

## PUBLIC NOTICE

Chair  
**ERIC SCHERTZING**  
Vice-Chair  
**DEB NOLAN**

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

### **Ingham County Land Bank Fast Track Authority**

3024 Turner Street, Lansing Michigan 48906 517.267.5221 Fax 517.267.5224

**THE INGHAM COUNTY LAND BANK FAST TRACK AUTHORITY WILL MEET ON  
MONDAY, MAY 4, 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 – March 30, 2015

Additions to the Agenda

Limited Public Comment – 3 minutes per person

1. Community Projects Update
2. Resolution to approve the sale of 523 Walnut Street and 521 Walnut Street, Lansing, MI to Joe Vitale for use as a residential rental property and associated side yard space, respectively
3. Review and approval of demolition groups 3 and 4 planned through Help for Hardest Hit Blight Elimination funds
4. Property maintenance, renovation & development
  - a. Residential Property and Garden Program Update-Dashboard
  - b. Completed and Pending Sales
  - c. General legal update- Counsel
5. Accounts Payable and Monthly Statement
  - a. Accounts Payable Approval – April 2015
  - b. Monthly Statement – March 2015
6. Chairman & Executive Director Comments

Announcements

Public Comment – 3 minutes per person

Adjournment

**INGHAM COUNTY LAND BANK  
FAST TRACK AUTHORITY**

March 30, 2015  
Minutes

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

Members Excused: None

Others Present: Jeff Burdick, Tim Perrone, Dawn Van Halst, Rawley Van Fossen,  
Chris Kolbe, John Krohn

The meeting was called to order by Chairperson Schertzing at 5:00 p.m. in the  
Conference Room of the Ingham County Land Bank, 3024 Turner St, Lansing.

Approval of the March 2, 2015 Minutes

MOVED BY COMM. BAHAR-COOK, SUPPORTED BY COMM. McGRAIN, TO  
APPROVE THE MARCH 2, 2015 MINUTES. MOTION CARRIED UNANIMOUSLY.

Additions to the Agenda: None

Limited Public Comment: None

1. Community Projects Update

Chairperson Schertzing commented that Restoration Works has completed the  
1<sup>st</sup> home at 1501 E. Kalamazoo St and a sale is pending. The 2<sup>nd</sup> home will be  
getting underway sometime spring/summer of this year. Monies from the 1st  
home will help to fund the 2<sup>nd</sup> and a more detailed MOU is being worked out  
between organizations to address timing and scheduling of students.

2. Resolution to authorize the Land Bank to enter into an agreement with Sparrow  
Hospital to accept funds for the demolition and maintenance of a neighborhood  
park at 1112 Prospect Street

MOVED BY COMM. McGRAIN, SUPPORTED BY COMM. BAHAR-COOK, TO  
APPROVE THE AUTHORIZATION OF THE LAND BANK CHAIR TO SIGN AN  
AGREEMENT WITH SPARROW HOSPITAL TO ACCEPT FUNDS FOR THE

DEMOLITION AND MAINTENANCE OF A NEIGHBORHOOD PARK AT 1112 PROSPECT.

Executive Director Burdick presented the most recent agreement provided by Sparrow Hospital. Discussion commenced regarding the proposed agreement. Comm. Bahar-Cook expressed concern with the 3 years stated for coverage of maintenance of property and equipment and would like to see at least 5 years at \$2,000/year. Concern was also mentioned with Sparrow's lack of liability specifically in items III. & IV. of the agreement. The Board discussed their concern regarding the installation of the equipment, ADA compliance, obtaining proper permits and other maintenance costs. The Board agreed they would like the Land Bank attorney to review the agreement and make necessary changes to cover the Land Bank and possibly negotiate a longer period of maintenance paid for by Sparrow. Comm. Bahar-Cook also recommended "sing" be changed to "sign" in the resolution as well as taking out the strange characters in the first whereas.

MOTION, AS AMENDED, CARRIED UNANIMOUSLY.

3. Resolution to approve the sale of 920 Hickory, Lansing, MI and 500 S Pennsylvania Avenue to Joe Vitale for use as a residential rental property and associated open space, respectively

MOVED BY COMM. NOLAN, SUPPORTED BY COMM. BAHAR-COOK, TO APPROVE THE SALE OF 920 HICKORY, 500 S PENNSYLVANIA AVE TO JOE VITALE FOR USE AS A RESIDENTIAL RENTAL PROPERTY AND ASSOCIATED OPEN SPACE

Comm. McGrain asked if Mr. Vitale has any unpaid property taxes and asked if his rental properties were appropriately registered. Mr. Kolbe commented that property tax records are showing as current and all rentals are properly registered.

MOTION CARRIED UNANIMOUSLY.

4. Resolution to approve the sale of 623 N Sycamore, Lansing, MI to Joe Vitale for use as open space for the adjacent residential property to the south

MOVED BY COMM. NOLAN, SUPPORTED BY COMM. BAHAR-COOK, TO APPROVE THE SALE OF 623 N SYCAMORE TO JOE VITALE FOR USE AS OPEN SPACE.  
MOTION CARRIED UNANIMOUSLY.

5. Review and approval of rounds 3 and 4 of demolitions planned through Help for Hardest Hit Blight Elimination funds

MOVED BY COMM. NOLAN, SUPPORTED BY COMM. HOPE, TO APPROVE ROUNDS 3 AND 4 OF DEMOLITIONS PLANNED THROUGH HELP FOR HARDEST HIT BLIGHT ELIMINATION FUNDS

Comm. McGrain expressed concern with the spreadsheet presented and the information provided. He questioned the missing information in the recommended disposition column and would like to see more detail before voting. Executive Director Burdick mentioned staff has met to discuss disposition of NSP2 properties and the next step is to look at disposition for all HHF properties.

MOTION BY COMM. McGRAIN, SUPPORTED BY BAHAR-COOK TO TABLE APPROVAL OF ROUNDS 3 & 4 OF DEMOLITIONS UNTIL MAY. MOTION CARRIED UNANIMOUSLY.

6. Planning for the Future Direction of the ICLB – Discussion Item

Discussion of the future direction of the ICLB took place. Comm. McGrain asked Executive Director Burdick for a summary of the discussion to be presented to the Board for review at the May meeting.

7. Property Maintenance, Renovation & Development

7a. Residential and Commercial Property Update – Dashboard

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

7b. Garden Program Update – Dashboard

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

7c. Completed and Pending Sales

Chairperson Schertzing stated the sales reports were included in the meeting packet.

7d. General Legal Update - Counsel

Mr. Perrone stated there are half a dozen land contract forfeitures, one eviction on a land contract, a rental eviction next week, and one land contract purchaser remains in bankruptcy in which we are working with the Trustee.

8. Accounts Payable and Monthly Statements

8a. Accounts Payable Approval – March, 2015

MOVED BY McGRAIN, SUPPORTED BY COMM. NOLAN, TO APPROVE THE ACCOUNTS PAYABLE FOR MARCH, 2015. MOTION CARRIED UNANIMOUSLY.

8b. Monthly Statements – December 2014, January 2015, February 2015

The unaudited December 2014, January 2015 and February 2015 monthly financial statements were received and placed on file.



9. Chairman and Executive Director Comments

Executive Director Burdick presented the Board with the communications update by Piper & Gold. Comm. Hope stated it may be a good idea if Piper & Gold would help work on the outreach and communication regarding the Hardest Hit Funds Demolitions.

Announcements:

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

Limited Public Comment: None

The meeting adjourned at 7:43 p.m.

Respectfully submitted,  
Dawn R Van Halst

### **Board Vision Session Summary – March 30, 2015**

- It is imperative the Land Bank find a steady flow of income to sustain itself going well into the future. The Land Bank needs to continue developing innovative methods to return properties to the tax roll.
- Currently, rentals and land contracts are the two most reliable sources of revenue for the Land Bank. According to the ICE Fair and Affordable Housing report, the tri-county region is in need of quality and affordable rental housing.
- Although the Land Bank does not fully control which properties it receives through the foreclosure process, it should continue to be strategic in focusing investment/redevelopment in concentrated areas to have a fuller impact on neighborhood stabilization.
- Single-family renovation/development will continue, as these are the primary types of properties received by the Land Bank through the tax foreclosure process. However, the Land Bank needs to further itself from NSP 2 and other subsidy funded types of renovations (high investment/low return) and focus on offering quality housing with more modest investment.
- The Land Bank also needs to concentrate more on 'missing middle' type housing (row houses, flats, single family attached) especially on the properties it is now banking for future development. Where feasible, the Land Bank should develop these housing types, especially if they are rental, as the concentration of rental in one development will provide a steady revenue stream and easier management.
- The Land Bank must continue serving as a facilitator for private sector development, as this will return properties to the tax roll and allow the Land Bank to collect a significant amount in specific tax (5/50).
- The Land Bank can also support the missions of other non-profits, such as GLHC or VOA, by providing development opportunities for senior, veteran or supportive housing that can be owned and/or managed by these entities.
- The Land Bank shall continue to partner with other government entities to develop housing in neighborhoods. It can also bolster CHDOs operating in Lansing (GLHC, CAHP) by providing properties at low cost for renovation.
- The Land Bank needs to enhance its neighborhood engagement efforts, especially concerning future use/disposition strategies of its properties. Citizens need to be better informed of Land Bank activities and efforts. Staff and Board members need to be voices/advocates for the Land Bank in the community.
- Vacant properties can be banked for future development, sold to adjacent property owners, or gardened as an interim banking mechanism. The Land Bank should re-evaluate appropriate pricing for vacant residential properties to promote the acceleration of side lot sales where appropriate.
- Periodically, the Land Bank Board should engage in this type of strategic discussion concerning the future of the organization.



April 29, 2015

To: Ingham County Land Bank Board Members

From: Jeff Burdick, Executive Director

Subject: Request to purchase 523 N. Walnut Street and 521 N. Walnut Street (as vacant lot, once demolished), Lansing, MI by Joe Vitale

Joe Vitale has signed a purchase agreement to buy the Land Bank-owned home located at 523 N. Walnut Street and the adjacent property at 521 N. Walnut Street, after it is demolished. Mr. Vitale intends to fully rehabilitate the residential duplex at 523 N. Walnut Street to be used as a rental and to create a side lot and utilize the remaining garage on the future vacant lot at 521 N. Walnut Street. These two properties will be combined post demolition. Mr. Vitale provided a rough sketch of his plans for both properties and a list of improvements and investments he plans to make to the house at 523 N. Walnut Street. These, along with a location map of the properties, are included in your agenda packet.

