** Hi Tam - Immediate neighbors should have received a letter from Roxanne dated September 28, 2015 noting that the demolition of this house will occur by the end of October. We'll check in again on Monday to see if there are any other updates to the schedule. Thanks.

Like · Reply · Commented on by Veronica Gracia-Wing [?] · October 8 at 4:45pm



**Ingham County Land Bank** Thanks for your patience, Tam. 1117 Dakin is currently scheduled for demolition this Friday, 10/16/15.

Like · Reply · Commented on by Veronica Gracia-Wing [?] · October 14 at 4:23pm



INGHAM COUNTY LAND BANK  
ACTIVITY REPORT  
October 31, 2015

Property Inventory	Inventory as of 12/31/2014	Acquired as of 10/31/2015	Rental or Garden as of 10/31/2015	Demolished as of 10/31/2015	Sold as of 10/31/2015	Current Inventory as of 10/31/2015
Structures	344	13	(6)	(157)	22	172
Rentals	29	0	6	0	0	35
Gardens	109	0	2	3	0	114
Vacant Land	631	0	(2)	154	21	762
Commercial Rental	3	0	0	0	0	3
Commercial Vacant	14	0	0	0	0	14
Commercial	6	1	0	0	0	7
<b>TOTAL(S)</b>	<b>1,136</b>	<b>14</b>	<b>0</b>	<b>0</b>	<b>43</b>	<b>1,107</b>

Land Contracts (L/C)	Current L/C as of 10/31/2015
L/C Residential	20
L/C Commercial	2
<b>L/C Total</b>	<b>22</b>

Approved Line of Credit as of 10/31/2015	
Total Line of Credit	\$ 5,000,000.00
Obligated	\$ 4,525,000.00
<b>Available Balance</b>	<b>\$ 475,000.00</b>

For Sale (by Program)	Pending Sales as of 10/31/2015	Sold as of 10/31/2015	Current For Sale as of 10/31/2015
NSP1	0	1	0
NSP2	0	6	2
HOME	4	2	1
CDBG	0	3	2
LB	1	9	2
Eden Glen	0	1	15
<b>TOTAL(S)</b>	<b>5</b>	<b>22</b>	<b>22</b>

