



PUBLIC NOTICE

REGULAR MEETING of the BOARD of DIRECTORS

Monday, December 17, 2018

4:00 PM

Ingham County Human Resources conference rooms D+E

Health and Human Services Building, 5303 South Cedar Street, Lansing MI

Please mute your cell phone to avoid interrupting the meeting.

AGENDA

1. Call to order
2. Approve minutes of the November 19, 2018 regular meeting
3. Amendments to the agenda
4. Limited public comment 3 Minutes per person
5. Proposed 2019 meeting schedule
6. Resolutions
 - A. Transfer several properties to Eastside Community Action Center
 - B. Transfer of Clark St. properties under land contract
 - C. Grant Consumers Energy an easement for a residential service gas line
7. Updates
 - A. Superintendent's House: meeting with broker, potential lease
 - B. BWL tree service
8. Legal counsel report
 - A. Status of request to cease and desist sale of 1733 W Holmes
9. Financial reports
 - A. Receive Accounts Payable
 - B. Review updated PNC lines of credit transaction history
 - C. Review 2019 budget proposal
10. Reports
 - A. Executive Director See attached
 - B. Board Chairman
11. Limited public comment 3 Minutes per person
12. Adjournment

INGHAM COUNTY LAND BANK

FAST TRACK AUTHORITY

Minutes of the November 19, 2018 Regular Board Meeting

Attendance

Members present: Treasurer Schertzing and Commissioners Crenshaw, Grebner, and Nolan
 Members excused: N/A
 Others present: Executive Director Jeanna Paluzzi; Tim Perrone, Max Boortz, Barbara Kowalk, Laura DeLind

Minutes

1. Call to order

Schertzing called the meeting to order at 4:05 pm in Health and Human Services Building conference rooms D+E, 5303 South Cedar Street, Lansing.

2. Approved minutes

A. September 17, 2018 Regular Board meeting

NOLAN MOVED, SECONDED BY CRENSHAW, APPROVAL OF THE MINUTES AS WRITTEN.

Crenshaw asked about additional staff to take meeting minutes. Paluzzi indicated that Linda will be joining future meetings, but could not join this meeting as this week was negotiated off as a condition of hire. There is also a new voice recorder being tested today, as the County Clerk does not allow its recording equipment to be used without a Clerk staff operating it.

MOTION APPROVED UNANIMOUSLY.

3. Amendments to the agenda

There were no amendments.

4. Limited public comment

Schertzing recognized Max Boortz and Barbara Kowalk, representing the partnership that bought the commercial property at 414 Baker, Lansing. Boortz indicated that while he has architectural drawings in place and materials stockpiled, he can't accomplish the project by the purchase's reverter clause date. Paluzzi clarified that the December 15 reverter date applies to just the roof, not the entire project. Boortz indicated that the roof decay has structurally compromised the load-bearing wall integrity. Crenshaw asked if a 90 day extension is enough time to complete the roof. Boortz said 6 months was more realistic.

GREBNER MOVED, CRENSHAW SECONDED, MOVED EXTENDING THE REVERTER CLAUSE BY 90 DAYS AND DIRECTING STAFF TO VISUALLY CHECK PROGRESS ON

THE PROJECT AT 90 DAYS, AND AUTHORIZES THE EXECUTIVE DIRECTOR TO GRANT AN ADDITIONAL 90 DAY EXTENSION IF SUBSTANTIAL PROGRESS HAD BEEN MADE.

MOTION APPROVED UNANIMOUSLY.

5. Board functions

A. No quorum for Dec. 3

The Board agreed to reschedule the December meeting to the 17th at 4 pm.

B. County appointments effective Jan 2019

Paluzzi distributed a chart that identifies board membership since inception. She indicated that she is setting up orientation meetings with the new members before their first meeting in January.

C. Draft 2019 Board meeting schedule

The Board reviewed the proposed schedule in the packet. Crenshaw said meeting after 4 pm would provide more opportunity for public comment. Paluzzi indicated a move to the Land Bank office provides a more readily-found meeting location for visitors and access to office files and computer projection. Paluzzi said she will be consulting with Becky Bennett and new Board members before the next meeting.

6. Staffing

Paluzzi provided Board members with hard copy of resumes for the new hires filling the Finance and Administration Manager and Real Estate Specialist positions.

7. Financials

A. Note: 2019 budget at next meeting noted

B. Review IRS FUTA payment issues

Paluzzi indicated that attorney Tim Perrone, Finance & Admin Mgr Linda Weber and she spoke with the IRS to make progress in resolving IRS concerns regarding FUTA (Federal Unemployment Tax Act) tax payments. Evidently in 2010 the Land Bank started making FUTA payments, but the Land Bank, as a local government authority, is exempt from FUTA. However, since the Land Bank paid the taxes annually, the IRS began to expect them. When the expected amounts were not remitted, the IRS started charges fines, fees, and penalties. The IRS rep gave us a list of tasks to complete to clean up our standing. Due to statute of limitations, the Land Bank will not be able to recoup about \$25,000 in early year payments, but the IRS will wipe out penalties and reimburse about \$1400 from the last three years.

Grebner said this is more grounds to regularize the Land Bank into the County. Paluzzi indicated that county staff made the IRS payments and let the IRS notices languish, but Land Bank staff are resolving the issue.

GREBNER MOVED, NOLAN SECONDED, REQUESTING A PROPOSAL BY JULY 1 FROM THE EXECUTIVE DIRECTOR TO REGULARIZE THE LAND BANK INTO COUNTY

ORGANIZATION.

C. Paychex 401(k) administrator

Paluzzi indicated that Paychex will not discuss 401(k) plan administration without an updated authorization on file.

CRENSHAW MOVED, GREBNER SECONDED, A CHANGE IN PLAN ADMINISTRATOR FROM FORMER EMPLOYEE JOSEPH BONSALL TO EXECUTIVE DIRECTOR JEANNA PALUZZI.

MOTION APPROVED UNANIMOUSLY.

8. Legal counsel

A. 1733 W Holmes

Perrone indicated that he responded in writing to a cease and desist demand regarding the Land Bank's imminent sale of the vacant lot at 1733 West Holmes. The other adjacent neighbor mistakenly felt he had the right to purchase at least half the lot as a side lot; however, the lot size and pricing warrant a market rate sale without side lot sale restrictions on redevelopment.

B. Research exemptions against code compliance fines

Paluzzi requested counsel review of enabling legislation to determine whether Land Banks were exempt from code compliance fines.

C. Weatherhill condo

Grebner asked for an update of his friendly addition to the list of counsel review at the last meeting. Perrone indicated he had followed up by email following the meeting. Schertzing indicated he would contact the condo law expert at Clark Hill.

9. Updates and discussions

A. BWL tree services

Paluzzi indicated her phone messages to date have been unanswered.

B. Consideration due from nonprofits for purchases not related to affordable housing

Schertzing recognized Laura DeLind from the Lansing Urban Farm Project. DeLind indicated that LUFPP leases eight garden lots and rents the house at 653 S Hayford. She indicated that the Land Bank loaned LUFPP \$5000 and that the \$125/month rent was to repay that loan, now repaid many times over. DeLind and her partner have invested personal funds into rehabbing the house, and have not been reimbursed by LUFPP yet. The house is in turn rented to the LUFPP farm manager for a subsidized \$350. Most recently it has been rented to the farm market coordinator. They are conducting a national search for a new farm manager. Schertzing indicated he is on the LUFPP board. Grebner asked about the house value. Schertzing said possibly about \$30K in the floodplain. Paluzzi suggested that the Board defer decision about the rental until it had discussed related policy issues. Nolan publicly thanked DeLind for all that she does in the urban ag community.

Paluzzi indicated there are established policies regarding sales to nonprofits for affordable housing. On this agenda are potential sales to nonprofits for other than affordable housing.

2. 653 S Hayford to residential renter Lansing Urban Farm Project

Paluzzi provided more background. There is no record of a \$5000 loan to LUFP, but rather \$4000 donation for a hoop house next door. A concern is major findings from rental inspections current and past. Current rental inspection violations contribute to fire hazards. Paluzzi had asked LUFP to inspect before the Code site visit to ensure compliance, but LUFP members were too busy. Grebner and Crenshaw both indicated a strong preference to get out of complicated rental agreements. A land contract is not an option. It is in the floodplain, so we should consider a reverter clauses on both the house and adjacent garden properties.

GREBNER MOVED, CRENSHAW SECONDED, AUTHORIZING THE EXECUTIVE DIRECTOR TO NEGOTIATE THE SALE OF 653 S HAYFORD AND ADJACENT VACANT LAND(S) TO LUFP WITH APPROPRIATE REVERTER CLAUSES.

MOTION APPROVED UNANIMOUSLY. SCHERTZING ABSTAINED.

1. 1715 E Kalamazoo to commercial renter Lansing Bike Coop

CRENSHAW MOVED, NOLAN SECONDED, LISTING 1715 E KALAMAZOO AT MARKET RATE.

Paluzzi confirmed the Bike Co-op is a 501(c)3. The Bike Co-op is welcome to buy it at market rate, and can stay until sold. We provided the co-op incubator space, but it does not obligate us to sell it at less than market price.

MOTION APPROVED UNANIMOUSLY.

Paluzzi said this topic tie-bars to an interesting conversation at the Michigan Association of Land Banks leadership summit. By definition, any property acquired by a Land Bank by definition is a brownfield. Consider then that the Land Bank become a Brownfield Redevelopment Authority.