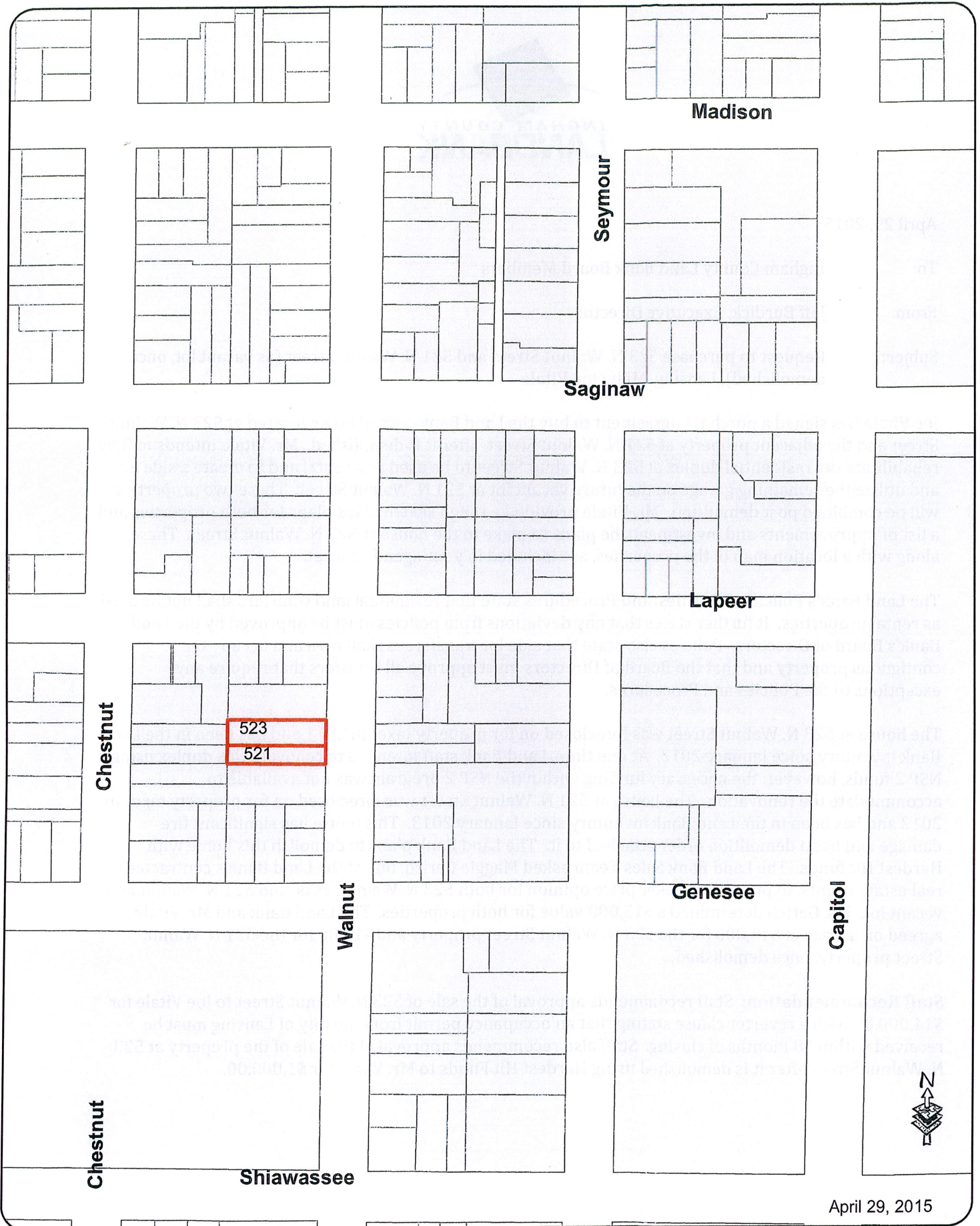
The Land Bank's Policies, Priorities, and Procedures state that residential land transfers shall not be used as rental properties. It further states that any deviations from policies must be approved by the Land Bank's Board of Directors. Policies also state that side lot transferees shall own and occupy the contiguous property and that the Board of Directors must approve all transfers that require any exceptions to the Policies and Procedures.

The house at 523 N. Walnut Street was foreclosed on for property taxes in 2011 and has been in the Land Bank inventory since January 2012. At one time, Land Bank staff intended to renovate this duplex using NSP 2 funds, however, the necessary funding within the NSP 2 program was not available to accommodate the renovation. The house at 521 N. Walnut Street was foreclosed on for property taxes in 2012 and has been in the Land Bank inventory since January 2013. This house has significant fire damage and has a demolition order attached to it. The Land Bank plans to demolish this home with Hardest Hit funds. The Land Bank Sales Team asked Maggie Gerich, one of the Land Bank's contracted real estate agents, to provide a broker price opinion for both 523 N. Walnut 'as is' and 521 N. Walnut as a vacant lot. Ms. Gerich determined a \$15,000 value for both properties. The Land Bank and Mr. Vitale agreed on a price of \$14,000 for the 523 N. Walnut Street property and \$1,000 for the 521 N. Walnut Street property, once demolished.

**Staff Recommendation:** Staff recommends approval of the sale of 523 N. Walnut Street to Joe Vitale for \$14,000.00 with a reverter clause stating that an occupancy permit from the City of Lansing must be received within 18 months of closing. Staff also recommends approval of the sale of the property at 523 N. Walnut Street after it is demolished using Hardest Hit Funds to Mr. Vitale for \$1,000.00.



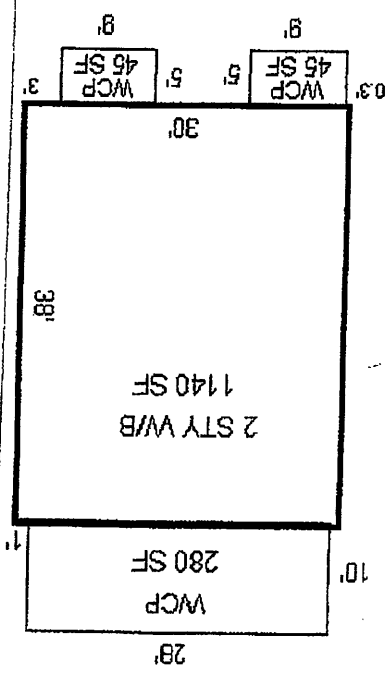
# 521 & 523 N. Walnut Street



S23/S25 N. Walnut sidewalk

N. WALNUT ST

existing  
point  
drive

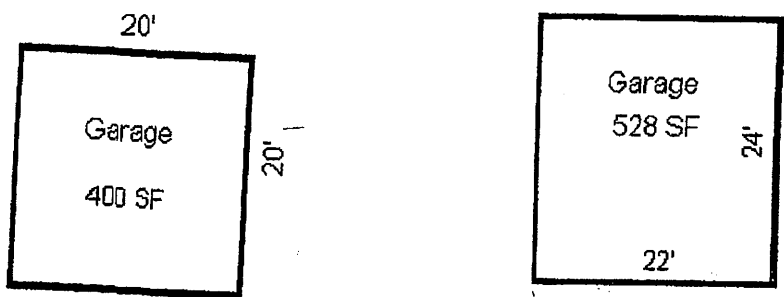


521 to be  
demo'd  
HMF

- Picket fence across both Parks to be
- Drive to remain
- Noise down on 521 N.
- Walnut to be
- Scabbed a
- would have
- as grass/pavement

existing 6' wood fence

likely need drive to  
appt machine to garage





Walnut Duplex – Improvements	
Tree Trimming and Tree Removal	\$300.00
Porch Repair and Exterior Painting.	\$2,000.00
Refinish Hardwood Floors – (materials only)	\$500.00
New Water Heater x 2	\$1200.00
Furnace Replacement x 2	\$4000.00
Plumbing Repairs	\$3000.00
Electrical Repairs	\$5000.00
New Appliances Kitchen and Washer and Dryer x 2	\$3800.00
Blinds	\$400.00
Fresh Interior Paint (materials only)	\$500.00
Hauling Trash	\$500.00
Window Repairs, Screens, Etc	\$500.00
Total	\$21,700
Long Term:	
New Windows and Wood Siding Restoration	\$10,000
Painting Garage	\$1,000
Installing 4 New Garage Doors	\$1,000
Installing Lighting in Back	\$1,000
Fencing Back with Privacy and sides/front picket	\$3,000
Total	\$16,000
Grand Total	\$37,700

INGHAM COUNTY LAND BANK AUTHORITY

**RESOLUTION TO APPROVE THE SALE OF 523 N. WALNUT STREET, LANSING, IN WHICH THE HOUSE WILL BE USED AS A RESIDENTIAL RENTAL AND TO APPROVE THE SALE OF 521 N. WALNUT STREET POST DEMOLITION OF THE EXISTING RESIDENTIAL STRUCTURE TO JOE VITALE**

**RESOLUTION #15-**

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

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

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

**WHEREAS**, the Ingham County Land Bank Fast Track Authority received title to an improved, residential property in Lansing, Michigan (33-01-01-16-108-181 – 523 N. Walnut Street) in 2012 through local unit rejection of the property; and

**WHEREAS**, the Ingham County Land Bank Fast Track Authority received title to an improved, residential property in Lansing, Michigan (33-01-01-16-108-171 – 521 N. Walnut Street) in 2013 through local unit rejection of the property; and

**WHEREAS**, Joe Vitale, the interested purchaser of the residential structure located at 523 N. Walnut Street wishes to fully rehabilitate the house and rent it to tenants, and

**WHEREAS**, the purchase price of the property shall be \$14,000.00, and

**WHEREAS**, the Ingham County Land Bank Fast Track Authority has policies, procedures and administrative rules regarding the disposition of residential property to be used as a rental which require board approval, and

**WHEREAS**, Joe Vitale is also interested in purchasing the property at 521 N. Walnut Street after it is demolished by the Land Bank using Hardest Hit funds, which is directly adjacent to the residential improved property at 523 N. Walnut Street which Mr. Vitale is applying to purchase, and

**WHEREAS**, the purchase price of the property at 521 N. Walnut, post demolition shall be \$1,000.00, and

**WHEREAS**, the Ingham County Land Bank Fast Track Authority has policies, procedures and administrative rules stating that all transferees of side lots must own and occupy the contiguous property and Joe Vitale intends to own but not occupy the adjacent property at 523 N. Walnut

Street; and

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

**THEREFORE BE IT RESOLVED**, that the Authority authorizes the transfer of both properties (523 N. Walnut Street and 521 N. Walnut Street – post demolition) to Joe Vitale.

AYE:

NAY:

ABSENT:



April 29, 2015

To: Ingham County Land Bank Board Members

From: Jeff Burdick, Executive Director

Subject: Hardest Hit Blight Elimination Program – Staff recommended post demolition plans and community outreach to date

The following information is included in your agenda packet to demonstrate established Land Bank-staff recommended post demolition plans for each property in groups 1-4 of the Hardest Hit Blight Elimination program and efforts in procuring community input into the process:

- Spreadsheet of property groups 1-4, complete with both short term and long term post demolition plans/strategies recommended by Land Bank staff
- A frequently asked questions handout developed by Land Bank staff and Piper and Gold concerning the Hardest Hit Blight Elimination program. This FAQ sheet is on display at the Neighborhood Empowerment Center and the City of Lansing's Planning and Neighborhood Development Department. It will also be posted on the Land Bank's revamped website, which should be up and running in about one month. The sheet was also passed out at two Neighborhood Leader meetings organized by Andi Crawford (Lansing's Neighborhood Resource Coordinator) on April 24, 2015.
- Notes from a survey done by Lansing East Side community leaders of select HHF properties in Group 3 (Lansing's East Side).
- Blight certifications completed by the Land Bank's Construction Specialist (Dennis Graham), a licensed builder, for properties questioned by the leaders in the survey.