ICLB - For Sale								
Parcel #	Address	AMI	Program	Agent	Listing Exp.	Price	Accepted	Closing
33-01-01-22-281-061	1225 Allen Street	120%	NSP-2	Mitch C.	11/19/2015	\$55,000		
33-01-01-10-327-021	1142 Camp Street	120%	NSP-2	Maggie G.	1/15/2016	\$45,000		
33-01-01-08-332-031	1132 Comfort Street	80%	HOME	Mitch C.	1/16/2016	\$80,000	\$80,000	
33-01-01-33-433-121	636 Julia Street	80%	HOME	Brian H.	1/8/2016	\$64,500	\$64,500	
33-01-01-29-232-211	1025 Poxson Avenue	80%	HOME	Adriane L.	1/27/2016	\$62,600	\$62,600	
33-01-01-31-354-021	4817 Sylvester Avenue	80%	HOME	Adriane L.	4/1/2016	\$72,000	\$72,000	
33-01-01-32-302-005	4527 Pleasant Grove Road	80%	HOME	Brian H.	3/24/2016	\$78,000		
33-01-01-17-135-151	1705 S. Genesee Drive	80%	HOME	ICLB			Unfinished	
33-01-05-06-455-051 (061)	6057-61 Wise Road	80%	HOME	ICLB			Unfinished	
33-01-01-28-283-092	(623) Tisdale Avenue	80%	HOME	City			Unfinished	
33-01-01-20-411-001	(1603) Park Avenue	80%	HOME	City			Unfinished	
33-01-01-17-452-311	(1325) W Lenawee Street	80%	HOME	City			Unfinished	
33-01-01-08-428-291	1017 Princeton Avenue	80%	CDBG	Mitch C.	12/13/2015	\$69,000		
33-01-01-08-176-201	1600 W. Willow Street	80%	CDBG	Maggie G.	4/1/2016	\$60,000		
33-01-01-22-131-081	1035 Morgan Street	80%	CDBG	ICLB			Unfinished	
33-01-01-09-431-191	422 Adams Street	n/a	LB	Brian H.	1/22/2016	\$57,000	\$57,000	
33-01-01-08-176-461	1517 Redwood Street	n/a	LB	Adriane L.	4/1/2016	\$49,900		
33-21-01-07-357-013	3426 W. Saginaw	n/a	LB	Maggie G.	1/15/2016	\$95,000	\$95,000	10/30 @ 11am
33-01-05-08-202-011	6115 Yunker Street	n/a	LB	Maggie G.	1/16/2016	\$49,900		
33-01-01-31-203-061	3100 Glenbrook Drive	n/a	LB	ICLB		\$73,900*	Unfinished	
33-01-01-31-153-221	4012 Hillborn Avenue	n/a	LB	ICLB			Unfinished	
As Is - Unrenovated								
33-01-01-10-205-222	1631 Ohio Avenue	n/a	LB	ICLB		\$14,900*	unrenovated	
33-01-01-17-253-071	1314 W. Ionia	n/a	LB	ICLB		\$9,900*	unrenovated	
33-01-01-35-376-151	4627 Eastlawn Drive	n/a	LB	ICLB		\$17,500*	unrenovated	
33-01-01-22-280-001	1201 Lathrop Street	n/a	LB	ICLB		\$18,500*	unrenovated	
33-01-01-04-328-452	427 W. Randolph	n/a	LB	ICLB		\$22,000	\$5,000	
Eden Glen Condominiums								
33-01-05-10-227-041	1738 Maisonette Drive	n/a	LB	Adriane L.	11/13/2015	\$49,500		
33-01-05-10-227-030	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: 10/26/2015 -- 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 PI 1	\$ 860.00	Earl V. Fraker	6/18/2015	Pending Grant Close Out	
2	33-01-01-21-477-090	Isbell Street (541)	Lansing, MI 48910	NSP-2	\$ 860.00	Louis Crenshaw	7/24/2015	Pending Closing Date	