C. Superintendent's House

Paluzzi reviewed information provided in meeting packet and asked for Board feedback. Crenshaw indicated that he favored the Land Bank moving in to provide neighborhood stability and requested checking in with the City about the amount of grant funds available. Nolan indicated her preference trying to sell at a reduced price first, then try auctioning it, then at last resort move in. Nolan asked about the Neighborhood Empowerment Center; Paluzzi indicated that Capital Area Housing Partnership bought it. Grebner said that the Land Bank has already sunk enough money into the property and does not want to spend anymore. He said find somebody who wants it, and sell for what we can get. Paluzzi said staff will be meeting with the assigned broker shortly to come up with a plan. Schertzing indicated that Dave Sheets

bought Teen Challenge at auction.

D. 900 Baker dilemma

Paluzzi reviewed the memo provided in the Board packet. Crenshaw left at 6 pm. The Board indicated a desire to drop rock across the entire Donora side of the lot.

10. Reports

A. Executive Director provided in the Board packet.

B. Board Chairman provided no additional comments.

11. Limited public comment

There was no public comment.

12. Adjournment

The meeting adjourned at 6:10 pm.

Respectfully submitted,
Jeanna M. Paluzzi



~ draft ~

BOARD OF DIRECTORS
Eric Schertzing CHAIR
Deb Nolan DIRECTOR
Mark Grebner TREASURER
Brian Crenshaw SECRETARY

PUBLIC NOTICE

Board of Directors

Regular Meeting Schedule

2019

The Ingham County Land Bank Fast Track Authority Board of Directors will hold the following regularly scheduled meetings, typically on the fourth Wednesday of the month, unless county holidays or County Commissioner meeting schedules compete. *(4th Wed has been cleared with Becky Bennett.)*

Unless otherwise noted, meetings are held:

5:30 pm

*(Emily's has meetings scheduled @ 3:30 pm and 6:30 pm on 4th Weds.
Chris has work conflicts with daytime meetings.)*

Ingham County Land Bank
3024 Turner Street, Lansing MI 48906

Wednesday, January 23

Wednesday, February 27 (Annual Meeting)

Wednesday, March 27

Wednesday, April 24

Wednesday, May 22

Wednesday, June 26

Wednesday, July 24

Wednesday, August 28

Wednesday, September 25

Wednesday, October 23

Thursday, November 21

Wednesday, December 18

*Alternative: What about
6 pm on a Friday
once a month?*

INGHAM COUNTY LAND BANK FAST TRACK AUTHORITY

Creating place. Creating community. Creating opportunity.

Jeanna M. Paluzzi
EXECUTIVE DIRECTOR

3024 Turner Street
Lansing MI 48906

517.267.5221
inghamlandbank.org



**INGHAM COUNTY LAND BANK
FAST TRACK AUTHORITY**

**RESOLUTION TO TRANSFER
1042 DAKIN, 1010 BENSCH, 1012 BENSCH, AND 1120 LATHROP,
LANSING, MICHIGAN
TO EASTSIDE COMMUNITY ACTION CENTER**

RESOLUTION # 18 -

WHEREAS, the Ingham County Land Bank Fast Track Authority (the "Land Bank") has, in its Priorities, Policies, and Procedures, (1) identified factors in determining consideration due upon transfer to nonprofit entities for affordable housing, and (2) consideration is established somewhere between property costs and fair market value, and (3) how much above property costs is a reflection of obligations to providing affordable housing; and

WHEREAS, the Land Bank received title to the residential improved property at 1042 Dakin, Lansing Michigan (Parcel ID# 33-01-01-22-206-142) in 2016, through local unit rejection; subsequently demolished the blighted structure with federal Hardest Hit Fund monies; and has incurred \$5365 in holding costs to date; and

WHEREAS, the Land Bank received title to the residential improved property at 1010 Bensch, Lansing Michigan (Parcel ID# 33-01-01-22-205-231) in 2012, through local unit rejection; subsequently demolished the blighted structure with federal Hardest Hit Fund monies; and has incurred \$2255 in holding costs to date; and

WHEREAS, the Land Bank received title to the residential improved property at 1012 Bensch, Lansing Michigan (Parcel ID# 33-01-01-22-205-222) in 2012, through local unit rejection; subsequently demolished the blighted structure with City of Lansing CDBG funds; and has incurred \$3265 in holding costs to date; and

WHEREAS, the Land Bank received title to the residential improved property at 1120 Lathrop, Lansing Michigan (Parcel ID# 33-01-01-22-254-163) in 2007, through local unit rejection; subsequently demolished the blighted structure with Neighborhood Stabilization Program funds; and has incurred \$1215 in holding costs to date; and

WHEREAS, Eastside Community Action Center has a homeownership program that grooms income-qualified individuals and families towards successful homeownership over a two-year period, and part of that program is placing them in new construction housing, and houses will be built at the four above-named vacant lots accordingly; and

WHEREAS, Eastside Community Action Center would like to purchase the four above-named vacant lots for the purpose of providing affordable housing via a City of Lansing grants, donations, and volunteer labor;

THEREFORE, BE IT RESOLVED, the Land Bank authorizes its Executive Director to negotiate and execute the transfer of 1042 Dakin to Eastside Community Action Center for \$500 plus closing costs, in keeping with Hardest Hit Funds requirements; and

FURTHER BE IT RESOLVED, the Land Bank authorizes its Executive Director to negotiate and execute the transfer of the 1010 Bensch to Eastside Community Action Center for \$500 plus closing costs, in keeping with Hardest Hit Funds requirements; and

FURTHER BE IT RESOLVED, the Land Bank authorizes its Executive Director to negotiate and execute the transfer of the 1012 Bensch to Eastside Community Action Center for \$860 plus closing costs, in keeping with Neighborhood Stabilization Program requirements; and

FURTHER BE IT RESOLVED, the Land Bank authorizes its Executive Director to negotiate and execute the transfer of the 1120 Lathrop to Eastside Community Action Center for \$500 plus closing costs; and

FURTHER, BE IT RESOLVED, the property conveyances shall contain a reverter clause prohibiting the property's use for any purpose other than providing affordable housing via federal and City of Lansing funding requirements, including any sexually oriented business as defined by law, medical marijuana business or dispensary, or casino.

Resolution as adopted (date).

AYE:

NAY:

**INGHAM COUNTY LAND BANK
FAST TRACK AUTHORITY**

**RESOLUTION TO TRANSFER
934 CLARK STREET AND VACANT LOT CLARK STREET,
LANSING, MICHIGAN
CURRENTLY UNDER LAND CONTRACT**

RESOLUTION # 18 -

WHEREAS, the Ingham County Land Bank Fast Track Authority (the "Land Bank"), in its Priorities, Policies, and Procedures, provides for Board review and approval of commercial transactions; and

WHEREAS, the Land Bank received title to both the commercial improved property at 934 Clark Street, Lansing MI (Parcel # 33-01-01-10-409-081) and the vacant lot at Clark Street, Lansing MI (Parcel # 33-01-01-10-409-071) ("the Properties") by tax foreclosure purchase in 2009; and

WHEREAS, on January 31, 2011, the Land Bank as Seller entered into a 15-year Land Contract with RKH Investments, LLC, as Buyer, for the Properties; and

WHEREAS, the Land Contract allows for the Buyer to prepay a portion of the outstanding principal and accrued interest at any time, provided, however, that the principal balance shall not be reduced to less than One Dollar (\$1.00) prior to March 1, 2026; and

WHEREAS, the Land Contract also contains a condition requiring the Properties to remain subject to real property taxes for the full 15-year duration of the Land Contract; and

WHEREAS, the Buyer has proposed to pay off the Land Contract and sell the Properties to a third party, subject to the condition that the Properties remain on the tax rolls through March 2026, which would require an amendment to the Land Contract to eliminate the prohibition against early pay off; and

WHEREAS, the Land Bank is agreeable to the Buyer's proposal.

THEREFORE, BE IT RESOLVED, that the Land Bank Board authorizes an amendment to the Land Contract, to delete the provision prohibiting the principal balance from being reduced to less than One Dollar prior to March 1, 2026, with all other terms and conditions of the Land Contract remaining unchanged; and

FURTHER BE IT RESOLVED, the Land Bank authorizes its Executive Director to negotiate and execute the transfer of the Properties for the amount no less than due per the land contract payoff calculation, plus closing costs.

Resolution as adopted (date).

AYE:

NAY:

INGHAM COUNTY LAND BANK
FAST TRACK AUTHORITY

**RESOLUTION TO GRANT CONSUMERS ENERGY
AN EASEMENT FOR A RESIDENTIAL SERVICE GAS LINE
ACROSS VACANT LOT HULL ROAD, LESLIE MI**

RESOLUTION # 18 -

WHEREAS, the Ingham County Land Bank Fast Track Authority (the "Land Bank"), in its Priorities, Policies, and Procedures, provides for Board review and approval of commercial uses; and

WHEREAS, the Land Bank received title to the agricultural unimproved property at vacant lot Hull Road, Leslie, Michigan (Parcel ID# 33-14-14-16-100-003) located at the Hwy 127 and Covert Road interchange in 2012, through local unit rejection; and has incurred no holding costs to date; and

WHEREAS, Consumers Energy has a gas main that runs along the Land Bank parcel, providing gas service to landowners on Hull and Covert Roads and would like to extend residential gas service to 3525 Hull Road, requiring a 12 foot wide permanent easement across the Land Bank parcel to place the gas line and maintain the connection; and

WHEREAS, Consumers Energy has drafted an easement document that provides for a one-time \$1.00 payment;

THEREFORE, BE IT RESOLVED, the Land Bank authorizes its Executive Director to negotiate and execute the permanent easement across vacant lot Hull Road, Lansing Michigan (Parcel ID# 33-14-14-16-100-003) for \$1 plus recording costs.