The Executive Director attended the Old Everett Neighborhood Association (OENA) meeting on April 8 to answer questions regarding the Hardest Hit program. Group 1 HHF properties are within OENA's boundaries. The Executive Director and other Land Bank staff also presented at the two Neighborhood Leader meetings at the Neighborhood Empowerment Center on April 24 and answered questions and gathered feedback from the attendees of these two meetings. The Executive Director will attend the Northtown Neighborhood Association meeting on May 12 to discuss the HHF program.





HHF Program Group 1 Demolitions

	Parcel Number	Address	Short Term	Long Term	Notes	District
1	33-01-01-27-428-011	2815 RUTH AVE	Transfer - Side Lot Sale	Transfer - Side Lot Sale	Flood plain	South
2	33-01-01-27-428-241	1832 E WILLARD AVE	Transfer - Side Lot Sale	Transfer - Side Lot Sale	Flood plain	South
3	33-01-01-28-105-071	618 Cooper	Transfer - Side Lot Sale	Transfer - Side Lot Sale		South
4	33-01-01-28-283-092	623 TISDALE AVE	Bank - Future Residential Infill	Bank - Future Residential Infill	shared driveway to west (619 Tisdale)	South
5	33-01-01-28-334-031	218 Astor Avenue	Transfer - Side Lot Sale	Transfer - Side Lot Sale		South
6	33-01-01-28-405-441	210 Denver Avenue	Transfer - Side Lot Sale	Transfer - Side Lot Sale	burnt	South
7	33-01-01-28-432-121	713 Denver	Garden Program	Revisit - either side lot sale or res. infill	near Lyons Street school	South
8	33-01-01-28-453-041	3331 Stabler Street	Transfer - Side Lot Sale	Transfer - Side Lot Sale	ideal for neighbor to the south	South
9	33-01-01-29-378-052	1822 W Holmes	Garden program - larger urban ag project	Transfer to adjacent school	Lansing Charter Academy borders part of it	South
10	33-01-01-29-426-241	712 Dunlap	Transfer - Side Lot Sale	Transfer - Side Lot Sale		South
11	33-01-01-29-478-301	911 Loa Street	Transfer - Side Lot Sale	Transfer - Side Lot Sale	interested party to the east	South
12	33-01-01-30-453-171	3128 VIKING RD	Garden Program	Bank - Future Residential Infill		South
13	33-01-01-31-278-101	2600 Greenbelt	Transfer - Side Lot Sale	Transfer - Side Lot Sale		South
14	33-01-01-31-278-171	2320 Fielding	Garden Program	Transfer - Side Lot Sale		South
15	33-01-01-31-278-351	2513 Greenbelt	Transfer - Side Lot Sale	Transfer - Side Lot Sale		South
16	33-01-01-32-101-231	2008 Ferrol	Reevaluate area to determine infill possibility	Bank - Future Residential Infill		South
17	33-01-01-32-251-351	1116 EATON CT	Transfer - Side Lot Sale	Transfer - Side Lot Sale	split between neighbors	South
18	33-01-01-32-427-021	4501 S MLK Jr	Bank - Future Corridor Development	Bank - Future Corridor Development	adjacent property sold by LB as commercial	South
19	33-01-01-32-477-261	836 Dornell	Garden Program	Bank - Future Residential Infill	ideal for accessible housing	South
20	33-01-01-32-478-101	4908 Delray	Garden Program	Bank - Future Residential Infill	ideal for accessible housing	South
21	33-01-01-32-480-161	5000 Delbrook Avenue	Garden Program	Bank - Future Residential Infill	ideal for accessible housing	South
22	33-01-01-33-205-224	3516 JEWELL AVE	Bank - Future Residential Infill	Bank - Future Residential Infill		South
23	33-01-01-34-402-071	1526 E Cavanaugh Rd	Transfer to Govt Entity (County Parks)	Transfer to Govt Entity (County Parks)	across from Hawk Island, back in woods	South
24	33-01-05-05-202-201	1301 W JOLLY RD	Transfer - Side Lot Sale	Transfer - Side Lot Sale		South
25	33-01-05-05-202-222	1315 W Jolly	Transfer - Side Lot Sale	Transfer - Side Lot Sale		South

## HHF Program Group 2 Demolitions

	<u>Parcel Number</u>	<u>Address</u>	<u>Short Term</u>	<u>Long Term</u>	<u>Notes</u>	<u>District</u>
1	33-01-01-04-106-331	511 W Fairfield Ave	Transfer - Side Lot sale	Transfer - Side Lot Sale	transfer to property to the east	Northwest
2	33-01-01-04-177-041	2818 Turner St	Transfer - Side Lot sale	Transfer - Side Lot Sale	transfer to property to the south	Northwest
3	33-01-01-08-256-201	1337 N MLK Jr	Transfer - Side Lot sale	Transfer - Side Lot Sale	split between both sides	Northwest
4	33-01-01-08-282-161	1312 Roosevelt	Transfer - Side Lot sale	Transfer - Side Lot Sale	preference - property to the north	Northwest
5	33-01-01-08-376-221	813 Cawood	Garden Program	Transfer - Side Lot Sale	revisit ownership status of adj prop	Northwest
6	33-01-01-08-426-091	1135 Princeton	Bank - Future res infill	Bank - Future res infill	across from S4B campus	Northwest
7	33-01-01-08-428-141	1000 N MLK JR BLVD	Garden Program	Bank - corridor infill	house next door in forfeiture	Northwest
8	33-01-01-08-428-371	1117 Princeton	Garden Program	Bank - future res infill	across from S4B campus	Northwest
9	33-01-01-08-455-291	931 N MLK Jr	Transfer - Side Lot sale	Transfer - Side Lot Sale	Stephan Williams interested party	Northwest
10	33-01-01-08-476-041	912 N MLK JR BLVD	Transfer - Side Lot sale	Transfer - Side Lot Sale		Northwest
11	33-01-01-08-476-091	820 N MLK Jr	Bank - corridor infill	Bank - corridor infill		Northwest
12	33-01-01-08-481-031	740 N MLK Jr	Garden Program	Bank - corridor infill		Northwest
13	33-01-01-09-179-011	1412 N Chestnut	Transfer - Side Lot sale	Transfer - Side Lot Sale	transfer to property to the north	Northwest
14	33-01-01-09-181-031	1326 N Chestnut	Garden Program	Transfer - Side Lot Sale	revisit ownership status of adj prop	Northwest
15	33-01-01-09-181-101	1337 N WALNUT ST	Transfer - Side Lot sale	Transfer - Side Lot Sale	transfer to property to the south	Northwest
16	33-01-01-09-307-031	1022 N Pine Street	Garden Program	Bank - future res infill	GLHC possible partner	Northwest
17	33-01-01-09-307-131	512 W KILBORN ST	Transfer - Side Lot sale	Transfer - Side Lot Sale	neighbor interested in purchasing	Northwest
18	33-01-01-09-352-191	613 BROOK ST	Transfer - Side Lot sale	Transfer - Side Lot Sale		Northwest
19	33-01-01-09-355-001	925 N Sycamore	Transfer - Side Lot sale	Transfer - Side Lot Sale	shared driveway to the south	Northwest
20	33-01-01-09-356-181	611 Bluff Street	Bank - Future res infill	Bank -future res infill	GLHC possible partner	Northwest
21	33-01-01-09-356-191	613 Bluff Street	Bank - Future res infill	Bank - future res infill	GLHC possible partner	Northwest
22	33-01-01-09-361-211	409 W Oakland	Garden Program	Transfer - Side Lot Sale	revisit ownership status of adj prop	Northwest
23	33-01-01-09-377-101	212 W Oakland Avenue	Garden Program	Bank - corridor infill	monitor status of adjacent proper	Northwest
24	33-01-01-16-357-240	525 W LENAWEET ST	Bank - Future res infill	Bank - future res infill	major investors own adj props	Northwest
26	33-01-01-17-227-251	729 W Saginaw	Bank - corridor infill	Bank - corridor infill		Northwest
27	33-01-01-17-231-011	428 N MLK JR BLVD	Bank - corridor infill	Bank - corridor infill	might end up with 4 props in a row	Northwest
28	33-01-01-17-380-101	424 HURON ST	Transfer - Side Lot sale	Transfer - Side Lot Sale		Northwest

## HHF Program Group 3 Demolitions

	Parcel Number	Address	Short Term	Long Term	Notes	District
1	33-01-01-14-105-051	622 N Hayford	Bank - Future Residential Infill	Bank - Future Residential Infill		Eastside
2	33-01-01-14-304-031	129 S. Magnolia	Garden Program	Bank - Future Residential Infill	Architecture Schematic Ordered	Eastside
3	33-01-01-14-305-181	235 S HAYFORD AVE	Transfer - Side Lot Sale	Transfer - Side Lot Sale	Work to alleviate shared driveway	Eastside
4	33-01-01-14-309-121	324 S HAYFORD AVE	Bank - Future Corridor Development	Bank - Future Corridor Development		Eastside
5	33-01-01-14-327-192	229 S Francis	Bank - Future Residential Infill	Transfer - Side Lot Sale	Revisit regarding funding	Eastside
6	33-01-01-14-329-101	312 S Milfin	Garden Program	Bank - Flood Plain Mitigation	Exp. Transfer opportunities w/ organizations	Eastside
7	33-01-01-14-363-302	608 S FOSTER AVE	Garden Program	Bank - Flood Plain Mitigation	Exp. Transfer opportunities w/ organizations	Eastside
8	33-01-01-15-126-371	1116 E Saginaw	Garden Program	Bank - Future Corridor Development		Eastside
9	33-01-01-15-151-161	325 HAAG CT	Transfer - Side Lot Sale	Transfer - Side Lot Sale		Eastside
10	33-01-01-15-301-131	224 HILL ST	Bank - Future Residential Infill	Bank - Future Residential Infill		Eastside
11	33-01-01-15-302-071	131 HILL ST	Bank - Future Residential Infill	Bank - Future Residential Infill		Eastside
12	33-01-01-15-302-121	211 Hill Street	Bank - Future Residential Infill	Bank - Future Residential Infill		Eastside
13	33-01-01-15-302-221	217 Hill Street	Bank - Future Residential Infill	Bank - Future Residential Infill		Eastside
14	33-01-01-15-302-241	214 S. Hosmer	Bank - Future Residential Infill	Bank - Future Residential Infill		Eastside
15	33-01-01-15-302-231	210 S. Hosmer	Bank - Future Residential Infill	Bank - Future Residential Infill		Eastside
16	33-01-01-15-311-051	321 S Eighth	Transfer - Side Lot Sale	Transfer - Side Lot Sale		Eastside
17	33-01-01-15-355-111	516 S Pennsylvania	Garden Program	Garden Program	Revisit w/ Outpost nearby. Long term GP?	Eastside
18	33-01-01-15-378-043	511 S PENNSYLVANIA AVE	Bank - Future Corridor Development	Bank - Future Corridor Development		Eastside
19	33-01-01-15-378-331	1026 HICKORY ST	Transfer - Side Lot Sale	Garden Program	GP if side lot sale unsuccessful	Eastside
20	33-01-01-15-380-041	1013 Euclid	Transfer - Side Lot Sale	Transfer - Side Lot Sale		Eastside
21	33-01-01-15-380-311	1018 Bement	Revisit - Potential Adjacent Tax Foreclosure	Side Lot Sale	Watch 2015-2016 TF list	Eastside
22	33-01-01-15-380-331	1012 BEMENT ST	Revisit - Potential Adjacent Tax Foreclosure	Side Lot Sale	Watch 2015-2016 TF list	Eastside
23	33-01-01-15-432-101	229 SHEPARD ST	Garden Program	Bank - Future Residential Infill	Shared Driveway to the North	Eastside
24	33-01-01-15-451-251	1417 Elizabeth Street	Garden Program	Bank - Future Residential Infill	Next to Hunter Park	Eastside
25	33-01-01-15-451-261	1419 ELIZABETH ST	Garden Program	Bank - Future Residential Infill	Next to Hunter Park	Eastside
26	33-01-01-15-451-391	426 CLIFFORD ST	Garden Program	Transfer - Governmental Entity	Behind Hunter Park Greenhouse	Eastside
27	33-01-01-15-453-111	537 Clifford	Garden Program	Transfer - Side Lot Sale		Eastside
28	33-01-01-15-479-361	422 REGENT ST	Bank - Future Residential Infill	Revisit - Potential Adjacent Tax Foreclosure		Eastside
29	33-01-01-15-484-111	616 Shepard	Transfer - Side Lot Sale	Transfer - Side Lot Sale		Eastside
30	33-01-01-15-485-061	625 SHEPARD ST	Transfer - Non-Profit Organization	Transfer - Side Lot Sale	Explore infill first	Eastside