3	33-01-01-08-255-051	(v/f) Roselawn Avenue	Lansing, MI 48915	LUR - 2010	\$ 860.00	Brenda Mills	4/10/2015	PA Sent 8/17/15	
4	33-01-01-10-153-061	Ballard Road (1546)	Lansing, MI 48906	NSP-2 PI 1	\$ 860.00	Ben DeGroot	6/30/2015	Pending Grant Close Out	
5	33-01-01-08-476-041	MLK Jr Blvd (912)	Lansing, MI 48915	HHF - Round 2	\$ 860.00	Lawton Hiner	7/31/2015	Pending Grant Close Out	
6	33-01-01-09-307-031	N. Pine (1022)	Lansing, MI 48910	HHF - Round 2	\$ 860.00	Theodore Reuschel	6/22/2015	Pending Grant Close Out	
7	33-01-01-09-307-131	W. Killborn Street (512)	Lansing, MI 48906	HHF - Round 2	\$ 860.00	Angeline McAllister	5/6/2015	Pending Grant Close Out	
8	33-01-01-08-409-431	W. Maple Street (1215)	Lansing, MI 48915	NSP-2	\$ 1,595.00	Andrew Garza	7/17/2014	Closing Scheduled	10/30 @ 12noon
9	33-01-01-05-455-291	N. MLK Blvd. (931)	Lansing, MI 48915	HHF - Round 2	\$ 860.00	Stephan Williams	8/14/2015	Pending Grant Close Out	
10	33-01-01-28-432-121	Denver Avenue (713)	Lansing, MI 48910	HHF - Round 1	\$ 860.00	Jason Dale	8/11/2015	Pending Grant Close Out	
11	33-01-01-28-334-031	Astor Avenue (218)	Lansing, MI 48910	HHF - Round 1	\$ 860.00	Joseph Sheerin	8/15/2015	Pending Grant Close Out	
12	33-01-01-10-303-181	N High Street (1115)	Lansing, MI 48906	NSP-2 Demo	\$ 860.00	Eduardo Alvarado	8/18/2015	TC Ordered 9/22/15	
13	33-01-01-10-181-211	Massachusetts Avenue (1214)	Lansing, MI 48906	NSP-2 PI 1	\$ 860.00	Arno Keaton	3/27/2015	Pending Grant Close Out	
14	33-01-01-29-426-241	Dunlap Street (712)	Lansing, MI 48910	HHF Round 1	\$ 860.00	Michael Wickey	8/14/2015	Pending Grant Close Out	
15	33-01-01-09-326-101	W. Grand River Avenue (310)	Lansing, MI 48906	-	\$ 15.00	Ray Dombrowski	9/28/2015	Pending Lot Split	
16	33-01-01-14-305-181	S. Hayford Avenue (235)	Lansing, MI 48912	HHF Round 3	\$ 860.00	Michael Spitzley	9/18/2015	Pending Grant Close Out	
17	33-01-01-17-451-111	W. Lenawee Street (1234)	Lansing, MI 48915	LUR - 2011	\$ 860.00	Tacey Trisha	9/29/2015	Closing Scheduled	10/30 @ 10:00am
18	33-01-01-16-108-171	N. Walnut (521)	Lansing, MI 48906	HHF - Round 8	\$ 1,000.00	Joe Vitale	3/20/2015	Pending Grant Close Out	
19	33-01-01-10-154-311	E. Grand River (1005)	Lansing, MI 48906	NSP-2 PI 1	\$ 860.00	Peter Gearhart	9/28/2015	Pending Grant Close Out	
20	33-01-01-10-154-311	E. Grand River (1005)	Lansing, MI 48906	NSP-2 PI 1	\$ 860.00	Isaac Francisco	9/28/2015	Pending Grant Close Out	
21	33-01-01-29-476-301	Loa Street (911)	Lansing, MI 48910	HHF - Round 1	\$ 860.00	Roy Mireles	7/23/2015	Pending Grant Close Out	