Resolution as adopted (date).

AYE:

NAY:



EASEMENT FOR PIPELINES

Master Tract #ROW000916054407
SAP# 1046290081
Design# 10996777
Agreement# MI00000040324

Ingham County Land Bank Fast Track Authority, a Michigan municipal corporation, whose address is 3024 Turner St., Lansing, MI 48906 (hereinafter "Owner")

for \$1.00 and other good and valuable consideration [exempt from real estate transfer tax pursuant to MCLA 207.505(f) and from State real estate transfer tax pursuant to MCLA 207.526(f)] grants and warrants to

CONSUMERS ENERGY COMPANY, a Michigan corporation, One Energy Plaza, Jackson, Michigan 49201 (hereinafter "Consumers")

a permanent easement to enter Owner's land (hereinafter "Owner's Land") located in the Township of Leslie, County of Ingham, and State of Michigan as more particularly described in the attached Exhibit A to construct, operate, maintain (including cathodic protection systems), inspect (including aerial patrol), survey, replace, reconstruct, improve, remove, relocate, change the size of, enlarge, protect, and abandon in place a pipeline or pipelines in, on, under, over, across, and through a portion of Owner's Land (hereinafter "Easement Area") as more fully described in the attached Exhibit B, together with any associated valves, fittings, location markers and signs, communication systems, utility lines, protective apparatus and all other equipment, appurtenances, and facilities, whether above or below grade, useful or incidental to or for the operation or protection thereof, and to conduct such other activities as may be convenient in connection therewith as determined by Consumers for the purpose of transmitting and distributing natural gas.

Additional Work Space: In addition to the Easement rights granted herein, Owner further grants to Consumers, during initial construction and installation only, the right to temporarily use such additional work space reasonably required to construct said pipelines. Said temporary work space shall abut the Easement Area, on either side, as required by construction.

Access: Consumers shall have the right to unimpaired access to said pipeline or pipelines, and the right of ingress and egress on, over, and through Owner's Land for any and all purposes necessary, convenient, or incidental to the exercise by Consumers of the rights granted hereunder.

Trees and Other Vegetation: Owner shall not plant any trees within the Easement Area. Consumers shall have the right from time to time hereafter to enter Owner's Land to trim, cut down, and otherwise remove and control any trees, brush, roots, and other vegetation within the Easement Area.

Buildings/Structures: Owner agrees not to build, create, construct, or permit to be built, created, or constructed, any obstruction, building, septic system, drain field, fuel tank, pond, swimming pool, lake, pit, well, foundation, engineering works, installation or any other type of structure over, under, or on said Easement Area, whether temporary or permanent, natural or man-made, without a prior written agreement executed by Consumers' Real Estate Department expressly allowing the aforementioned.

Ground Elevation: Owner shall not materially alter the ground elevation within the Easement Area without a prior written agreement executed by Consumers Real Estate Department allowing said alteration.

Crop Damage: Grantee shall pay compensation, based on market rates, for all growing crops situated on Grantor's property that are damaged or destroyed by Grantee during the original installation and/or subsequent maintenance, repair or removal of Grantee's facilities installed pursuant to this Easement on Grantor's property. Growing crops shall not mean i) trees or ii) vegetation used in landscaping.

Exercise of Easement: Consumers' nonuse or limited use of this Easement shall not preclude Consumers' later use of this Easement to its full extent.

Ownership: Owner covenants with Consumers that they are the lawful fee simple owner of the aforesaid lands, and that they have the right and authority to make this grant, and that they will forever warrant and defend the title thereto against all claims whatsoever.

Successors: This easement shall bind and benefit Owner's and Consumers' respective heirs, successors, lessees, licensees, and assigns.

Counterparts: This easement may be executed simultaneously in two or more counterparts, each of which shall be deemed an original and all of which together shall constitute one and the same instrument. It is not necessary that all parties execute any single counterpart if each party executes at least one counterpart.

Date: _____ Owner: Ingham County Land Bank Fast Track Authority, a Michigan municipal corporation

By: _____
Its: _____

Acknowledgment

The foregoing instrument was acknowledged before me in _____ County, Michigan,
on _____ by _____ of, Ingham County
Date

Land Bank Fast Track Authority, a Michigan municipal corporation, on behalf of the corporation.

Notary Public

County, _____
Acting in _____ County
My Commission expires: _____

Notary Stamp (Place above line)

Prepared By: Madison Lefke 11/30/2018
Consumers Energy Company
One Energy Plaza
Jackson, MI 49201

After recording, return to:
Carrie Main, EP7-471
Operations Support – Real Estate
Consumers Energy Company
One Energy Plaza
Jackson, MI 49201

EXHIBIT A

Owner's Land

Property ID # 33-14-14-16-100-003

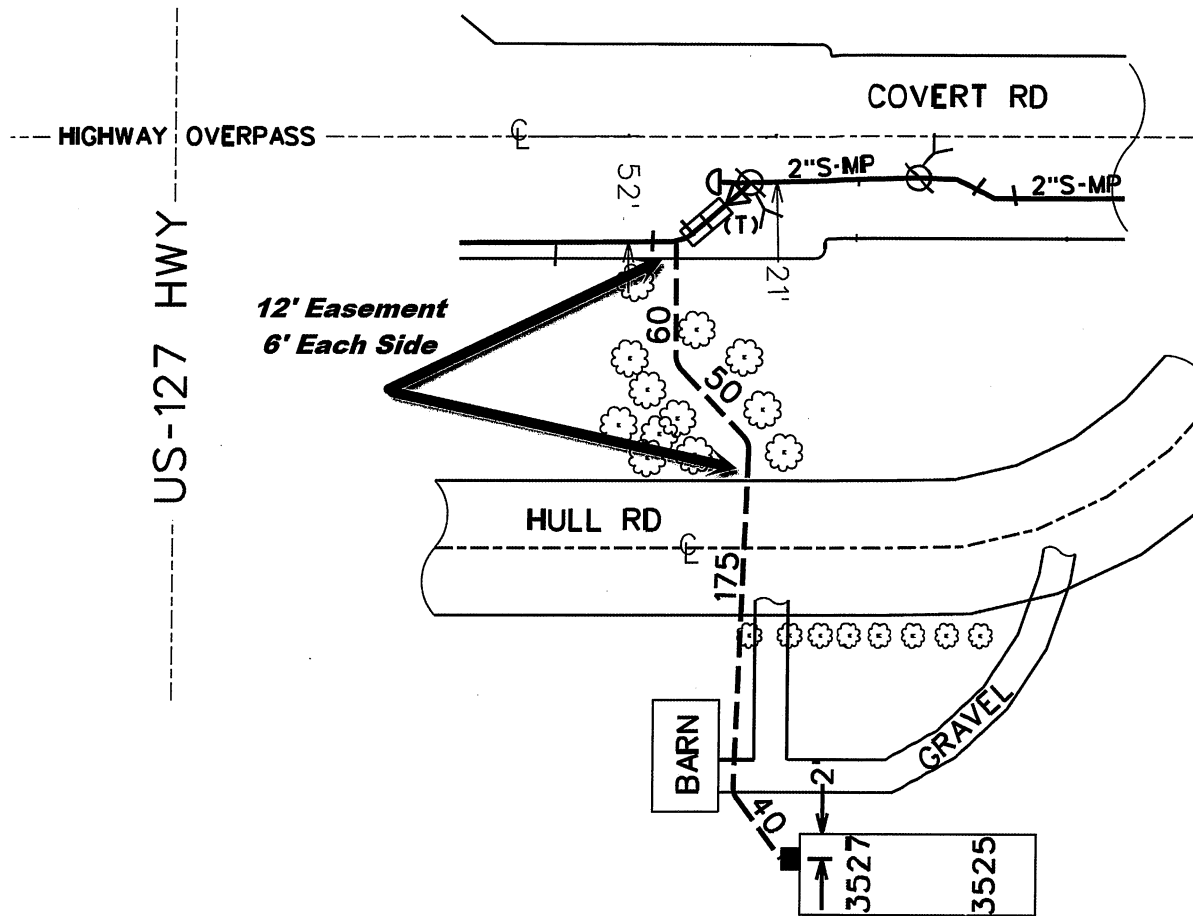
LS-16-5-1-1B All that part of West 32 rods of the Northwest 1/4 of Section 16, which is lies within parcel described as: Beginning a point on West line of Section, which is South 00°14'46" West 80.00 feet from the Northwest corner of said Section, North 89°55'22" East 175.91 feet; thence North 41°00'47" East 26.54 feet; thence North 89°55'22" East 227.40 feet; thence North 00°04'38" West 10.00 feet; thence North 89°55'22" East 164.84 feet; thence South 16°50'54" West 85.54 feet; thence South 67°25'22" West 86.49 feet; thence South 89°55'22" West 378.97 feet; thence South 41°00'47" West 204.00 feet; thence North 00°14'46" West 239.66 feet; thence North 89°55'22" East 33.00 feet to the Point of Beginning of Section 16, Town 1 North, Range 1 West, Leslie Township, Ingham County, Michigan. .900 acres.