## HHF Program Group 4 Demolitions

Parcel Number	Address	Short Term	Long Term	Notes	District
1 33-01-01-21-254-005	1005 Clear Street	Garden Program	Bank - Future Residential Infill	Flood plain	Near South
2 33-01-01-21-254-010	1007 Clear Street	Garden Program	Bank - Future Residential Infill	Flood plain	Near South
3 33-01-01-21-254-022	1015 Clear Street	Garden Program	Bank - Future Residential Infill		Near South
4 33-01-01-21-253-075	1016 Clear Street	Garden Program	Bank - Future Residential Infill		Near South
5 33-01-01-21-277-035	1032 Beech	Transfer - Side Lot Sale	Transfer - Side Lot Sale	Tricia (adj. owner) interested in property	Near South
6 33-01-01-21-329-011	117 Island	Transfer - Side Lot Sale	Transfer - Side Lot Sale	Quality Dairy priority	Near South
7 33-01-01-21-329-262	1427 MCINTYRE CT	Transfer - Side Lot Sale	Transfer - Side Lot Sale	Priority is to property to the North	Near South
8 33-01-01-21-361-081	1845 Osband Avenue	Revisit - Potential Adjacent Tax Foreclosure	Bank - Future Residential Infill	Look at 2015 TF	Near South
9 33-01-01-21-378-012	1607 Coleman Avenue	Bank - Future Residential Infill	Bank - Future Residential Infill	SHPO, ICLB owns vacant lot adjacent	Near South
10 33-01-01-21-378-181	321 W Barnes	Revisit - Potential Adjacent Tax Foreclosure	Bank - Future Residential Infill	Look at 2015 TF	Near South
11 33-01-01-21-427-105	1418 Linval	Bank - Future Residential Infill	Transfer - Non-Profit Organization	Explore funding	Near South
12 33-01-01-21-427-118	1408 Linval	Transfer - Side Lot Sale	Transfer - Side Lot Sale		Near South
13 33-01-01-21-427-147	518 CHRISTIANCY ST	Transfer - Side Lot Sale	Transfer - Side Lot Sale		Near South
14 33-01-01-21-430-225	524 Baker	Revisit - Potential Adjacent Tax Foreclosure	Bank - Future Residential Infill	Look at 2015 TF	Near South
15 33-01-01-21-454-021	118 ISBELL ST	Transfer - Side Lot Sale	Transfer - Side Lot Sale		Near South
16 33-01-01-21-454-027	112 ISBELL ST	Transfer - Side Lot Sale	Transfer - Side Lot Sale		Near South
17 33-01-01-21-459-015	1616 Herbert	Transfer - Side Lot Sale	Transfer - Side Lot Sale		Near South
18 33-01-01-21-463-055	1805 HERBERT ST	Transfer - Side Lot Sale	Transfer - Side Lot Sale		Near South
19 33-01-01-21-463-070	1819 Herbert	Transfer - Side Lot Sale	Transfer - Side Lot Sale		Near South
20 33-01-01-21-477-145	546 Avon	Transfer - Side Lot Sale	Transfer - Side Lot Sale		Near South
21 33-01-01-21-478-070	1612 Bailey	Transfer - Side Lot Sale	Transfer - Side Lot Sale		Near South
22 33-01-01-21-483-080	1812 LINVAL ST	Transfer - Side Lot Sale	Transfer - Side Lot Sale		Near South





Virg Bernero, Mayor

## Hardest Hit Blight Elimination Program FAQs

### What is the Hardest Hit Blight Elimination program?

The City of Lansing and Ingham County Land Bank recently received \$6 million in federal funding to administer the Hardest Hit Blight Elimination Program. The funding for this program comes from the U.S. Department of Treasury's Hardest Hit fund and is being administered in Michigan by the Michigan State Housing Development Authority (MSHDA).

The Hardest Hit Blight Elimination program provides \$25,000 total per property that can be used for the acquisition, abatement of hazardous materials, and demolition of identified and certified blighted residential properties owned by the Land Bank in the City of Lansing. While the Land Bank does have the ability to purchase privately owned, blighted properties through the program, it is not likely that many properties will be purchased due to time constraints and costs.

### How many homes will be demolished?

The \$6 million received provides funding for approximately 240 demolitions of blighted residential structures in Lansing.

### What is blight? Why demolition?

Blight refers to properties that are in a state of disrepair and attract undesirable or unlawful activity, which negatively impacts homeowners and neighborhoods by reducing property values and draining local government resources. Blighted, vacant and abandoned homes are a serious issue for Ingham County homeowners, neighborhoods and communities.

By demolishing these blighted structures, the goal is to stabilize property values and surrounding neighborhoods. It would require a significant number of more resources to maintain and clean these properties than to remove them.

### Why is the Land Bank demolishing these properties?

All of the properties on the list for demolition are currently owned by the Land Bank. Through careful assessment, experienced Land Bank staff determined that these properties are in need of demolition due to structural or other significant physical deficiencies. Requirements of the Hardest Hit Blight Elimination program say that each property must be certified as blighted and that the certification is



made by a licensed builder. Each of the properties on the list has been certified as being blighted by the Land Bank's Construction Manager, who is a licensed builder.

**How does this program define blight?**

In order to be eligible for this program, each property must be certified as being blighted. Blighted structures are defined through this program as:

- Considered a public nuisance according to local code or ordinance.
- Is a nuisance because of age, physical condition or use.
- Has had utilities, plumbing, heating, or sewage disconnected, destroyed, removed or rendered ineffective so that the property is unfit for the intended use.

**Where can I see the list of properties?**

A list of properties can be acquired from the Land Bank. The Land Bank also intends to include a list of properties in the program on its website – [www.inghamlandbank.org](http://www.inghamlandbank.org). This should be made available on the website by early summer 2015.

**What is the timeline for this project?**

The program started in February 2015 and has an 18-month duration. Actual demolitions should commence in July 2015, with the program ending in late summer 2016. The Hardest Hit Blight Elimination Program requires that 25% of the funds be spent in the first six months of the program and 70% must be spent within the first 12 months of the program.

**Is there flexibility in which properties are listed for demolition?**

Yes, the Land Bank would like to hear from neighborhoods about properties believed appropriate or inappropriate for demolition. This feedback process could possibly result in a property being added to or removed from the list.

**Can someone purchase a home listed for demolition?**

These homes have been certified as blighted and would require a significant amount of money to bring them up to code. If someone is interested in purchasing and rehabilitating one of the properties with this in mind, they could contact the Land Bank Sales Team at 517-267-5221 to discuss.

**Will adjacent neighbors be notified prior to the demolition of a nearby house?**

Neighborhood notification is required under the City of Lansing's demolition permit process. Adjacent property owners and property owners on both sides of the block of the proposed activity shall be notified 72 hours prior to the commencement of demolition work. In addition, all adjacent neighbors will be sent a notification letter approximately six weeks in advance of the demolition. Acceptable methods of notification include direct mail, door hangers or fliers.

**Can items be salvaged from a home prior to demolition?**

Selective salvaging of useable items in the home prior to demolition will be done by Land Bank personnel where appropriate and possible. Because of the funding requirements and strict timeline of the program, a full-scale deconstruction of homes will not be able to occur.

**Will hazardous materials such as asbestos be removed prior to demolition?**

Yes, all homes will be surveyed for asbestos and hazardous materials. Any such material deemed present through these surveys will be removed/abated prior to demolition.

**What will be done with the lot after demolition?**

Land Bank staff will develop a post-demolition plan for each of the listed properties. There are three possibilities for post-demolition lots:

1. Sell to adjacent homeowner. First priority would be to a homeowner occupant.
2. Bank or hold on to the property for future development. This option makes the most sense for neighborhoods that are close to transit, the Downtown area, parks, schools and other amenities or along main corridors.
3. Turn to gardened lots through the Land Bank Garden Program. This is a good short to mid-term strategy for a property if the long-term strategy is redevelopment.

The Land Bank will work with the community to determine best post-demolition plans for the lots.

**Who will own the lot after demolition?**

The Land Bank will continue to own the lot until it is sold to the adjacent property owner or redeveloped and sold. The Land Bank is responsible for the maintenance of properties it owns (mowing, trash/debris removal, etc.).

**Can someone purchase the lot after demolition?**

Yes. Lots will be available for purchase if it is determined sale of the lot is the best strategy for post-demolition. Interested parties would work with the Land Bank Sales Team by calling 517-267-5221.

**Will basements be removed or filled?**

All basements will be completely removed and filled with Class II fill. The lot will be graded with topsoil and seeded for grass.

**Will utility lines remain?**

Electrical will be cut off by the Board of Water and Light and Consumers Energy will disconnect gas at the house prior to demolition. The City of Lansing will not grant a demolition permit until documentation that utilities have been disconnected and retired are provided.

**Who should I talk to if I have concerns?**

Please call or email Land Bank Executive Director Jeff Burdick at 517-267-5221 or [jburdick@ingham.org](mailto:jburdick@ingham.org).