Ingham County Land Bank - Side Lot Tracking - Application Closed

#	Parcel ID #	Street Address	City/State/Zip	ICLB Program	Price	Application Name	Date Sold	Application Status
1	33-01-01-10-482-041	714 Mahlon	Lansing, MI		\$ 2,095.00	Jon Getchel	1/28/2015	Closed
2	33-01-01-06-129-101	3214 Westmont Avenue	Lansing, MI		\$ 1,000.00	Niurka Lopez	2/26/2015	Closed
3	33-01-05-10-176-181	(v/f) 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/f) 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 Toghyhan	5/7/2015	Closed
11	33-02-02-29-256-001	(v/f) Aztec Way	Okemos, MI		\$ 1,200.00	Mary Govoni	5/26/3015	Closed
12	33-01-01-10-205-191	(v/f) Ohio Avenue	Lansing, MI 48906	LUR - 2014	\$ 1.00	Kentz Schultz	6/10/2015	Closed
13	33-19-10-06-202-012	Center Street (320)	Mason, MI		\$ 5,000.00	TA Forsberg	7/16/2015	Closed
14	33-19-10-06-202-012	W. Columbia (409)	Mason, MI		\$ 5,000.00	TA Forsberg	7/16/2015	Closed
15	33-01-01-08-331-011	(v/f) Cawood Street	Lansing, MI 48915	LUR - 2006	\$ 860.00	Carl Price	9/9/2015	Closed
16	33-01-01-05-351-071	Melvin Court (2110)	Lansing, MI 48917	NSP-2 Demo	\$ 860.00	Helen Fitzgerald	9/23/2015	Closed
17	33-01-01-04-102-351	(v/f) W. Sheridan Road	Lansing, MI 48906	LUR - 2014	\$ 860.00	Aidan Sprague-Rice	8/5/2015	Closed
18	33-01-01-31-254-061	Fielding Drive (3002)	Lansing, MI 48911	CDBG Demo	\$ 860.00	Shaun Williams	10/5/2015	Closed
19	33-01-01-22-352-241	Lyons Avenue (1727)	Lansing, MI 48910	GLHC - 2009	\$ 860.00	John A. Wagner	7/20/2015	Closed