Commonly known as: Hull Rd, Leslie, MI 49251

EXHIBIT B

Easement Area

A 12.00 foot-wide strip of land, being 6.00 feet on each side of the centerline of the pipeline constructed on Owner's Land, the centerline to be located approximately as shown in the attached drawing.



User: JEANNA

CHECK DATE FROM 08/01/2018 - 08/31/2018

DB: lclb

Check Date	Check	Vendor Name	Amount
------------	-------	-------------	--------

Bank GEN PNC GENERAL CHECKING

08/17/2018	16958	BOARD OF WATER & LIGHT	698.23
08/17/2018	16959	CAPITAL EQUIPMENT & SUPPLY	14.68
08/17/2018	16960	ROXANNE CASE	190.75
08/17/2018	16961	CONSUMERS ENERGY	184.09
08/17/2018	16962	DELHI TOWNSHIP	16.20
08/17/2018	16963	FELDPASCH CLEANING SERVICES, LLC	245.00
08/17/2018	16964	SCOTT FREDRICKSON CONSTRUCTION	55,575.00
08/17/2018	16965	FRITZY'S LAWN & SNOW	4,590.00
08/17/2018	16966	GRANGER CONTAINER SERVICE	226.31
08/17/2018	16967	APPLIED IMAGING	128.83
08/17/2018	16968	HOLDEN ELECTRIC, INC	231.50
08/17/2018	16969	HOLDERS HEATING & AIR	345.15
08/17/2018	16970	J & J HARDWOODS, INC.	42,400.00
08/17/2018	16971	CAROLYN KING	600.00
08/17/2018	16972	KWIK CAR WASH	8.99
08/17/2018	16973	LAKE STATE LAWN-LANDSCAPING & SNO	1,545.00
08/17/2018	16974	CITY OF LANSING	65.00
08/17/2018	16975	LJ TRUMBLE BUILDERS	68,400.00
08/17/2018	16976	MANER COSTERISAN	3,425.00
08/17/2018	16977	MARK'S LOCK SHOP INC	135.00
08/17/2018	16978	MCKISSIC CONSTRUCTION	1,645.00
08/17/2018	16979	MICHIGAN FLEET FUELING SOLUTIONS L	512.51
08/17/2018	16980	NORTHWEST INITIATIVE	3,090.00
08/17/2018	16981	JEANNA PALUZZI	468.27
08/17/2018	16982	PRECISION PIPING LLC	598.98
08/17/2018	16983	SIELOFF GLASS AND SCREEN	150.00
08/17/2018	16984	SIMON INSULATION	1,233.00
08/17/2018	16985	STATE FARM INSURANCE	1,314.00
08/17/2018	16986	WE'RE DIFFERENT LAWNS & MORE	3,735.00
08/31/2018	16987	ALL STAR SNOW REMOVAL	5,085.00
08/31/2018	16988	BWB CLEANING	372.48
08/31/2018	16989	BOARD OF WATER & LIGHT	534.64
08/31/2018	16990	BOARD OF WATER & LIGHT	123.05
08/31/2018	16991	CAPITAL EQUIPMENT & SUPPLY	39.21
08/31/2018	16992	COHL, STOKER & TOSKEY, P.C.	56.30
08/31/2018	16993	COMCAST	570.96
08/31/2018	16994	CONSUMERS ENERGY	217.90
08/31/2018	16995	CS ROOFING COMPANY LLC	2,770.82
08/31/2018	16996	DBI BUSINESS INTERIORS	48.06
08/31/2018	16997	DELHI TOWNSHIP	19.44
08/31/2018	16998	EATON FARM BUREAU CO-OP	71.00
08/31/2018	16999	EDEN GLEN CONDO ASSOCIATION	4,010.00
08/31/2018	17000	FIRST CONTRACTING INC	3,790.00
08/31/2018	17001	FLOORING AMERICA CARPET STUDIO	5,039.48
08/31/2018	17002	HAMMOND FARMS LANDSCAPE SUPPLY I	145.00
08/31/2018	17003	APPLIED IMAGING	162.24
08/31/2018	17004	HOEPTNER PERFECTED PRODUCTS	3,085.73
08/31/2018	17005	HOLDERS HEATING & AIR	238.16
08/31/2018	17006	HOME DEPOT CREDIT SERVICES	329.70
08/31/2018	17007	INGHAM COUNTY TREASURER	5,948.18
08/31/2018	17008	J & J HARDWOODS, INC.	22,400.00
08/31/2018	17009	KELLEY APPRAISAL COMPANY	300.00
08/31/2018	17010	KWIK REPO INC	9,057.00
08/31/2018	17011	LAKE STATE LAWN-LANDSCAPING & SNO	4,545.00
08/31/2018	17012	CITY OF LANSING	8,708.00
08/31/2018	17013	LANSING URBAN FARM PROJECT	6,000.00
08/31/2018	17014	THOMAS MARTIN	31.34
08/31/2018	17015	MCKISSIC CONSTRUCTION	1,645.00
08/31/2018	17016	CAPITAL ONE COMMERCIAL	44.86
08/31/2018	17017	JEANNA PALUZZI	100.53
08/31/2018	17018	PITNEY BOWES PURCHASE POWER	83.47
08/31/2018	17019	PRECISION PIPING LLC	550.00

Check Date	Check	Vendor Name	Amount
08/31/2018	17020	LANSING RADIATOR SHOP	1,545.50
08/31/2018	17021	TRUMBLE GROUP	21,455.36
08/31/2018	17022	VERIZON WIRELESS	150.20
08/31/2018	17023	WE'RE DIFFERENT LAWNS & MORE	<u>1,230.00</u>

GEN TOTALS:

Total of 66 Disbursements:

302,275.10

Check Date	Check	Vendor Name	Amount
Bank GEN PNC GENERAL CHECKING			
09/11/2018	17024		0.00 V
		Void Reason: CHECK NOT NEEDED FOR ACH PMT TO COMCAST	
09/12/2018	17025	ACE APPLIANCE SERVICE	45.00
09/12/2018	17026	BOARD OF WATER & LIGHT	474.17
09/12/2018	17027	CITY OF LANSING	3,950.00
09/12/2018	17028	CONSUMERS ENERGY	155.73
09/12/2018	17029	DBI BUSINESS INTERIORS	2.54
09/12/2018	17030	FELDPAUSCH CLEANING SERVICES, LLC	245.00
09/12/2018	17031	FRITZY'S LAWN & SNOW	6,840.00
09/12/2018	17032	J & J HARDWOODS, INC.	18,400.00
09/12/2018	17033	JOHN KROHN	71.14
09/12/2018	17034	KWIK CAR WASH	8.99
09/12/2018	17035	LANSING CITY TREASURER	12,368.00
09/12/2018	17036	MCKISSIC CONSTRUCTION	1,420.00
09/12/2018	17037	METRO DEVELOPMENT CORP.	128,860.36
09/12/2018	17038	MICHIGAN FLEET FUELING SOLUTIONS L	622.75
09/12/2018	17039	MIDWEST POWER EQUIPMENT	236.46
09/12/2018	17040	NORTHWEST INITIATIVE	3,090.00
09/12/2018	17041	PRECISION PIPING LLC	4,625.00
09/12/2018	17042	ROXANNE CASE	149.88
09/12/2018	17043	VET'S ACE HARDWARE	34.05
09/12/2018	17044	WE'RE DIFFERENT LAWNS & MORE	1,230.00
09/13/2018	17045		0.00 V
		Void Reason: CHECK LEFT IN PRINT TRAY IN ERROR	
09/13/2018	17046	WE'RE DIFFERENT LAWNS & MORE	1,215.00
09/26/2018	17047	ALL STAR SNOW REMOVAL	3,420.00
09/26/2018	17048	BOARD OF WATER & LIGHT	931.50
09/26/2018	17049	BOARD OF WATER & LIGHT	90.33
09/26/2018	17050	BOLLE CONTRACTING, INC	50,900.00
09/26/2018	17051	CAPITAL ONE COMMERCIAL	298.20
09/26/2018	17052	COHL, STOKER & TOSKEY, P.C.	1,760.30
09/26/2018	17053	CONSUMERS ENERGY	152.54
09/26/2018	17054	DAVID BURNS	11.45
09/26/2018	17055	DBI BUSINESS INTERIORS	316.48
09/26/2018	17056	DISCOUNT ELECTRICAL& MAINTENANCE	660.00
09/26/2018	17057	EDEN GLEN CONDO ASSOCIATION	4,010.00
09/26/2018	17058	FRITZY'S LAWN & SNOW	2,685.00
09/26/2018	17059	GRANGER CONTAINER SERVICE	239.00
09/26/2018	17060	HOLDERS HEATING & AIR	571.23
09/26/2018	17061	HOME DEPOT CREDIT SERVICES	23.75
09/26/2018	17062	INGHAM COUNTY TREASURER	5,948.18
09/26/2018	17063	INGHAM COUNTY TREASURER	7,630.24
09/26/2018	17064	J & J HARDWOODS, INC.	3,300.00
09/26/2018	17065	JEANNA PALUZZI	95.86
09/26/2018	17066	JOHN KROHN	0.00 V
		Void Reason: WRONG PAYEE	
09/26/2018	17067	KWIK REPO INC	1,613.00
09/26/2018	17068	LAKE STATE LAWN-LANDSCAPING & SNO	3,075.00
09/26/2018	17069	LESLIE PUMFREY	1,156.25
09/26/2018	17070	MCKISSIC CONSTRUCTION	1,420.00
09/26/2018	17071	METRO DEVELOPMENT CORP.	150,418.34
09/26/2018	17072	MICHIGAN ASSOCIATION OF LAND BANKS	1,000.00
09/26/2018	17073	MODERNISTIC	695.00
09/26/2018	17074	PNC BANK, NA	25,236.95
09/26/2018	17075	PRECISION PIPING LLC	919.38
09/26/2018	17076	SCOTT FREDRICKSON CONSTRUCTION	1,100.00
09/26/2018	17077	TRUST THERMAL ABATEMENT, INC	7,500.00
09/26/2018	17078	VERIZON WIRELESS	150.20
09/26/2018	17079	GLOBAL EQMT COMPANY INC	234.71