**NOTES from Survey of East Side Homes Included in  
The Proposed HHA Blight Elimination Program  
Survey Date 17 April 2015**

**214 and 210 Hosmer Street** - Go ahead and take down, but prioritize for infill development with attractive multi-unit. Perhaps engage nearby institutional partners, e.g., MSHDA, Sparrow. The possibility of connecting these lots with two contingent demolitions on Hill Street offers the opportunity for a creative infill project. Recommend that we explore possibilities.

**131 Hill Street** - This block generally looks good. We hesitate to take down 131. We wondered why it is recommended for demolition and whether it might not be marketed to someone who would value proximity to Sparrow.

**211 and 217 Hill Street:**

**217 Hill Street** is a definite demolition.

**211 Hill Street** looks iffy. The possibility of connecting these lots with two contingent demolitions on Hosmer Street offers the opportunity for a creative infill project. Recommend that we explore possibilities.

**For all of the properties on Elizabeth, Hickory and Shepard** – we have concerns that these blocks / streets are generally stable and that demolition plans should include consideration of the impact of vacant lots and plans for re-use.

**1417 and 1419 Elizabeth St.** - Right on the east edge of Hunter Park, these would be wonderful houses for a small family interested in the park-as-playground, or subsidized housing for AmeriCorps involved in gardening or park-based projects. If the interior is beyond repair, we thought that this would be a good spot for redevelopment---a larger house with driveway.

**1026 Hickory** - Again, would like to see or hear about the interior to understand recommendation for demo on a reasonably dense and well-maintained street.

**616 Shepard** - Shepard Street is coming back so we want to be very careful about demos on this street. However, 616 looks like it might have significant water damage.

**625 Shepard** - This looks good from the outside-need to hear what about the interior recommends it for demo.

## Help for Hardest Hit – Blight Elimination Program

Address: 131 HILL ST.

Parcel #: 33-01-01-15-302-071

This property meets the following criteria under the definition of "blighted property" in the Help for Hardest Hit - Blight Elimination Program.

**FOR DEMOLITION PROJECTS: SELECT QUALIFYING STATUTORY DEFINITION OF "BLIGHTED" FOR THIS PROPERTY:**

- ☒ Considered a public nuisance according to a local code or ordinances.
- ☒ Is a nuisance due to age, physical condition or use.
- ☐ Has had utilities, plumbing, heating or sewerage disconnected, destroyed, removed, or rendered ineffective so that the property is unfit for the intended use.

Signed: 

Date: 1-14-15

Other Notes:

  
) CRACKED FOUNDATION WALL



Dennis Graham  
Construction Manager  
3024 Turner St  
Lansing, MI 48906  
517-267-5221

Dec 2014

## Help for Hardest Hit – Blight Elimination Program

Address: 224 HILL ST.

Parcel #: 33-01-01-15-301-131

This property meets the following criteria under the definition of "blighted property" in the Help for Hardest Hit - Blight Elimination Program.

**FOR DEMOLITION PROJECTS: SELECT QUALIFYING STATUTORY DEFINITION OF "BLIGHTED" FOR THIS PROPERTY:**

- ☐ Considered a public nuisance according to a local code or ordinances.
- ☒ Is a nuisance due to age, physical condition or use.
- ☐ Has had utilities, plumbing, heating or sewerage disconnected, destroyed, removed, or rendered ineffective so that the property is unfit for the intended use.

Signed: \_\_\_\_\_

Date: 1-20-15

Other Notes:

BUSTED DOOR



Dennis Graham  
Construction Manager  
3024 Turner St  
Lansing, MI 48906  
517-267-5221



## Help for Hardest Hit – Blight Elimination Program

Address: 625 SHEPARD ST.

Parcel #: 33-01-01-15-485-061

This property meets the following criteria under the definition of "blighted property" in the Help for Hardest Hit - Blight Elimination Program.

**FOR DEMOLITION PROJECTS: SELECT QUALIFYING STATUTORY DEFINITION OF "BLIGHTED" FOR THIS PROPERTY:**

- ☒ Considered a public nuisance according to a local code or ordinances.
- ☒ Is a nuisance due to age, physical condition or use.
- ☐ Has had utilities, plumbing, heating or sewerage disconnected, destroyed, removed, or rendered ineffective so that the property is unfit for the intended use.

Signed: \_\_\_\_\_

Date: 1-14-15

Other Notes:

- 1) RED TAG 5-5-14.
- 2) ROOF DAMAGE
- 3) WATER DAMAGE



Dennis Graham  
Construction Manager  
3024 Turner St  
Lansing, MI 48906  
517-267-5221

Dec 2014

## Help for Hardest Hit – Blight Elimination Program

Address: 1026 HICKORY ST.

Parcel #: 33-01-01-15-378-331

This property meets the following criteria under the definition of "blighted property" in the Help for Hardest Hit - Blight Elimination Program.

**FOR DEMOLITION PROJECTS: SELECT QUALIFYING STATUTORY DEFINITION OF "BLIGHTED" FOR THIS PROPERTY:**

- ☐ Considered a public nuisance according to a local code or ordinances.
- ☒ Is a nuisance due to age, physical condition or use.
- ☐ Has had utilities, plumbing, heating or sewerage disconnected, destroyed, removed, or rendered ineffective so that the property is unfit for the intended use.

Signed: \_\_\_\_\_

Date: 1-14-15

Other Notes:

0) WATER DAMAGE  
0) BOWED FOUNDATION WALL  
0) SLOPED FLOORS



Dennis Graham  
Construction Manager  
3024 Turner St  
Lansing, MI 48906  
517-267-5221

Dec 2014

## Help for Hardest Hit – Blight Elimination Program

Address: 1417 ELIZABETH ST.

Parcel #: 33-01-01-15-4S1-2S1

This property meets the following criteria under the definition of "blighted property" in the Help for Hardest Hit - Blight Elimination Program.

**FOR DEMOLITION PROJECTS: SELECT QUALIFYING STATUTORY DEFINITION OF "BLIGHTED" FOR THIS PROPERTY:**

- ☐ Considered a public nuisance according to a local code or ordinances.
- ☒ Is a nuisance due to age, physical condition or use.
- ☐ Has had utilities, plumbing, heating or sewerage disconnected, destroyed, removed, or rendered ineffective so that the property is unfit for the intended use.

Signed: \_\_\_\_\_

Date: 1-20-15

Other Notes:

) BUSTED DOOR  
) BOILED FOUNDATION WALL



Dennis Graham  
Construction Manager  
3024 Turner St  
Lansing, MI 48906  
517-267-5221

Dec 2014

## Help for Hardest Hit – Blight Elimination Program

Address: 1419 ELIZABETH

Parcel #: 33-01-01-15-451-261

This property meets the following criteria under the definition of "blighted property" in the Help for Hardest Hit - Blight Elimination Program.

**FOR DEMOLITION PROJECTS: SELECT QUALIFYING STATUTORY DEFINITION OF "BLIGHTED" FOR THIS PROPERTY:**

- ☐ Considered a public nuisance according to a local code or ordinances.
- ☒ Is a nuisance due to age, physical condition or use.
- ☐ Has had utilities, plumbing, heating or sewerage disconnected, destroyed, removed, or rendered ineffective so that the property is unfit for the intended use.

Signed: \_\_\_\_\_

Date: 1-20-15

**Other Notes:**

BOWLED FOUNDATION WALL  
WATER DAMAGE



Dennis Graham  
Construction Manager  
3024 Turner St  
Lansing, MI 48906  
517-267-5221

Dec 2014



#### Media Relations:

- One of the Land Bank's commercial properties (commonly referred to as the PARO building) was included in City Pulse as an Eyesore of the Week. In the same issue, however, was a primarily positive, in-depth piece looking at demolitions and Hardest Hit funding. Links to both are below.

#### Media Clips:

2/16/2015	Lansing Community College Radio	Eric Schertzing on Lansing Online News Radio	<a href="https://www.youtube.com/watch?v=6l0_j-O8rbs&amp;feature=youtube_gdata_player">https://www.youtube.com/watch?v=6l0_j-O8rbs&amp;feature=youtube_gdata_player</a>
3/15/2015	Detroit Free Press	Business leaders in the news	<a href="http://www.freep.com/story/money/business/michigan/2015/03/15/business-leaders-awards/70248304/">http://www.freep.com/story/money/business/michigan/2015/03/15/business-leaders-awards/70248304/</a>
4/3/2015	Allen Neighborhood Center newsletter	Buy a House from the Land Bank!	PDF available
4/8/2015	City Pulse	Land blank	<a href="http://www.lansingcitypulse.com/lansing/article-11239-land-blank.html">http://www.lansingcitypulse.com/lansing/article-11239-land-blank.html</a>
4/8/2015	City Pulse	Eyesore of the week	<a href="http://npaper-wehaa.com/citypulse/2015/04/08/#?article=2486164">http://npaper-wehaa.com/citypulse/2015/04/08/#?article=2486164</a>
4/13/2015	Lansing Online News	Eric Schertzing - Lansing Online News Radio 4-13-2015	<a href="https://www.youtube.com/watch?v=QPb6pFuknYQ&amp;feature=youtube_gdata_player">https://www.youtube.com/watch?v=QPb6pFuknYQ&amp;feature=youtube_gdata_player</a>





## Communications Plan

UPDATED MARCH 2015

### SITUATION ANALYSIS

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The Ingham County Land Bank has maintained a visible role in the community in recent years. This has brought it to the fortunate point of needing to refine its key messages and ensure there is true understanding in the Greater Lansing community of the role and purpose of the Land Bank.

In 2015, the Land Bank wants to have a particular focus on being known for more than just demolitions, while also working better with neighbors and neighborhood organizations regarding property disposition plans, identifying properties for demolition and other topics connected to Hardest Hit funding. The Land Bank wants to expand its communications on commercial redevelopment opportunities and wants to be a leader in communicating the vision for redevelopment.

### KEY MESSAGES:

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**Creating: Place • Creating: Community • Creating: Opportunity**

To help build a solid and sustainable community presence for the Ingham County Land Bank, it's important for the Greater Lansing community to understand some key things about the Land Bank including the following **Key Messages**:

- **The Vision:** The Ingham County Land Bank envisions a future for the county in which property values are stable or rising, tax foreclosures are reduced and foreclosed property is quickly returned to valuable use. In this future, neighborhoods and commercial areas will be more vibrant and prosperous, attracting and retaining diverse residents to live, work, play and raise families in Ingham County.
- **The Mission:** The mission of the Ingham County Land Bank is to build great places, strengthen our communities and generate sustainable economic prosperity. The Land Bank is a strategic economic tool designated to support growth and investment in our community by returning tax reverted, purchased, donated and unclaimed land to productive use more rapidly than might have been possible otherwise.
- **The Ingham County Land Bank is a community and economic development tool for all of Ingham County.**



- When the Creating: Place, Creating: Community, Creating: Opportunity language is used, place typically encompasses housing, community typically encompasses garden and outreach programs and opportunity typically encompasses commercial efforts.
- **The Ingham County Land Bank creates better places** by improving the community's unique neighborhoods' quality and safety through home renovations, demolitions, building new homes, repurposing vacant properties and providing affordable home ownership in Greater Lansing.
- **The Ingham County Land Bank creates a better community** by bringing together neighbors, government and other organizations to create gardens, murals, neighborhood watch programs and other efforts that strengthen the quality of life in Greater Lansing.
- **The Ingham County Land Bank creates better opportunity** for sustainable economic prosperity by returning properties to productive use, increasing the tax base and providing affordable and innovative solutions for commercial redevelopment and vibrant mixed-use projects.