Last Updated: 10/26/15 - Saved on the L:\Sales Team\Vacant Lots\Sale Documents\Residential Side Lot - Sales Tracking



User: JEFF

CHECK DATE FROM 10/01/2015 - 10/31/2015

DB: Iclb

Check Date	Check	Vendor Name	Amount
Bank GEN			
10/01/2015	12514	PNC BANK, NA	6,860.73
10/01/2015	12515	PNC BANK, NA	5,706.12
10/01/2015	12516	BOARD OF WATER & LIGHT	600.70
10/01/2015	12517	BOARD OF WATER & LIGHT	264.60
10/01/2015	12518	CONSUMERS ENERGY	225.43
10/01/2015	12519	DELHI TOWNSHIP	64.90
10/01/2015	12520	ADT SECURITY SERVICES, INC	134.37
10/01/2015	12521	VERIZON WIRELESS	181.21
10/01/2015	12522	PURCHASE POWER	208.99
10/01/2015	12523	SEARS COMMERCIAL ONE	1,958.25
10/01/2015	12524	CAPITAL ONE COMMERCIAL	531.31
10/01/2015	12525	BESCO WATER TREATMENT, INC.	37.06
10/01/2015	12526	DBI BUSINESS INTERIORS	475.70
10/01/2015	12527	PIPER & GOLD PUBLIC RELATIONS	5,000.00
10/01/2015	12528	URBAN LAND INSTITUTE	220.00
10/01/2015	12529	RE/MAX REAL ESTATE PROFESSIONALS	100.00
10/01/2015	12530	ADRIANE LAU	150.00
10/01/2015	12531	KELLEY APPRAISAL COMPANY	975.00
10/01/2015	12532	TRITERRA	1,520.00
10/01/2015	12533	ERADICO SERVICES INC	800.00
10/01/2015	12534	BWB CLEANING	130.00
10/01/2015	12535	COMMERCIAL CLEANING	225.00
10/01/2015	12536	CWC CHEMICAL, INC	441.36
10/01/2015	12537	AMERICAN RENTALS INC.	90.00
10/01/2015	12538	DAVIS GLASS & SCREEN	307.05
10/01/2015	12539	HOLDEN ELECTRIC, INC	2,947.22
10/01/2015	12540	ALPHA & OMEGA CHIMNEY & MASONRY SER	3,375.00
10/01/2015	12541	MR. SANDLESS	1,532.00
10/01/2015	12542	BB CONTRACTING	2,078.00
10/01/2015	12543	J & J HARDWOODS, INC.	19,300.00
10/01/2015	12544	MICHIGAN ENERGY OPTIONS	3,225.00
10/01/2015	12545	AMERICAN EAGLE SUPERSTORE	34.18
10/01/2015	12546	LANSING REGIONAL CHAMBER COMMERCE	425.00
10/01/2015	12547	LIVINGSTON CONSERVATION DISTRICT	150.00
10/01/2015	12548	MICHIGAN FAIR CONTRACTING CENTER	500.00
10/01/2015	12549	INGHAM COUNTY TREASURER	6,710.44
10/01/2015	12550	MASTERWORK, L.L.C.	43,970.00
10/01/2015	12551	MASTERWORK, L.L.C.	28,495.00
10/01/2015	12552	METRO DEVELOPMENT CORP.	1,716.00
10/01/2015	12553	MCKISSIC CONSTRUCTION	3,300.00
10/01/2015	12554	ALL STAR SNOW REMOVAL	765.00
10/01/2015	12555	SECOND CHANCE EMPLOYMENT	915.00
10/01/2015	12556	LAKE STATE LAWN-LANDSCAPING & SNOW	2,820.00
10/01/2015	12557	SCHUMACHER'S FOUR SEASONS	13,867.00
10/01/2015	12558	ROXANNE CASE	234.04
10/01/2015	12559	DENNIS GRAHAM	384.05
10/01/2015	12560	SC SERVICES ENVIRONMENTAL	66,987.00 V
10/01/2015	12561	CITY OF LANSING	3,360.00
10/01/2015	12562	CITY OF LANSING	422.00
10/01/2015	12563	EDEN GLEN CONDO ASSOCIATION	8,850.00
10/01/2015	12564	EDEN GLEN CONDO ASSOCIATION	2,238.82
10/05/2015	12565	JONATHAN P AGENS	382.85
10/15/2015	12566	BOARD OF WATER & LIGHT	1,456.86
10/15/2015	12567	BOARD OF WATER & LIGHT	297.73
10/15/2015	12568	CONSUMERS ENERGY	180.21
10/15/2015	12569	CONSUMERS ENERGY	170.48
10/15/2015	12570	CONSUMERS ENERGY	196.24
10/15/2015	12571	CHARTER TOWNSHIP OF LANSING	27.87
10/15/2015	12572	ALLSTATE INDEMNITY COMPANY	610.54
10/15/2015	12573	MICHIGAN MUNICIPAL RISK MANAGEMENT	6,909.25
10/15/2015	12574	GRANGER LANDSCAPE SUPPLY	22.00
10/15/2015	12575	GRANGER CONTAINER SERVICE	889.90
10/15/2015	12576	TAMEIA DILLARD	536.30
10/15/2015	12577	FAIRFIELD PLACE CONDOMINIUM ASSOC	1,705.00
10/15/2015	12578	INGHAM COUNTY REGISTER OF DEEDS	19.00
10/15/2015	12579	INGHAM COUNTY HOUSING COMMISSION	5,518.48
10/15/2015	12580	SLCDA	500.00
10/15/2015	12581	REZUBERANT DESIGN	104.00
10/15/2015	12582	CITY PULSE	46.35
10/15/2015	12583	DBI BUSINESS INTERIORS	81.28
10/15/2015	12584	HASSELBRING CLARK CO	300.56
10/15/2015	12585	LANSING ICE & FUEL	394.06
10/15/2015	12586	OVERHEAD DOOR OF LANSING	567.00
10/15/2015	12587	FLOORING AMERICA CARPET STUDIO	1,030.30
10/15/2015	12588	MOLENAAR & ASSOCIATES, INC	350.00
10/15/2015	12589	J & J HARDWOODS, INC.	6,875.00
10/15/2015	12590	G.A. HUNT EXCAVATING, LLC	5,200.00
10/15/2015	12591	LEGG LUMBER	8,787.81