GEN TOTALS:

Check Date	Check	Vendor Name	Amount
(3 Checks Voided)			
Total of 53 Disbursements:			461,606.96

Check Date	Check	Vendor Name	Amount
Bank GEN PNC GENERAL CHECKING			
10/26/2018	-1(E)	PITNEY BOWES PURCHASE POWER	3.36
10/10/2018	17080	AAA INSURANCE	1,346.00
10/10/2018	17081	APPLIED IMAGING	188.21
10/10/2018	17082	BOARD OF WATER & LIGHT	1,063.78
10/10/2018	17083	BOLLE CONTRACTING, INC	41,800.00
10/10/2018	17084	CINNAIRE TITLE SERVICES, LLC	140.00
10/10/2018	17085	CITY OF LANSING	3,831.00
10/10/2018	17086	CITY OF LESLIE	98.85
10/10/2018	17087	CONSUMERS ENERGY	123.63
10/10/2018	17088	CS ROOFING COMPANY LLC	3,476.75
10/10/2018	17089	DELHI TOWNSHIP	16.04
10/10/2018	17090	DONEGAL INSURANCE GROUP	1,173.00
10/10/2018	17091	FRITZY'S LAWN & SNOW	3,510.00
10/10/2018	17092	GRANGER CONTAINER SERVICE	284.00
10/10/2018	17093	GREATER LANSING ASSOCIATION OF RE	100.00
10/10/2018	17094	INGHAM COUNTY HOUSING COMMISSION	3,783.30
10/10/2018	17095	KEBS, INC.	425.00
10/10/2018	17096	KELLEY APPRAISAL COMPANY	200.00
10/10/2018	17097	KWIK CAR WASH	17.98
10/10/2018	17098	LAKE STATE LAWN-LANDSCAPING & SNO	1,515.00
10/10/2018	17099	LANSING CITY TREASURER	745.00
10/10/2018	17100	METLIFE AUTO & HOME	729.00
10/10/2018	17101	MICHGAN MUNICIPAL RISK MANAGEMEN	29,192.00
10/10/2018	17102	MICHIGAN ASSOCIATION OF PLANNING	60.00
10/10/2018	17103	MICHIGAN ECONOMIC DEVELOPMENT C	20.00
10/10/2018	17104	MICHIGAN FLEET FUELING SOLUTIONS L	532.78
10/10/2018	17105	MICHIGAN WILDFLOWER FARM	507.00
10/10/2018	17106	NORTHWEST INITIATIVE	3,090.00
10/10/2018	17107	PLANNING AND ZONING NEWS	17.00
10/10/2018	17108	ROXANNE CASE	91.02
10/10/2018	17109	SCHUMACHER'S FOUR SEASONS	14,680.00
10/10/2018	17110	SCOTT FREDRICKSON CONSTRUCTION	7,595.00
10/10/2018	17111	THE BUG MAN	110.00
10/10/2018	17112	WE'RE DIFFERENT LAWNS & MORE	2,415.00
10/26/2018	17113	ADT SECURITY SERVICES, INC	173.64
10/26/2018	17114	ALL STAR SNOW REMOVAL	3,420.00
10/26/2018	17115	BOARD OF WATER & LIGHT	582.66
10/26/2018	17116	BOLLE CONTRACTING, INC	46,100.00
10/26/2018	17117	CAPITAL ONE COMMERCIAL	103.99
10/26/2018	17118	CITY OF LANSING	2,179.00
10/26/2018	17119	COHL, STOKER & TOSKEY, P.C.	1,632.10
10/26/2018	17120	CONSUMERS ENERGY	280.74
10/26/2018	17121	DAVID BURNS	105.08
10/26/2018	17122	DELHI TOWNSHIP	14.74
10/26/2018	17123	EDEN GLEN CONDO ASSOCIATION	3,470.00
10/26/2018	17124	FRITZY'S LAWN & SNOW	2,625.00
10/26/2018	17125	GLOBAL EQMT COMPANY INC	234.71
10/26/2018	17126	GRANGER CONTAINER SERVICE	36.00
10/26/2018	17127	INGHAM COUNTY TREASURER	7,057.06
10/26/2018	17128	JEANNA PALUZZI	483.20
10/26/2018	17129	KELLEY APPRAISAL COMPANY	350.00
10/26/2018	17130	LAFONTAINE FORD, INC	48.90
10/26/2018	17131	LAKE STATE LAWN-LANDSCAPING & SNO	1,515.00
10/26/2018	17132	MCKISSIC CONSTRUCTION	2,840.00
10/26/2018	17133	PRECISION PIPING LLC	358.56
10/26/2018	17134	VANDENBERG BULB CO., INC.	350.50
10/26/2018	17135	VERIZON WIRELESS	150.47
10/26/2018	17136	VET'S ACE HARDWARE	0.00 V
Void Reason: INV #30181&30187 ENTERED TWICE; WILL RE-ENTER 303			
10/26/2018	17137	WE'RE DIFFERENT LAWNS & MORE	1,185.00
10/26/2018	17138	WILDTYPE	148.20
10/26/2018	17139	LAKE STATE LAWN-LANDSCAPING & SNO	1,545.00

Check Date	Check	Vendor Name	Amount
------------	-------	-------------	--------

GEN TOTALS:

(1 Check Voided)

Total of 60 Disbursements:199,869.25

User: JEANNA

CHECK DATE FROM 11/01/2018 - 11/30/2018

DB: lclb

Check Date	Check	Vendor Name	Amount
Bank GEN PNC GENERAL CHECKING			
11/16/2018	17140	ALL STAR SNOW REMOVAL	1,695.00
11/16/2018	17141	APPLIED IMAGING	136.89
11/16/2018	17142	BOARD OF WATER & LIGHT	788.58
11/16/2018	17143	BOLLE CONTRACTING, INC	57,300.00
11/16/2018	17144	BORNOR RESTORATION, INC.	1,483.00
11/16/2018	17145	BS&A SOFTWARE	245.00
11/16/2018	17146	CAPITAL IMAGING	15.50
11/16/2018	17147	COHL, STOKER & TOSKEY, P.C.	363.52
11/16/2018	17148	DAVID BURNS	24.49
11/16/2018	17149	DBI BUSINESS INTERIORS	74.70
11/16/2018	17150	FELDPAUSCH CLEANING SERVICES, LLC	245.00
11/16/2018	17151	FIRST CONTRACTING INC	725.00
11/16/2018	17152	FRITZY'S LAWN & SNOW	810.00
11/16/2018	17153	J & J HARDWOODS, INC.	48,400.00
11/16/2018	17154	JEANNA PALUZZI	242.23
11/16/2018	17155	JOHN KROHN	0.00 V
		Void Reason: JP REQUEST TO VOID CHECK	
11/16/2018	17156	KELLEY APPRAISAL COMPANY	350.00
11/16/2018	17157	KEYSTONE MILLBROOK	70.81
11/16/2018	17158	KWIK CAR WASH	8.99
11/16/2018	17159	KWIK REPO INC	6,762.00
11/16/2018	17160	LAKE STATE LAWN-LANDSCAPING & SNO	1,515.00
11/16/2018	17161	MCKISSIC CONSTRUCTION	2,840.00
11/16/2018	17162	MICHIGAN FLEET FUELING SOLUTIONS L	592.13
11/16/2018	17163	PRECISION PIPING LLC	224.52
11/16/2018	17164	ROXANNE CASE	331.91
11/16/2018	17165	SCHUMACHER'S FOUR SEASONS	8,655.00
11/16/2018	17166	TETRA TECH, INC	7,700.00
11/16/2018	17167	TRUMBLE GROUP	29,299.38
11/16/2018	17168	WE'RE DIFFERENT LAWNS & MORE	1,185.00
11/16/2018	17169	ALL STAR SNOW REMOVAL	1,695.00
11/16/2018	17170	CONSUMERS ENERGY	379.07
11/16/2018	17171	DELAU FIRE SERVICES	40.00
11/16/2018	17172	GRANGER	251.00
11/16/2018	17173	KEBS, INC.	850.00
11/16/2018	17174	KWIK REPO INC	3,306.00
11/16/2018	17175	LAKE STATE LAWN-LANDSCAPING & SNO	1,515.00
11/16/2018	17176	METRO DEVELOPMENT CORP.	57,516.05
11/16/2018	17177	ROSE PEST SOLUTIONS	1,019.00
11/16/2018	17178	SIELOFF GLASS AND SCREEN	75.00
11/19/2018	17179	GREATER LANSING FOOD BANK	61.32
11/19/2018	17180	JOHN KROHN	318.99
11/19/2018	17181	METRO DEVELOPMENT CORP.	80,674.40
11/30/2018	17182	BOARD OF WATER & LIGHT	0.00 V
		Void Reason: PRINTER ERROR	
11/30/2018	17183	BOLLE CONTRACTING, INC	0.00 V
		Void Reason: PRINTER ERROR	
11/30/2018	17184	BORNOR RESTORATION, INC.	0.00 V
		Void Reason: PRINTER ERROR	
11/30/2018	17185	CAPITAL ONE COMMERCIAL	0.00 V
		Void Reason: PRINTER ERROR	
11/30/2018	17186	CONSUMERS ENERGY	0.00 V
		Void Reason: PRINTER ERROR	
11/30/2018	17187	EDEN GLEN CONDO ASSOCIATION	0.00 V
		Void Reason: PRINTER ERROR	
11/30/2018	17188	FRITZY'S LAWN & SNOW	0.00 V
		Void Reason: PRINTER ERROR	
11/30/2018	17189	INGHAM COUNTY REGISTER OF DEEDS	0.00 V
		Void Reason: PRINTER ERROR	
11/30/2018	17190	INGHAM COUNTY TREASURER	0.00 V
		Void Reason: PRINTER ERROR	
11/30/2018	17191	LIZ HARROW ARCHITECTS	0.00 V