## OBJECTIVES

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### COMMUNICATIONS OBJECTIVE ONE: INCREASE UNDERSTANDING OF THE INGHAM COUNTY LAND BANK AND ITS ROLE IN THE COMMUNITY.

The most significant goal for strategic communications is to increase the Land Bank's visibility and use each communications opportunity as a chance to better educate the target audiences about the Land Bank's key messages. Having clear messages and vigorously sticking to them will also help clarify and distinguish the different between the Land Bank and the Ingham County Treasurer's Office.

### COMMUNICATIONS OBJECTIVE TWO: SUPPORT HOME SALES EFFORTS AND INCREASE THE NUMBER OF HOMES SOLD.

Developing campaigns and grassroots opportunities to connect directly with potential home buyers, as well as with realtors, will reduce the Ingham County Land Bank's vacant inventory, get more home owners into Greater Lansing neighborhoods and provide the Land Bank with additional revenue.

**ADDED FOR 2015:** In 2015, we will focus on selling the remaining NSP2 homes as well as the South Lansing condominiums.

### COMMUNICATIONS OBJECTIVE THREE: INCREASE VISIBILITY FOR COMMERCIAL PROPERTIES, INVESTMENTS AND REDEVELOPMENT PROJECTS.

In addition to returning homes to productive use and tax rolls, creating opportunities to redevelop and reuse commercial properties and vacant land is a critical component in contributing to economic prosperity. Raising the visibility of current projects and connecting with target audiences for new projects will help in meeting the Land Bank's commercial goals.

### COMMUNICATIONS OBJECTIVE FOUR: SUPPORT AND MAINTAIN STRATEGIC COMMUNICATIONS PLANNING AND MESSAGING FOR LAND BANK PROGRAMS OR PARTNER ORGANIZATIONS.

Articulating the relationship between, and differences between, some of the Land Bank's programs with independent identities and strong partners is an important step in ensuring a clear understanding of the Land Bank, what it is, and what it is not.

## TARGET AUDIENCES

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In 2014, Target Audience Profiles should be completed to identify and leverage demographic and psychographic trends for each target audience. These profiles will help steer creative and tactical efforts for the Land Bank.



Target audiences for the Land Bank are:

- Low Income Set Aside (LISA) Home Buyers
- Minority Home Buyers
- Traditional Home Buyers
- Realtors
- Commercial Property Buyers and Developers
- Economic Developers
- Local Elected Officials
- Neighborhood Groups
- Community-Based Organizations

## STRATEGIES

### COMMUNICATIONS OBJECTIVE ONE: INCREASE UNDERSTANDING OF THE INGHAM COUNTY LAND BANK AND ITS ROLE IN THE COMMUNITY.

The most significant goal for strategic communications is to increase the Land Bank's visibility and use each communications opportunity as a chance to better educate the target audiences about the Land Bank's key messages. Having clear messages and vigorously sticking to them will also help clarify and distinguish the difference between the Land Bank and the Ingham County Treasurer's Office.

STRATEGY ONE: Develop and implement processes and concepts for common communications functions including media, events, presentations, etc.

#### TACTICS:

- Develop profiles of Target Audiences. **Completed in 2014.**
- Create collateral materials that help audiences understand the process properties and individuals go through associated with the Land Bank, including flowcharts, a user's guide and FAQ. **Graphics/flowcharts completed in 2014. FAQ to be developed as part of website revamp in 2015.**
- Develop Talking Points and share with staff and board members to keep message consistent. **Completed in 2014. Redistribute in 2015 as reminder.**
- Develop working plans for repeating events/occurrences:
  - Unsolicited media contacts.
  - Spring and Fall Showcase. **Completed in 2014.**
  - Summer Open Houses. **Completed in 2014.**
  - Bus Tours.
  - Holiday Open House. **Completed in 2014.**
- Issue an Impact Report to the community annually. **Completed in 2014.**
- Develop an electronic newsletter for home owners.
- **Develop and launch a new website.**

STRATEGY TWO: Proactively engage in media relations and outreach to raise visibility for the Land Bank and reinforce key messages. **Expand and enhance these efforts in 2015.**

#### TACTICS:

- Consistently identify stories that need to be told; homebuyers, financial partners, community partners, staff, commissioners, Land Bank impact on the community, Land Bank successes, etc.

- Develop Land Bank home buyer profiles, appealing to a diverse audience; young professionals, families, low-income and minorities. **Completed in 2014.**
- Pitch stories to Ingham County media.
- Build Media List for Ingham County publications and outlets. **Completed in 2014.**
- Leverage major events to draw attention to the Ingham County Land Bank and its key messages. **Completed in 2014.**
- Coordinate "Getting to Know You" meetings with local reporters.
- Coordinate a "Coffee with the Chair and Commissioners" event for the media and public.
- Evaluate and, where appropriate, place regular ads with the following publication/outlets, identifying events or campaigns relevant on a monthly basis (**completed in 2014**):
  - City Pulse
  - Natural Awakenings
  - Michigan Bulletin
  - Homes & Lifestyles
  - Celebration Cinema
  - Google Ads

**STRATEGY THREE:** Develop and enforce brand standards to ensure staff, Board members and partners reinforce key messages.

**TACTICS:**

- Develop messaging resources specific to Land Bank stakeholders. **Completed in 2014.**
- Develop a brand standards manual.
- Provide Board with written Communications Report for regular meetings. **Completed in 2014.**
- Conduct a Brand Audit to get a handle on different marketing materials and begin to bring into alignment.

**STRATEGY FOUR:** Develop and maintain a targeted, strategic social media presence. **Completed in 2014.**  
**In 2015, the Land Bank will elevate the social media conversation.**

**TACTICS:**

- Increase frequency, consistency and quality of social media posts.
- Standardize brand presence across profiles.
- Develop a social media strategy.
- Identify and purchase Facebook ad opportunities.

**NEW IN 2015 STRATEGY FIVE:** Partner more closely with neighborhood organizations and media to tell a positive story of demolition and the Hardest Hit funds.

**TACTICS:**

- Develop a Hardest Hit funding FAQ. **Completed in 2014.**
- Meet with neighborhood leaders and neighborhood organizations regularly to solicit feedback and share plans.
- Develop training and messaging for new Americorps members.
- Proactively share property disposition plans and solicit feedback via social media.
- Solicit earned media coverage of Hardest Hit program.

**COMMUNICATIONS OBJECTIVE TWO: SUPPORT HOME SALES EFFORTS AND INCREASE THE NUMBER OF HOMES SOLD.**



Developing campaigns and grassroots opportunities to connect directly with potential home buyers, as well as with realtors, will reduce the Ingham County Land Bank's vacant inventory, get more home owners into Ingham County neighborhoods and provide the Land Bank with additional revenue.

STRATEGY ONE: Target LISA buyers to sell 20 LISA homes in 2014. *As of March 2015, the Land Bank only has six left NSP2 homes in its inventory, with offers on four of those.*

**TACTICS:**

- Develop and leverage grassroots relationships with entities throughout the community to gain exposure to LISA audiences. *Completed in 2014.*
  - Partners could include Lansing School District, One Love Global, Lansing City Market, Old Town Commercial Association, Building Michigan Communities, and other nonprofits, churches and government entities.
- Reach out to employers and other private sector partners in the community to communicate with target audiences. *Some completed in 2014 but there is more that could be done in 2015.*
- Assess and implement advertising and direct marketing efforts.
  - Partner with Adams Outdoor Advertising for nonprofit billboard space.
  - Develop and Invest in targeted direct mailing(s)/emails; targeting mailings will allow for identification of potential buyers for NSP2 homes.
- Identify speaking engagements for Land Bank staff. *Completed in 2014, continue in 2015.*

STRATEGY THREE: Support and continue Home Buyer's Club promotions and reaching out to LISA buyers.

**TACTICS:**

- Develop and distribute flyer mailings through the Financial Empowerment Center and Center for Financial Health. *Completed in 2014.*
- Develop profiles for Home Buyer's Club participants who have purchased a Land Bank home. *Completed in 2014.*

STRATEGY FOUR: Target new professionals (Generation Y/Millennial) buyers (research indicates this generation is the second largest group of recent homebuyers).

**TACTICS:**

- Develop and enforce a process through which newly for sale properties are exposed to this audience.
- Develop a calendar to communicate property completion dates and property photo deadlines.
- Connect with community groups such as Grand River Connection, Junior League and Lansing Jaycees to discuss opportunities to host a meet-up or get in front of their members.

**COMMUNICATIONS OBJECTIVE THREE: INCREASE VISIBILITY FOR COMMERCIAL PROPERTIES, INVESTMENTS AND REDEVELOPMENT PROJECTS.**

In addition to returning homes to productive use and tax rolls, creating opportunities to redevelop and reuse commercial properties and vacant land is a critical component in contributing to economic prosperity. Raising the visibility of current projects and connecting with target audiences for new projects will help in meeting the Land Bank's commercial goals.

STRATEGY ONE: Perform audit of commercial properties.

**TACTICS:**

- Develop list of commercial properties. *Completed in 2014.*

- Identify key commercial properties to promote. **Completed in 2014.**
- Create flyers for key commercial properties with maps, zoning and location features. **Completed via LoopNet in 2014.**

**STRATEGY TWO:** Identify and articulate opportunities for potential commercial buyers. **Expanded for 2015.**

**TACTICS:**

- Develop commercial property buyer/partnership success stories. **Completed in 2014.**
- Begin to feature commercial properties for sale on social media.
- Develop commercial properties page on website.
- Meet/communicate with CEDAM, MEDC and MSHDA to identify grassroots opportunities.
- Identify paid/earned media opportunities.
- **Communicate the vision for redevelopment utilizing potential project mock-ups and renderings on social media and via signage at commercial property sites.**
- **Periodically release mock-ups and renderings to the press with property disposition plans.**
- **Draft GLBM and LSJ Viewpoint columns about redevelopment potential.**
- **Engage with the Regional Prosperity Initiative.**

**COMMUNICATIONS OBJECTIVE FOUR: SUPPORT AND MAINTAIN STRATEGIC COMMUNICATIONS PLANNING AND MESSAGING FOR LAND BANK PROGRAMS OR PARTNER ORGANIZATIONS.**

Articulating the relationship between, and differences between, some of the Land Bank's programs with independent identities and strong partners is an important step in ensuring a clear understanding of the Land Bank, what it is, and what it is not.

**STRATEGY ONE:** Develop and implement consistent messaging for the Ingham County Land Bank's two primary partner relationships: Ingham County Treasurer's Office and Ingham County Garden Program.