10/30/2015 12:49 PM  
User: JEFF  
DB: Iclb

CHECK REGISTER FOR INGHAM COUNTY LAND BANK  
CHECK DATE FROM 10/01/2015 - 10/31/2015

Page: 2/2

Check Date	Check	Vendor Name	Amount
10/15/2015	12592	HOLDEN ELECTRIC, INC	5,840.00
10/15/2015	12593	DICK CORTRIGHT	6,450.00
10/15/2015	12594	MASTERWORK, L.L.C.	25,063.00
10/15/2015	12595	VET'S ACE HARDWARE	6.48
10/15/2015	12596	BESCO WATER TREATMENT, INC.	45.83
10/15/2015	12597	COMMERCIAL CLEANING	1,320.84
10/15/2015	12598	BALLARD DEVELOPMENT INC	56,328.00
10/15/2015	12599	NORSHORE BUILDING INC	2,806.00
10/15/2015	12600	MARK'S LOCK SHOP INC	40.00
10/15/2015	12601	KWIK REPO INC	2,925.00
10/15/2015	12602	PURCHASE POWER	836.52
10/15/2015	12603	ETC	9,713.00
10/15/2015	12604	ETC	4,691.50
10/15/2015	12605	MCKISSIC CONSTRUCTION	5,630.00
10/15/2015	12606	INTEGRITY LAWN MAINTENANCE	2,310.00
10/15/2015	12607	NORTHWEST INITIATIVE	2,580.00
10/15/2015	12608	FRITZY'S LAWN & SNOW	3,960.00
10/15/2015	12609	SECOND CHANCE EMPLOYMENT	855.00
10/15/2015	12610	ALL STAR SNOW REMOVAL	765.00
10/15/2015	12611	JOHN KROHN	364.88
10/29/2015	12612	BOARD OF WATER & LIGHT	714.00
10/29/2015	12613	BOARD OF WATER & LIGHT	320.92
10/29/2015	12614	BOARD OF WATER & LIGHT	2,531.86
10/29/2015	12615	BOARD OF WATER & LIGHT	12,020.00
10/29/2015	12616	CONSUMERS ENERGY	170.93
10/29/2015	12617	DTE ENERGY	32.01
10/29/2015	12618	DELHI TOWNSHIP	64.90
10/29/2015	12619	COMCAST	222.40
10/29/2015	12620	ADT SECURITY SERVICES, INC	155.76
10/29/2015	12621	PURCHASE POWER	836.52
10/29/2015	12622	VERIZON WIRELESS	181.15
10/29/2015	12623	SEARS COMMERCIAL ONE	4,711.96
10/29/2015	12624	HOME DEPOT CREDIT SERVICES	151.45
10/29/2015	12625	CAPITAL ONE COMMERCIAL	171.82
10/29/2015	12626	BESCO WATER TREATMENT, INC.	37.06
10/29/2015	12627	CITY OF LANSING	220.00
10/29/2015	12628	COHL, STOKER & TOSKEY, P.C.	701.29
10/29/2015	12629	PIPER & GOLD PUBLIC RELATIONS	4,880.00
10/29/2015	12630	JULIA NAGY PHOTOGRAPHY	837.38
10/29/2015	12631	CITY PULSE	972.00
10/29/2015	12632	KEYSTONE MILLBROOK	78.31
10/29/2015	12633	KUNTZSCH BUSINESS SERVICES INC	3,954.18
10/29/2015	12634	EPICENTER OF WORSHIP CHURCH	598.00
10/29/2015	12635	LAFONTAINE FORD, INC	221.50
10/29/2015	12636	CAPITAL EQUIPMENT & SUPPLY	511.84
10/29/2015	12637	CAPITAL FUND TITLE SERVICES, LLC	10,894.75
10/29/2015	12638	INGHAM COUNTY TREASURER	6,710.44
10/29/2015	12639	INGHAM COUNTY SHERIFF'S OFFICE	44.10
10/29/2015	12640	AMERICAN RENTALS INC.	90.00
10/29/2015	12641	BWB CLEANING	260.00
10/29/2015	12642	KELLEY APPRAISAL COMPANY	350.00
10/29/2015	12643	ETC	245.00
10/29/2015	12644	J & J HARDWOODS, INC.	18,915.00
10/29/2015	12645	LEN'S CARPET CARE & CONSULTANTS	2,005.05
10/29/2015	12646	BB CONTRACTING	5,561.00
10/29/2015	12647	SC SERVICES ENVIRONMENTAL	355,376.00
10/29/2015	12648	NORSHORE BUILDING INC	622.00
10/29/2015	12649	PRECISION PIPING LLC	7,116.60
10/29/2015	12650	DON PLANTZ CONCRETE	6,900.00
10/29/2015	12651	ASH STREET REDEVELOPMENT, LLC	41,480.82
10/29/2015	12652	HOLISTIC LANDSCAPE, INC	3,255.00
10/29/2015	12653	FRITZY'S LAWN & SNOW	3,140.00
10/29/2015	12654	ALL STAR SNOW REMOVAL	750.00
10/29/2015	12655	SECOND CHANCE EMPLOYMENT	615.00
10/29/2015	12656	MCKISSIC CONSTRUCTION	1,890.00
10/29/2015	12657	INTEGRITY LAWN MAINTENANCE	1,110.00
10/29/2015	12658	JOHN KROHN	537.28
10/29/2015	12659	LINDA HORAK	175.68
10/29/2015	12660	DENNIS GRAHAM	339.84
10/29/2015	12661	DAWN VAN HALST	72.00
10/29/2015	12662	JOSEPH G BONSALE	116.63
10/29/2015	12663	INGHAM COUNTY REGISTER OF DEEDS	17.00