Check Date	Check	Vendor Name	Amount
11/30/2018	17192	Void Reason: PRINTER ERROR MICH STATE HOUSING DEV AUTHORITY	0.00 V
11/30/2018	17193	Void Reason: PRINTER ERROR MICHIGAN COMMUNITY DEVELOPMENT A	0.00 V
11/30/2018	17194	Void Reason: PRINTER ERROR NORTHWEST INITIATIVE	0.00 V
11/30/2018	17195	Void Reason: PRINTER ERROR TETRA TECH, INC	0.00 V
11/30/2018	17196	Void Reason: PRINTER ERROR THE SHERWIN-WILLIAMS CO.	0.00 V
11/30/2018	17197	Void Reason: PRINTER ERROR VERIZON WIRELESS	0.00 V
11/30/2018	17198	Void Reason: PRINTER ERROR BOARD OF WATER & LIGHT	0.00 V
11/30/2018	17199	Void Reason: Voided Check Range Void Utility BOLLE CONTRACTING, INC	0.00 V
11/30/2018	17200	Void Reason: Voided Check Range Void Utility BORNOR RESTORATION, INC.	0.00 V
11/30/2018	17201	Void Reason: Voided Check Range Void Utility CAPITAL ONE COMMERCIAL	0.00 V
11/30/2018	17202	Void Reason: Voided Check Range Void Utility CONSUMERS ENERGY	0.00 V
11/30/2018	17203	Void Reason: Voided Check Range Void Utility EDEN GLEN CONDO ASSOCIATION	0.00 V
11/30/2018	17204	Void Reason: Voided Check Range Void Utility FRITZY'S LAWN & SNOW	0.00 V
11/30/2018	17205	Void Reason: Voided Check Range Void Utility INGHAM COUNTY REGISTER OF DEEDS	0.00 V
11/30/2018	17206	Void Reason: Voided Check Range Void Utility INGHAM COUNTY TREASURER	0.00 V
11/30/2018	17207	Void Reason: Voided Check Range Void Utility LIZ HARROW ARCHITECTS	0.00 V
11/30/2018	17208	Void Reason: Voided Check Range Void Utility MICH STATE HOUSING DEV AUTHORITY	0.00 V
11/30/2018	17209	Void Reason: Voided Check Range Void Utility MICHIGAN COMMUNITY DEVELOPMENT A	0.00 V
11/30/2018	17210	Void Reason: Voided Check Range Void Utility NORTHWEST INITIATIVE	0.00 V
11/30/2018	17211	Void Reason: Voided Check Range Void Utility TETRA TECH, INC	0.00 V
11/30/2018	17212	Void Reason: Voided Check Range Void Utility THE SHERWIN-WILLIAMS CO.	0.00 V
11/30/2018	17213	Void Reason: Voided Check Range Void Utility VERIZON WIRELESS	0.00 V
11/30/2018	17214	Void Reason: Voided Check Range Void Utility BOARD OF WATER & LIGHT	0.00 V
11/30/2018	17215	Void Reason: Voided Check Range Void Utility BOLLE CONTRACTING, INC	0.00 V
11/30/2018	17216	Void Reason: Voided Check Range Void Utility BORNOR RESTORATION, INC.	0.00 V
11/30/2018	17217	Void Reason: Voided Check Range Void Utility CAPITAL ONE COMMERCIAL	0.00 V
11/30/2018	17218	Void Reason: Voided Check Range Void Utility CONSUMERS ENERGY	0.00 V
11/30/2018	17219	Void Reason: Voided Check Range Void Utility EDEN GLEN CONDO ASSOCIATION	0.00 V
11/30/2018	17220	Void Reason: Voided Check Range Void Utility FRITZY'S LAWN & SNOW	0.00 V
11/30/2018	17221	Void Reason: Voided Check Range Void Utility INGHAM COUNTY REGISTER OF DEEDS	0.00 V
11/30/2018	17222	Void Reason: Voided Check Range Void Utility INGHAM COUNTY TREASURER	0.00 V

Check Date	Check	Vendor Name	Amount
		Void Reason: Voided Check Range Void Utility	
11/30/2018	17223	LIZ HARROW ARCHITECTS	0.00 V
		Void Reason: Voided Check Range Void Utility	
11/30/2018	17224	MICH STATE HOUSING DEV AUTHORITY	0.00 V
		Void Reason: Voided Check Range Void Utility	
11/30/2018	17225	MICHIGAN COMMUNITY DEVELOPMENT A	0.00 V
		Void Reason: Voided Check Range Void Utility	
11/30/2018	17226	NORTHWEST INITIATIVE	0.00 V
		Void Reason: Voided Check Range Void Utility	
11/30/2018	17227	TETRA TECH, INC	0.00 V
		Void Reason: Voided Check Range Void Utility	
11/30/2018	17228	THE SHERWIN-WILLIAMS CO.	0.00 V
		Void Reason: Voided Check Range Void Utility	
11/30/2018	17229	VERIZON WIRELESS	0.00 V
		Void Reason: Voided Check Range Void Utility	
11/29/2018	17230	BOARD OF WATER & LIGHT	242.85
11/29/2018	17231	BOLLE CONTRACTING, INC	119,400.00
11/29/2018	17232	BORNOR RESTORATION, INC.	3,138.00
11/29/2018	17233	CAPITAL ONE COMMERCIAL	124.70
11/29/2018	17234	CONSUMERS ENERGY	90.82
11/29/2018	17235	EDEN GLEN CONDO ASSOCIATION	3,110.00
11/29/2018	17236	FRITZY'S LAWN & SNOW	4,365.00
11/29/2018	17237	INGHAM COUNTY REGISTER OF DEEDS	30.00
11/29/2018	17238	INGHAM COUNTY TREASURER	6,502.62
11/29/2018	17239	LIZ HARROW ARCHITECTS	1,440.00
11/29/2018	17240	MICH STATE HOUSING DEV AUTHORITY	838.25
11/29/2018	17241	MICHIGAN COMMUNITY DEVELOPMENT A	135.00
11/29/2018	17242	NORTHWEST INITIATIVE	5,190.00
11/29/2018	17243	TETRA TECH, INC	5,775.00
11/29/2018	17244	THE SHERWIN-WILLIAMS CO.	47.38
11/29/2018	17245	VERIZON WIRELESS	150.47

GEN TOTALS:

(49 Checks Voided)

Total of 57 Disbursements:470,364.57

PNC Bank Lines of Credit
Transaction history through 2018

PNC Line of Credit -801						PNC Line of Credit -809					
Limit			\$ 3,000,000.00			Limit			\$ 2,000,000.00		
Date opened			July 13, 2007			Date opened			October 22, 2009		
Trans date	Principal curtailmt (paid down)	Principal advance (borrowed)	Balance	Index rate change	Interest payment	Trans date	Principal curtailmt (paid down)	Principal advance (borrowed)	Balance	Index rate change	Interest payment
2007						2007					
2007 07 13		300,000.00	\$ 300,000.00								
2007 07 13		2,100,000.00	\$ 2,400,000.00								
2008						2008					
2009						2009					
2010						2010					
2010 06 11		275,000.00	\$ 2,675,000.00								
2010 08 11		200,000.00	\$ 2,875,000.00								
2010 10 01	185,000.00		\$ 2,690,000.00								
2010 10 07		200,000.00	\$ 2,890,000.00								
2011						2011					
2011 04 28	900,000.00		\$ 1,990,000.00								
2011 06 10		100,000.00	\$ 2,090,000.00								
2011 06 30	700,000.00		\$ 1,390,000.00								
2011 07 08		250,000.00	\$ 1,640,000.00								
2011 07 22		200,000.00	\$ 1,840,000.00								
2011 08 04		100,000.00	\$ 1,940,000.00								
2011 09 07		100,000.00	\$ 2,040,000.00								
2011 12 20		400,000.00	\$ 2,440,000.00								
2011 12 29	500,000.00		\$ 1,940,000.00								
Bal end 2011	\$ 2,285,000.00	\$ 4,225,000.00	\$ 1,940,000.00		\$ -		\$ 600,000.00	\$ 2,350,000.00	\$ 1,750,000.00		\$ -