**TACTICS:**

- Create collateral materials for each partnership outlining the ways in which the partnership works and provide to staff, partners and Board.
- Hold an "Ingham County Partnerships and You" community meeting where the public can learn about the different programs, key players, ways they are impacted and opportunities for involvement.

Other programs and partner organizations to consider developing messaging for:

- City of Lansing
- Ingham County Treasurer's Auctions
- Capital Community Bike Share
- Step Forward Michigan
- Money Smart Week
- Historic Property Organizations (SHPO/MHPN/Preservation Lansing)

## **MEASUREMENT OF SUCCESS**

Ultimately, much of the communications success is dependent on the overarching success of the Land Bank as a whole. That being understood, success will be measured by a number of factors including:

- Homes and properties sold.
- Analysis of the quality of media coverage and quantity of storytelling opportunities.

- Social media metrics.
- Completion of individual campaign tactics and elements.
- Land Policy Institute partnership.

**POTENTIAL FOR PRIMARY RESEARCH:**

In the future, it may be beneficial to conduct market penetration and comprehension/recall research within Greater Lansing to more concretely measure outreach efforts and effectiveness.



INGHAM COUNTY LAND BANK  
ACTIVITY REPORT  
March 31, 2015

Property Inventory	Inventory as of 12/31/2014	Acquired as of 3/31/2015	Rental or Garden as of 3/31/2015	Demolished as of 3/31/2015	Sold as of 3/31/2015	Current Inventory as of 3/31/2015
Structures	344	2	(4)	0	6	336
Rentals	29	0	4	0	0	33
Gardens	109	0	2	0	0	111
Vacant Land	631	0	(2)	0	4	625
Commercial Rental	3	0	0	0	0	3
Commercial Vacant	14	0	0	0	0	14
Commercial	6	0	0	0	0	6
<b>TOTAL(S)</b>	<b>1,136</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>10</b>	<b>1,128</b>

Land Contracts (L/C)	Current L/C as of 3/31/2015
L/C Residential	23
L/C Commercial	2
<b>L/C Total</b>	<b>25</b>

Approved Line of Credit as of 3/31/2015	
Total Line of Credit	\$ 5,000,000.00
Obligated	\$ 3,475,000.00
Available Balance	\$ 1,525,000.00

For Sale (by Program)	Pending Sales as of 3/31/2015	Sold as of 3/31/2015	Current For Sale as of 3/31/2015
NSP1	0	1	0
NSP2	3	2	3
HOME	1	1	0
CDBG	2	0	2
LB	3	2	3
Eden Glen	0	0	14
<b>TOTAL(S)</b>	<b>9</b>	<b>6</b>	<b>22</b>



ICLB - For Sale								
Parcel #	Address	LISA	Program	Agent	Listing Exp. Date	Price	Accepted Offer	Close Date
33-01-01-22-281-061	1225 Allen Street	LISA	NSP-2	Mitch C.	8/19/2015	\$55,000		
33-01-01-10-327-021	1142 Camp Street	LISA	NSP-2	Maggie G.	7/1/2015	\$45,000		
33-01-01-21-377-111	1616 Coleman Avenue	LISA	NSP-2	Adriane L.	6/16/2015	\$64,900	\$64,900	
33-01-01-21-460-028	326 Isbell Street	LISA	NSP-2	Joyce W.	3/20/2015	\$63,500	\$63,500	
33-01-01-08-409-351	1139 W Maple Street	LISA	NSP-2	Adriane L.	7/15/2015	\$69,500	\$69,500	
33-01-01-21-483-130	548 Norman Street	LISA	NSP-2	Brian H.	2/16/2015	\$69,500	\$69,500	
33-01-01-08-332-031	1132 Comfort Street		HOME	City			Unfinished	
33-01-01-10-181-191	1220 Massachusetts Avenue		HOME	City		\$68,000	Unfinished	
33-01-01-33-433-121	636 Julia Street		HOME	City			Unfinished	
33-01-01-29-232-211	1025 Poxson Avenue		HOME	ICLB			Unfinished	
33-01-01-31-354-021	4817 Sylvester Avenue		HOME	ICLB			Unfinished	
33-01-01-17-255-071	1120 W. Ionia Street		HOME	ICLB			Unfinished	
33-01-01-17-135-151	1705 S. Genesee Drive		HOME	ICLB			Unfinished	
33-01-01-32-302-005	4529 Pleasant Grove Road		HOME	ICLB			Unfinished	
33-01-05-06-455-051 (061)	6057-61 Wise Road		HOME	ICLB			Unfinished	
33-01-01-08-428-291	1017 Princeton Avenueue		CDBG	Mitch C.	9/13/2015	\$69,000		
33-01-01-17-401-061	1310 W. Allegan Street		CDBG	Brian H.	5/15/2015	\$79,500	\$79,500	
33-01-01-08-176-391	1417 N. Jenison Avenue		CDBG	Joyce W.	3/26/2015	\$74,000	\$74,000	
33-01-01-08-176-201	1600 W. Willow Street		CDBG	City			Unfinished	
33-01-01-21-427-118	1408 Linval Street		CDBG	City			Unfinished	
33-01-01-17-253-071	1314 W. Ionia Street		CDBG	City			Unfinished	
33-01-01-31-126-221	3325 W Holmes Road		LB	Brian H.	1/3/2015	\$88,500		
33-01-01-15-476-231	1512 E. Kalamazoo Street		LB	Brian H.	7/17/2015	\$58,500		
33-01-01-14-353-161	422 S. Magnolia Avenue		LB	ICLB		\$10,000	\$10,000	4/29 @ 9AM
33-01-01-33-151-181	3712 Lowcroft Avenue		LB	ICLB	n/a	\$3,000		Unrenovated
33-01-01-28-284-081	532 Tisdale Avenue		LB	ICLB			Unfinished	
33-01-01-08-176-461	1517 Redwood Street		LB	ICLB			Unfinished	
33-01-01-31-153-221	4012 Hillborn Avenue		LB	ICLB			Unfinished	
Eden Glen Condominiums								
33-01-05-10-227-041	1738 Maisonette Drive		LB	Adriane L.	5/19/2015	\$49,500		
33-01-05-10-227-021	6141 Scotmar Drive		LB	Maggie G.		\$51,000		
33-01-05-10-227-030	6159 Scotmar Drive		LB	Maggie G.		\$48,000		
33-01-05-10-227-020	6139 Scotmar Drive		LB	ICLB			Do Not Show	
33-01-05-10-227-076	1703 Maisonette Drive		CDBG	Mitch C.	3/29/2015	\$49,500		
33-01-05-10-227-068	1723 Maisonette Drive		CDBG	Mitch C.	3/29/2015	\$49,500		
33-01-05-10-227-061	1733 Maisonette Drive		CDBG	Brian H.	3/31/2015	\$49,500		
33-01-05-10-227-064	1739 Maisonette Drive		CDBG	Brian H.	3/31/2015	\$49,500		
33-01-05-10-227-078	1707 Maisonette Drive		CDBG	Maggie G.	3/31/2015	\$49,500		
33-01-05-10-227-069	1725 Maisonette Drive		CDBG	Adriane L.	3/24/2015	\$49,500		
33-01-05-10-227-063	1737 Maisonette Drive		CDBG	Adriane L.	3/24/2015	\$49,500		
33-01-05-10-227-053	1745 Maisonette Drive (3 Bdm)		CDBG	Adriane L.	3/24/2015	\$52,500		
33-01-05-10-227-002	6103 Scotmar Drive		CDBG	Maggie G.	3/31/2015	\$49,500		
33-01-05-10-227-022	6143 Scotmar Drive		CDBG	Joyce W.	3/30/2015	\$49,500		
33-01-05-10-227-007	6113 Scotmar Drive		CDBG	Joyce W.	3/30/2015	\$49,500		
33-01-05-10-227-009	6117 Scotmar Drive (3 Bdm)		CDBG	Mitch C.	5/18/2015	\$52,500		
33-01-05-10-227-017	6133 Scotmar Drive		CDBG	Maggie G.	3/31/2015	\$49,500		
Last Updated: 4/27/2015 - R. Van Fossen Saved in L- Drive Sales Team Folder								



#	Parcel #	Address	Status	Price	Buyer(s) Name	Program	5/50 Waived?
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Current Inquiries						
#	Parcel #	Address	Date Sold	Price	Buyer(s) Name	Program
1	33-01-01-09-201-042	E. Reasoner (115)		TBD	Ryan Lowe	DEMO NSP-2
2	33-01-01-14-352-061	S. Clemens (419)		TBD	George Jhaheen	DEMO CDBG
3	33-01-01-10-205-191	Ohio Avenue (1521)		\$1.00	Kent Schultz	14 Tax Foreclosure
4	33-09-09-31-351-012	5. Waverly Road		TBD	J. Hageman, E. Farrow	n/a
5	33-01-01-14-376-082	5. Francis Avenue		TBD	Michale Charles	n/a
6	33-01-01-32-427-021	S. MLK Jr. Blvd (4501)		TBD	Frank Jay	n/a
7	33-01-01-10-177-091	New York Avenue (1510)		TBD	Mark Brown	Garden
8	33-01-01-09-363-011	N. Pine Street (726)		\$650.00	Northwest Initiative	Garden
Pending Sales						
1	33-01-01-08-409-431	W. Maple Street (1215)		\$1,596 (FMV)	Andrew Garza	NSP-2
2	33-01-01-15-408-061	(V/I) E. Kalamazoo		\$941.00	J. Daniel Enquist	n/a
3	33-01-01-17-204-221	W. Saginaw Street (1205)		\$878.00 (FMV)	Marziva Toghyan	NSP-2
4	33-01-01-10-377-031	Johnson Avenue (823)		\$2,309 (FMV)	Shannon Chambers	NSP-1
5	33-01-01-19-401-098	No Street Frontage		\$100.00	Hon. Virg & Teri Bernero	06 Tax Foreclosure
6	33-01-01-05-427-075	No Street Frontage		\$1,000.00	Tara & Jim Geller	n/a
7	33-02-02-29-256-001	(V/I) Aztec Way		\$1,500.00	Mary Govoni	n/a
Sold Lots - 2015						
#	Parcel #	Address	Date Sold	Price	Buyer(s) Name	Program
1	33-01-01-10-482-041	714 Mahlon		\$2,095 (FMV)	Jon Getchel	NSP-2 DEMO
2	33-01-01-06-129-101	3214 Westmont Avenue		\$1,000.00	Niruka Lopez	n/a
3	33-01-05-10-176-181	(V/I) No Street Frontage		\$4,500.00	Holiday Park Realty, LLC	n/a
4	33-01-01-32-481-011	4809 Delbrook Ave.		\$500.00	Raleigh Jones	Treasurer, Demo
5	33-01-01-16-101-021	N. Sycamore (623)		\$900.00	Joe Vitale	CDBG, Demo
6	33-01-01-15-355-161	S. Pennsylvania Ave. (500)		\$2,000.00	Joe Vitale	Treasurer, Demo
7	33-01-01-31-476-051	Ingham Street (4801)		\$1,390.00	Yolanda Delgado	CDBG, Demo
8	33-01-01-31-476-051	Ingham Street (4801)		\$6,490.00	Josh Martelli	CDBG, Demo