GEN TOTALS:

Total of 150 Checks:	925,385.08
Less 1 Void Checks:	66,987.00
Total of 149 Disbursements:	858,398.08

**INGHAM COUNTY LAND BANK AUTHORITY**  
**STATEMENT OF NET ASSETS**  
**STATEMENT OF REVENUES, EXPENSES AND CHANGE IN NET ASSETS**  
**SEPTEMBER 30, 2015**

<b>Assets</b>	
Cash	\$ 250,339.96
Accounts Receivable	\$ -
Land Contract Receivable	\$ 1,085,431.64
Land Contract Interest Receivable	\$ 13,018.67
Land Contract Escrow	\$ 35,437.96
Notes Receivable	\$ -
Specific Tax Receivable	\$ 161,249.28
Payroll	\$ -
Employer Tax Liability CDBG	\$ -
Specific Tax Receivable - Prior Year	\$ 138,491.92
OCOF Nonprofit Receivable	\$ 5,322.68
Ingham County Receivable	\$ 422.00
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	\$ 99,465.00
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	\$ 2,932,130.12
Fixed Assets - Rental	\$ 881,353.01
Accumulated Depreciation - Rental	\$ (98,946.27)
<b>Total Assets</b>	<b>\$ 6,020,095.93</b>

<b>Liabilities</b>	
Accounts Payable	\$ 394.69
Notes Payable - PNC Bank	\$ 4,525,000.00
Due to MSHDA - NSP 2	\$ -
Due to Ingham County	\$ 955,251.26
Due to MSHDA	\$ 109,799.78
Due to City of Lansing	\$ 578,908.61
Due from other funds	\$ 145,427.23
Rental Deposit	\$ 13,350.00



**INGHAM COUNTY LAND BANK AUTHORITY**  
**STATEMENT OF NET ASSETS**  
**STATEMENT OF REVENUES, EXPENSES AND CHANGE IN NET ASSETS**  
**SEPTEMBER 30, 2015**

Good Faith Deposits	\$ 9,865.00
Land Contract Escrow	\$ (603.50)
Deferred Revenue	\$ -
Employee Contribution - Health Care	\$ 5,529.87
<b>Total Liabilities</b>	<b>\$ 6,342,922.94</b>

<b>Retained Earnings</b>	<b>\$ 604,763.96</b>
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<b>Total Net Assets</b>	<b>\$ (927,590.97)</b>
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**INGHAM COUNTY LAND BANK AUTHORITY**  
**STATEMENT OF REVENUES, EXPENSES AND CHANGE IN NET ASSETS**  
**SEPTEMBER 30, 2015**