PNC Bank Lines of Credit
Transaction history through 2018

PNC Line of Credit -801						PNC Line of Credit -809					
Limit			\$ 3,000,000.00			Limit			\$ 2,000,000.00		
Date opened			July 13, 2007			Date opened			October 22, 2009		
Trans date	Principal curtailmt (paid down)	Principal advance (borrowed)	Balance	Index rate change	Interest payment	Trans date	Principal curtailmt (paid down)	Principal advance (borrowed)	Balance	Index rate change	Interest payment
2012						2012					
2012 01 06		500,000.00	\$ 2,440,000.00								
2012 01 18	525,000.00		\$ 1,915,000.00								
2012 01 18	525,000.00	525,000.00	\$ 1,915,000.00								
2012 03 07		250,000.00	\$ 2,165,000.00								
2012 05 08	325,000.00		\$ 1,840,000.00			2012 04 12		160,000.00	\$ 1,910,000.00		
2012 05 18		175,000.00	\$ 2,015,000.00								
2012 05 29	300,000.00		\$ 1,715,000.00			2012 07 27	150,000.00		\$ 1,760,000.00		
2012 09 14		225,000.00	\$ 1,940,000.00								
2012 09 28	250,000.00		\$ 1,690,000.00								
2012 10 11		150,000.00	\$ 1,840,000.00								
2012 11 15		175,000.00	\$ 2,015,000.00								
2012 12 27	100,000.00		\$ 1,915,000.00								
2013						2013					
2013 01 24		125,000.00	\$ 2,040,000.00								
2013 03 04	375,000.00		\$ 1,665,000.00								
2013 04 10		100,000.00	\$ 1,765,000.00								
2013 06 28		150,000.00	\$ 1,915,000.00								
2013 09 30	175,000.00		\$ 1,740,000.00			2013 10 31	50,000.00		\$ 1,710,000.00		
						2013 11 27	125,000.00		\$ 1,585,000.00		
2014						2014					
2014 02 14		125,000.00	\$ 1,865,000.00			2014 02 03	200,000.00	200,000.00	\$ 1,585,000.00		
						2014 03 28		50,000.00	\$ 1,635,000.00		
2014 05 30	325,000.00		\$ 1,540,000.00			2014 04 30	400,000.00		\$ 1,235,000.00		
						2014 06 26		100,000.00	\$ 1,335,000.00		
2014 11 04		400,000.00	\$ 1,940,000.00			2014 09 12		200,000.00	\$ 1,535,000.00		
2014 12 30	150,000.00		\$ 1,790,000.00								
Bal end 2014	\$ 5,335,000.00	\$ 7,125,000.00	\$ 1,790,000.00		\$ -		\$ 1,525,000.00	\$ 3,060,000.00	\$ 1,535,000.00		\$ -

PNC Bank Lines of Credit
Transaction history through 2018

PNC Line of Credit -801						PNC Line of Credit -809					
Limit \$ 3,000,000.00			Date opened July 13, 2007			Limit \$ 2,000,000.00			Date opened October 22, 2009		
Trans date	Principal curtailmt (paid down)	Principal advance (borrowed)	Balance	Index rate change	Interest payment	Trans date	Principal curtailmt (paid down)	Principal advance (borrowed)	Balance	Index rate change	Interest payment
2015						2015					
2015 02 13		300,000.00	\$ 2,090,000.00			2015 03 13		300,000.00	\$ 1,835,000.00		
						2015 03 24	450,000.00		\$ 1,385,000.00		
						2015 05 15		200,000.00	\$ 1,585,000.00		
2015 05 29	150,000.00		\$ 1,940,000.00			2015 06 11		250,000.00	\$ 1,835,000.00		
2015 06 30					6,212.64						4,591.09
2015 07 01				0.283700						0.283700	
2015 07 23		250,000.00	\$ 2,190,000.00								
2015 09 17		500,000.00	\$ 2,690,000.00								
2015 10 01				0.325500	6,860.73					0.325500	5,706.12
2015 12 31	200,000.00		\$ 2,490,000.00								
2016						2016					
2016 01 01				0.612200		2016 01 01				0.62200	
2016 01 04					8,929.47	2016 01 04					6,091.29
2016 01 08		500,000.00	\$ 2,990,000.00								
						2016 01 29	250,000.00		\$ 1,585,000.00		
						2016 02 29	200,000.00		\$ 1,385,000.00		
2016 04 01				0.625100	11,176.02	2016 04 01				0.625100	5,990.16
						2016 04 28		125,000.00	\$ 1,510,000.00		
2016 05 31	100,000.00		\$ 2,890,000.00								
2016 06 30	100,000.00		\$ 2,790,000.00								
2016 07 01				0.646100	11,576.12	2016 07 01				0.646100	5,768.26
2016 10 03				0.845610	11,432.67					0.845610	6,189.91
2017						2017					
2017 01 02				0.997890		2017 01 02				0.997890	
2017 01 03					12,456.32	2017 01 03					6,741.59
2017 03 30	400,000.00		\$ 2,390,000.00								
2017 03 31					13,549.31	2017 03 31					7,333.13
2017 04 03				1.147610		2017 04 03				1.147610	
2017 05 31	250,000.00		\$ 2,140,000.00								
2017 06 30	200,000.00		\$ 1,940,000.00		11,939.37	2017 06 30					7,896.79
2017 07 03				1.298610		2017 07 03				1.298610	
2017 09 29					10,841.40	2017 09 29					8,465.24
Bal end 2017	\$ 6,735,000.00	\$ 8,675,000.00	\$ 1,940,000.00		\$ 104,974.05		\$ 2,425,000.00	\$ 3,935,000.00	\$ 1,510,000.00		\$ 64,773.58

PNC Bank Lines of Credit
Transaction history through 2018

PNC Line of Credit -801					PNC Line of Credit -809						
Limit \$ 3,000,000.00					Limit \$ 2,000,000.00						
Date opened July 13, 2007					Date opened October 22, 2009						
Trans date	Principal curtailmt (paid down)	Principal advance (borrowed)	Balance	Index rate change	Interest payment	Trans date	Principal curtailmt (paid down)	Principal advance (borrowed)	Balance	Index rate change	Interest payment
2018						2018					
2018 01 03				2.644650	11,051.89	2018 01 03				2.644650	8,602.25
2018 04 03				3.258000	12,931.98	2018 04 03				3.258000	10,065.61
2018 06 04	111,222.10					2018 06 04	111,222.10				
2018 07 02				3.287380	15,406.14	2018 07 02				3.287380	11,951.77
2018 08 17	150,000.00					2018 08 17	150,000.00				
2018 09 30				3.346000	14,380.60	2018 09 30				3.346000	10,856.35
2018 11 20		100,000.00				2018 11 20					
2018 12 05	100,000.00										
2019											
2019											