Last Updated:

4/29/2015 - R. Van Fossen

(Lot Split) 4/29/2015

Y



04/29/2015 09:07 PM  
User: JEFF  
DB: Iclb

CHECK REGISTER FOR INGHAM COUNTY LAND BANK  
CHECK DATE FROM 04/01/2015 - 04/30/2015

Page: 1/1

Check Date	Check	Vendor Name	Amount
Bank GEN			
04/15/2015	11909	BOARD OF WATER & LIGHT	796.83
04/15/2015	11910	BOARD OF WATER & LIGHT	580.48
04/15/2015	11911	BOARD OF WATER & LIGHT	394.27
04/15/2015	11912	BOARD OF WATER & LIGHT	3,400.00
04/15/2015	11913	CONSUMERS ENERGY	385.75
04/15/2015	11914	CONSUMERS ENERGY	384.64
04/15/2015	11915	CONSUMERS ENERGY	1,071.15
04/15/2015	11916	CONSUMERS ENERGY	222.16
04/15/2015	11917	CITY OF LESLIE	1,303.04
04/15/2015	11918	DELHI TOWNSHIP	64.90
04/15/2015	11919	UNITED STATES TREASURY	6,048.00
04/15/2015	11920	COMCAST	222.35
04/15/2015	11921	FRANKENMUTH INSURANCE	170.00
04/15/2015	11922	FARMERS INSURANCE	606.16
04/15/2015	11923	GRANGER CONTAINER SERVICE	298.25
04/15/2015	11924	GRANGER LANDSCAPE SUPPLY	48.00
04/15/2015	11925	HOME DEPOT CREDIT SERVICES	28.27
04/15/2015	11926	CITY OF LANSING	855.00
04/15/2015	11927	DBI BUSINESS INTERIORS	313.84
04/15/2015	11928	BESCO WATER TREATMENT, INC.	27.30
04/15/2015	11929	HASSELBRING CLARK CO	265.80
04/15/2015	11930	CEDAM	250.00
04/15/2015	11931	RAYMOND CARTIER	442.83
04/15/2015	11932	AMR ALLIANCES	225.00
04/15/2015	11933	PIPER & GOLD PUBLIC RELATIONS	4,534.95
04/15/2015	11934	CAPITAL IMAGING	23.76
04/15/2015	11935	GREATER LANSING ASSOCIATION OF REAL	200.00
04/15/2015	11936	CURSOR CONTROL INC	1,465.00
04/15/2015	11937	INGHAM COUNTY REGISTER OF DEEDS	29.00
04/15/2015	11938	FIBERWEB, INC	2,296.20
04/15/2015	11939	KWIK CAR WASH	26.97
04/15/2015	11940	LANSING ICE & FUEL	399.38
04/15/2015	11941	CITY OF LANSING	312.16
04/15/2015	11942	MAPLE GROVE PROPERTIES	1,200.00
04/15/2015	11943	INGHAM COUNTY SHERIFF'S OFFICE	319.80
04/15/2015	11944	CITY OF LANSING	100.00
04/15/2015	11945	CITY PULSE	1,018.35
04/15/2015	11946	KUNTZSCH BUSINESS SERVICES INC	1,812.50
04/15/2015	11947	ERADICO SERVICES INC	1,050.00
04/15/2015	11948	HAZEN LUMBER, INC.	29.20
04/15/2015	11949	VET'S ACE HARDWARE	110.27
04/15/2015	11950	J & J HARDWOODS, INC.	2,075.00
04/15/2015	11951	MIDWEST POWER EQUIPMENT	382.50
04/15/2015	11952	CAPITAL EQUIPMENT & SUPPLY	434.16
04/15/2015	11953	BWB CLEANING	406.20
04/15/2015	11954	COMMERCIAL CLEANING	716.84
04/15/2015	11955	RED CEDAR CONSULTING, LLC	265.00
04/15/2015	11956	ALPHA & OMEGA CHIMNEY & MASONRY SER	658.00
04/15/2015	11957	ETC	1,360.00
04/15/2015	11958	KELLEY APPRAISAL COMPANY	650.00
04/15/2015	11959	MOLENAAR & ASSOCIATES, INC	650.00
04/15/2015	11960	ADRIANE LAU	175.00
04/15/2015	11961	METRO DEVELOPMENT CORP.	1,842.46
04/15/2015	11962	ZERO DAY	800.00
04/15/2015	11963	KEBS, INC.	1,150.00
04/15/2015	11964	AMO INSPECTIONS & APPRAISALS	2,560.00
04/15/2015	11965	JEFFREY BURDICK	90.56
04/15/2015	11966	RAWLEY VAN FOSSEN	31.06
04/15/2015	11967	JOHN KROHN	395.05
04/15/2015	11968	ROXANNE CASE	566.16
04/15/2015	11969	DENNIS GRAHAM	341.50

GEN TOTALS:

Total of 61 Checks:	48,881.05
Less 0 Void Checks:	0.00
Total of 61 Disbursements:	48,881.05

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

<b>Assets</b>	
Cash	\$ 131,276.44
Accounts Receivable	\$ 7.45
Land Contract Receivable	\$ 1,277,643.86
Land Contract Interest Receivable	\$ 65,299.93
Land Contract Escrow	\$ 13,958.69
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	\$ 26,053.58
Lansing City Receivable - General	\$ 2,489.32
CDBG County Receivable	\$ -
CDBG Receivable - Lansing Demo	\$ 3,618.20
CDBG Lansing Rehab Receivable	\$ 3.00
CDBG City TA Receivable	\$ -
NSP 3 Lansing City Receivable	\$ -
NSP County Receivable	\$ -
NSP 2 Receivable	\$ -
HOME Lansing City Receivable	\$ 27,000.28
Michigan Blight Elimination Rec	\$ 98,826.00
MSDHA Ash Street Rec	\$ -
Brownfield Rec	\$ 10,865.00
Due from other funds	\$ 2,181,401.58
Inventory - NSP2	\$ 493,100.00
Inventory	\$ 5,896,936.99
<b>Total Assets</b>	<b>\$ 10,372,294.92</b>

<b>Liabilities</b>	
Accounts Payable	\$ (27.31)
Notes Payable - PNC Bank	\$ 3,475,000.00
Due to MSHDA - NSP 2	\$ -
Due to Ingham County	\$ 955,251.26
Due to MSHDA	\$ 493,100.29
Due to City of Lansing	\$ 976,500.00
Due from other funds	\$ 2,181,401.58
Rental Deposit	\$ 14,900.00
Good Faith Deposits	\$ 8,414.00
Land Contract Escrow	\$ 8,335.97



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

Deferred Revenue	\$ 224,400.00
Employee Contribution - Health Car	\$ 1,724.90
<b>Total Liabilities</b>	<b>\$ 8,339,000.69</b>

<b>Retained Earnings</b>	<b>\$ 1,664,170.12</b>
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<b>Total Net Assets</b>	<b>\$ 369,124.11</b>
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**INGHAM COUNTY LAND BANK AUTHORITY**  
**STATEMENT OF REVENUES, EXPENSES AND CHANGE IN NET ASSETS**  
**MARCH 31, 2015**

<b>Revenues</b>	
Property Sales	\$ 125,563.25
NSP 1 City of Lansing Revenue	\$ -
NSP 3 City of Lansing Revenue	\$ -
HOME City of Lansing Revenue	\$ -
HOME Sale Proceeds Revenue	\$ 43,064.98
Lansing Reinvestment Revenue	\$ 7,816.70
NSP 2 MSHDA Revenue	\$ 33,963.26
NSP 2 MSHDA Admin Revenue	\$ -
NSP 2 Program Income	\$ -
NSP 2 General Revenue	\$ -
NSP County Revenue	\$ -
CDBG City TA Revenue	\$ -
CDBG Lansing Demo Revenue	\$ -
Brownfield Revenue	\$ -
Michigan Blight Elimination Rev	\$ -
Interest Income	\$ 70,842.36
Developer Fee Revenue	\$ 26,618.32
Rental Income	\$ 51,276.90
Garden Program Revenue	\$ 1,399.25
Specific Tax Revenue	\$ -
Late Fee Revenue	\$ 800.40
Purchase Option Fee Revenue	\$ -
Miscellaneous Revenue	\$ 67.38
Donation	\$ -
Property Maintenance Revenue	\$ 375.00
CDBG Revenue - Lansing Rehab	\$ -
Ingham County Allocation	\$ 400,000.00
<b>Total Revenues</b>	<b>\$ 761,787.80</b>

<b>Operating Expenses</b>	
Costs of Projects	\$ 28,237.71
Supplies	\$ 2,494.90
Audit Fee	\$ -
Communication	\$ 659.29
Security	\$ 154.46
Memberships	\$ 550.00
Rental	\$ 9,813.48
Equipment - Small Purchase	\$ -
Vehicle Expense	\$ 807.16
Postage	\$ -
Media	\$ 267.95

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

Operating Expenses Cont.

Consultants	\$ 2,125.00
Bank Fee	\$ 328.88
Legal	\$ 3,821.30
Contractual Services	\$ 7,680.00
Software	\$ 531.00
Travel	\$ 1,735.93
Conferences	\$ 1,680.00
Payroll Reimbursement	\$ 95,007.77
Americorp Member	\$ -
Interior Staging	\$ -
Housing Consultation/Counseling	\$ -
Insurance Property	\$ -
Insurance Property Eden Glen	\$ -
Employer Tax Liability	\$ 5,291.99
Payroll Service	\$ 768.60
Workers Compensaton	\$ 2,024.89
Health Insurance Premium Expense	\$ 10,379.86
Section 125 Plan Admin Expense	\$ 745.00
401 (k) Plan Admin Expense	\$ 1,390.00
ERISA Bond Expense	\$ 130.00
Utilities	\$ 1,460.79
Building Maintenance	\$ 2,274.22
Lawn and Snow	\$ 180.00
Land Contract Default	\$ -
Garden Program	\$ 4,506.91
Bicycle Share	\$ -
Rental Expense	\$ 16,098.89
Brownfield Debt Expense	\$ -
HOME Lansing City	\$ 17,039.38
Community Development Projects	\$ -
Interest Expenses	\$ 10,412.20
Cristo Rey Community Center Exp	\$ -
NSP 1 Lansing City	\$ 13,529.23
NSP Ingham County	\$ -
NSP 2	\$ 49,325.57
NSP 2 Program Income Expense	\$ -
NSP 2 Program Income Round 1 Exp	\$ 7,964.62
NSP 3	\$ -
CDBG Lansing Demo	\$ -
CDBG County	\$ -
CDBG Lansing Rehab	\$ 19,202.05
CDBG City Technical Assistance	\$ -

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

Worthington Place - Leslie	\$ 8,436.44
Hardest Hit Fund Program	\$ 11,329.62
Blight Elimination	\$ 53,044.00
<b>Total Operating Expenses</b>	<b>\$ 391,429.09</b>

<b>Total Net Assets, end of period</b>	<b>\$ 370,358.71</b>
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