<b>Revenues</b>	
Property Sales	\$ 468,037.06
NSP 1 City of Lansing Revenue	\$ -
NSP 3 City of Lansing Revenue	\$ -
HOME City of Lansing Revenue	\$ 439,874.58
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	\$ 161,421.53
Garden Program Revenue	\$ 7,806.75
Specific Tax Revenue	\$ 162,197.26
Late Fee Revenue	\$ 2,812.25
Purchase Option Fee Revenue	\$ -
Miscellaneous Revenue	\$ 142.38
Donation	\$ 10,637.41
Property Maintenance Revenue	\$ 2,474.48
CDBG Revenue - Lansing Rehab	\$ 6,634.68
Ingham County Allocation	\$ 400,000.00
<b>Total Revenues</b>	<b>\$ 1,875,019.73</b>

<b>Operating Expenses</b>	
Costs of Projects	\$ 156,850.10
Supplies	\$ 7,006.75
Audit Fee	\$ 19,700.00
Communication	\$ 2,877.60
Security	\$ 2,235.11
Memberships	\$ 1,025.00
Rental	\$ 20,695.13
Equipment - Small Purchase	\$ 159.80
Vehicle Expense	\$ 3,905.18
Postage	\$ 1,752.89
Media	\$ 6,224.08

**INGHAM COUNTY LAND BANK AUTHORITY**  
**STATEMENT OF REVENUES, EXPENSES AND CHANGE IN NET ASSETS**  
**SEPTEMBER 30, 2015**

Operating Expenses Cont.

Consultants	\$ 19,164.80
Bank Fee	\$ 1,016.81
Legal	\$ 11,881.43
Contractual Services	\$ 13,086.25
Software	\$ 23,583.52
Travel	\$ 3,893.66
Conferences	\$ 3,065.00
Payroll Reimbursement	\$ 295,964.88
Americorp Member	\$ 9,292.00
Interior Staging	\$ -
Housing Consultation/Counseling	\$ -
Insurance Property	\$ (2,783.97)
Insurance Property Eden Glen	\$ 1,359.24
Employer Tax Liability	\$ 20,732.72
Payroll Service	\$ 2,063.96
Workers Compensaton	\$ 6,946.03
Health Insurance Premium Expense	\$ 58,879.31
Section 125 Plan Admin Expense	\$ 1,120.00
401 (k) Plan Admin Expense	\$ 2,310.00
ERISA Bond Expense	\$ 130.00
Utilities	\$ 17,217.74
Building Maintenance	\$ 40,551.15
Lawn and Snow	\$ 149,845.00
Land Contract Default	\$ 170,397.84
Garden Program	\$ 28,494.54
Bicycle Share	\$ -
Rental Expense	\$ 86,718.15
Brownfield Debt Expense	\$ 45,000.00
HOME Lansing City	\$ 597,246.84
Community Development Projects	\$ 832.65
Interest Expenses	\$ 21,215.93
Cristo Rey Community Center Exp	\$ -
NSP 1 Lansing City	\$ 97,197.63
NSP Ingham County	\$ 3.64
NSP 2	\$ 91,946.43
NSP 2 Program Income Expense	\$ -
NSP 2 Program Income Round 1 Exp	\$ 168,557.92
NSP 2 Program Income Round 2 Exp	\$ 10,100.73
NSP 3	\$ 25.18
CDBG Lansing Demo	\$ -
CDBG County	\$ -
CDBG Lansing Rehab	\$ 53,719.98

**INGHAM COUNTY LAND BANK AUTHORITY**  
**STATEMENT OF REVENUES, EXPENSES AND CHANGE IN NET ASSETS**  
**SEPTEMBER 30, 2015**

CDBG City Technical Assistance	\$ -
Worthington Place - Leslie	\$ 47,544.46
Hardest Hit Fund Program	\$ 348,427.88
Blight Elimination	\$ 133,429.73
<b>Total Operating Expenses</b>	<b>\$ 2,802,610.70</b>

<b>Total Net Assets, end of period</b>	<b>\$ (927,590.97)</b>
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