FY 2019 budget draft

Last updated December 16, 2018

Line #		2018 Budget, as adopted	2018 actual to date	2019 draft TOTAL	% change	Treasurer's Auction Support	Brownfield Coordination	As Is Sales	Renovations	Rental Mgt	Blight Elimination/ Demoliton	New Construction	Vacant/ Side Lot Sales	Garden Program	Property Maintenance	Admin
REVENUE																
STATE OF MICHIGAN																
1	NSP1	\$ 860		\$ 4,300	500%								\$ 4,300			
2	NSP2	\$ 860		\$ 4,300	500%								\$ 4,300			
3	MHA Hardest Hit Funds	\$ 798,500		\$ 12,500	2%						\$ -		\$ 12,500			
CITY OF LANSING																
4	CDBG grant - sale proceeds	\$ 143,000		\$ -	0%				\$ -							
5	HOME	\$ 183,675		\$ -	0%				\$ -			\$ -				
6	HOME developer fees	\$ 69,213		\$ -	0%							\$ -				
7	Neighborhoods in Bloom grant	\$ 20,000		\$ 20,000	0%									\$ 20,000		
8	FEMA Flood Hazard Mitigation Program	\$ -		\$ -	0%											
INGHAM COUNTY																
9	Ingham County annl allocation (2018 - 2020)	\$ 400,000		\$ 400,000	100%										\$ 400,000	
10	Ingham County Treas foreclosure staff + exp	\$ -		\$ 40,000	0%	\$ 40,000										
11	Ingham County debt retirement allocation	\$ 300,000		\$ 300,000	0%		\$ -									\$ 300,000
LAND BANK																
12	Sales	\$ 958,600		\$ 700,000	73%			\$ 300,000	\$ 300,000				\$ 100,000			
13	Land contracts	\$ -		\$ -	0%											
14	Rentals	\$ 182,400		\$ 182,400	100%					\$ 182,400						
15	Specific tax (5/50) capture	\$ 200,000		\$ 200,000	100%											\$ 200,000
16	Brownfield Plans	\$ -		\$ -	0%											\$ -
17	Land Contract Interest	\$ 34,865		\$ 34,865	100%											\$ 34,865
18	Late fees	\$ 400		\$ 400	100%											\$ 400
19	Garden program	\$ 13,000		\$ 13,000	100%									\$ 13,000		
20	Donations & Miscellaneous			\$ -												\$ -
TOTAL REVENUE		\$ 3,852,498		\$ 1,911,765	50%	\$ 40,000	\$ -	\$ 300,000	\$ 300,000	\$ 182,400	\$ -	\$ -	\$ 121,100	\$ 33,000	\$ 400,000	\$ 535,265
EXPENSE																
DEBT RETIREMENT																
21	Line of credit payments (Debt Retirement)	\$ 158,271		\$ 230,000	145%											\$ 150,000
22	Line of credit interest expenses	\$ 70,000		\$ 70,000	100%											\$ 150,000
TOTAL DEBT RETIREMENT		\$ 228,271		\$ 300,000	131%	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 300,000
ADMINISTRATION																
PERSONNEL																
23	Payroll	\$ 346,902		\$ 391,800	113%	\$ 24,650	\$ -	\$ 27,520	\$ 60,180	\$ 3,090	\$ 8,400	\$ 19,090	\$ 25,890	\$ 27,470	\$ 37,240	\$ 158,270
	Executive Director			\$ 79,000												\$ 79,000
	Real Estate Development Director			\$ 61,800		\$ 3,090		\$ 24,720	\$ 6,180	\$ 3,090		\$ 3,090	\$ 12,360			\$ 9,270
	Finance and Administration Manager			\$ 44,000												\$ 44,000
	Demolition and Contracts Manager			\$ 56,000		\$ 8,400		\$ 2,800	\$ 28,000		\$ 8,400	\$ 5,600			\$ 2,800	
	Construction Manager			\$ 52,000		\$ 2,600			\$ 26,000			\$ 10,400			\$ 13,000	
	Garden Program Manager			\$ 41,000									\$ 13,530	\$ 27,470		
	Property Specialist			\$ 32,000		\$ 10,560									\$ 21,440	
	Part-Time Admin Asst			\$ 26,000												\$ 26,000
24	Benefits	\$ 103,000		\$ 118,000	115%	\$ 8,359		\$ 2,577	\$ 12,079	\$ 4,090	\$ 14,476	\$ 5,162	\$ 4,432	\$ 11,407	\$ 13,679	\$ 41,739
25	Payroll tax liability	\$ 21,232		\$ 23,980	113%	\$ 1,514		\$ 467	\$ 2,188	\$ 741	\$ 2,622	\$ 935	\$ 803	\$ 2,066	\$ 2,478	\$ 10,166
26	Worker's comp	\$ 8,158		\$ 9,214	113%	\$ 582		\$ 2,511	\$ 841	\$ 285	\$ 1,008	\$ 359	\$ 309	\$ 794	\$ 952	\$ 1,573
27	Mileage	\$ 3,600		\$ 3,600	100%	\$ 300					\$ 800					\$ 2,500
28	Americorps	\$ 12,000		\$ 12,000	100%									\$ 12,000		
29	Professional development/conferences/training	\$ 5,000		\$ 4,000	80%											\$ 4,000
30	Logo Items	\$ 1,000		\$ 500	50%											\$ 500

Line #		2018 Budget, as adopted	2018 actual to date	2019 draft TOTAL	% change	Treasurer's Auction Support	Brownfield Coordination	As Is Sales	Renovations	Rental Mgt	Blight Elimination/ Demoliton	New Construction	Vacant/ Side Lot Sales	Garden Program	Property Maintenance	Admin
BUILDING																
31	Office bldg improvements/maint/supplies	\$ 80,000		\$ 10,000	13%											\$ 10,000
32	Office utilities, lawn care, snow removal	\$ 6,000		\$ 6,000	100%											\$ 6,000
33	Office communication (telephone + internet)	\$ 6,500	\$ 8,000	\$ 8,000	123%											\$ 8,000
34	Security	\$ 2,000		\$ 2,000	100%											\$ 2,000
35	Rental expense	\$ 600		\$ 600	100%				\$ 300	\$ 300						
OFFICE																
36	Computer hardware + software updates + fees	\$ 30,000		\$ 30,000	100%											\$ 30,000
37	Supplies	\$ 18,000	\$ 12,000	\$ 12,000	67%											\$ 12,000
38	Postage	\$ 1,500	\$ 2,500	\$ 2,500	167%											\$ 2,500
39	Memberships	\$ 2,000	\$ 3,995	\$ 4,000	200%											\$ 4,000
40	Vehicle expenses	\$ 17,500	\$ 20,000	\$ 20,000	114%									\$ 10,000		\$ 10,000
41	Small equipment expenses	\$ 7,500		\$ 7,500	100%											\$ 7,500
42	Media/PR Buys	\$ 15,000		\$ 2,500	17%											\$ 2,500
PROFESSIONAL SERVICES																
43	County IT support + software	\$ 20,000		\$ 22,000	110%											\$ 22,000
44	Payroll processing - Paychex	\$ 3,010		\$ 3,000	100%											\$ 3,000
45	Bank fees - PNC	\$ 1,200		\$ 1,200	100%											\$ 1,200
46	Legal Cohl Stoker	\$ 12,000	\$ 15,500	\$ 30,000	250%											\$ 12,000
47	Annual audit - Plante Moran	\$ 15,000	\$ 18,000	\$ 15,000	100%											\$ 15,000
48	Insurance - MMRMA	\$ 15,000		\$ 24,000	160%											\$ 24,000
49	PR + marketing	\$ 45,000		\$ 1,000	2%											\$ 1,000
TOTAL ADMINISTRATION		\$ 798,703		\$ 746,394	93%	\$ 35,405	\$ -	\$ 33,075	\$ 75,588	\$ 8,506	\$ 27,306	\$ 25,546	\$ 31,434	\$ 63,737	\$ 54,349	\$ 391,448
PROJECT COSTS																
LAND ACQUISITION (Property Taxes, Etc.)																
50	Property Acquisitions	\$ -			#DIV/0!											
51	Current Year Property Taxes	\$ -			#DIV/0!											
PROPERTY MANAGEMENT																
52	Cost of Projects (Renovation, Assoc., Etc.)	\$ 346,100		\$ 251,000	73%			\$ 1,000	\$ 210,000	\$ 40,000			\$ -			
53	Demolition - Non Grant Funded	\$ 36,000		\$ 36,000	100%	\$ 36,000										
54	Property maint. + lawn care + snow removal	\$ 509,000		\$ 509,000	100%	\$ 100,000									\$ 409,000	
57	Lawn/snow/maint for garden program lots	\$ (70,000)		\$ (70,000)	100%									\$ (70,000)		
58	Property maint. + utility services	\$ 42,200		\$ 42,200	100%					\$ 42,200						
59	Condo association fees	\$ 47,520		\$ 37,320	79%				\$ 15,720	\$ 21,600						
PROFESSIONAL SERVICES																
61	Cinnaire title insurance	\$ 14,200		\$ 14,200	100%			\$ 2,500	\$ 4,500				\$ 7,200			
62	Cinnaire closing costs	\$ 18,300		\$ 8,300	45%			\$ 1,250	\$ 2,100				\$ 4,950			
63	Realtor commissions	\$ 70,800		\$ 70,800	100%				\$ 25,800				\$ 45,000			
64	ICHC rental management	\$ 18,240		\$ 18,240	100%					\$ 18,240						
CONTRACTUAL OBLIGATIONS																
65	City of Lansing CDBG condo reno costs	\$ 225,000		\$ -	0%				\$ -							
66	City of Lansing HOME	\$ 629,814		\$ -	0%				\$ -			\$ -				
67	City of Lansing Neighborhoods In Bloom	\$ 16,000		\$ 16,000	100%									\$ 16,000		
68	MI Housing Authority Hardest Hit Funds	\$ 736,000		\$ -	0%						\$ -					
TOTAL PROJECT COSTS		\$ 2,639,174		\$ 933,060	35%	\$ 136,000	\$ -	\$ 4,750	\$ 258,120	\$ 122,040	\$ -	\$ -	\$ 57,150	\$ (54,000)	\$ 409,000	\$ -
PROGRAM COSTS																
69	Land contract defaults	\$ 75,000		\$ 150,000	200%											\$ 150,000
70	Community development	\$ 58,000		\$ -	0%											\$ -
71	Rental Depreciation	\$ 43,350		\$ 43,350	100%					\$ 43,350						
72	Garden materials + supplies	\$ 10,000		\$ 10,000	100%									\$ 10,000		
TOTAL PROGRAM COSTS		\$ 186,350		\$ 203,350	109%	\$ -		\$ -	\$ -	\$ 43,350	\$ -	\$ -	\$ -	\$ 10,000	\$ -	\$ 150,000
TOTAL EXPENSE		\$ 3,852,498		\$ 2,182,804	57%	\$ 171,405	\$ -	\$ 37,825	\$ 333,708	\$ 173,896	\$ 27,306	\$ 25,546	\$ 88,584	\$ 19,737	\$ 463,349	\$ 841,448
NET BALANCE		\$ -		\$ (271,039)		\$ (131,405)	\$ -	\$ 262,175	\$ (33,708)	\$ 8,504	\$ (27,306)	\$ (25,546)	\$ 32,516	\$ 13,263	\$ (63,349)	\$ (306,183)