



## BOARD OF DIRECTORS

Alan FOX CHAIR  
Mark Grebner VICE CHAIR  
Sharon Frischman TREASURER  
Bryan Crenshaw SECRETARY  
Derrell Slaughter MEMBER

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THE LAND BANK BOARD WILL MEET ON MONDAY, JULY 18, 2022 AT 4:45 P.M. IN THE MAIN CONFERENCE ROOM OF THE LAND BANK OFFICE, 3024 TURNER ST, LANSING, MI

Join Virtually via Zoom:

<https://us02web.zoom.us/j/87552160474?pwd=YnF5cjgvWkNYQ0JHSHIWdW5YZG9KQT09>

Meeting ID: 875 5216 0474

Passcode: 139843

Dial by your location

+1 929 205 6099 US (New York)	+1 301 715 8592 US (Germantown)	+1 312 626 6799 US (Chicago)
+1 669 900 6833 US (San Jose)	+1 346 248 7799 US (Houston)	+1 253 215 8782 US (Tacoma)

## Agenda

Call to order

Approve of the minutes from June 13, 2022

Additions to the Agenda

Public Comment

1. Commercial – Multi-Family
  - A. Sale Status report
2. Residential
  - A. List of Properties – June 2022
  - B. Resolution to Authorize the sale of a Vacant Parcel on (918) N Larch St, Lansing, MI to Michael Markey
3. Administration
  - A. Accounts Payable – June 2022
  - B. Budget update – 1<sup>st</sup> half of 2022 and Projections
  - C. Communications Narrative / Executive Director's Report
  - D. Legal
4. Limited public comment
5. Announcements, Comments, or other Questions
6. Adjournment
  - Next meeting Monday, August 15, 2022, at 4:45pm.

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## INGHAM COUNTY LAND BANK FAST TRACK AUTHORITY

Creating place. Creating community. Creating opportunity.

Roxanne L Case  
EXECUTIVE DIRECTOR  
[rcase@ingham.org](mailto:rcase@ingham.org)

3024 Turner Street  
Lansing MI 48906

517.267.5221  
[www.inghamlandbank.org](http://www.inghamlandbank.org)



June 13, 2022 REGULAR MEETING

Ingham County Land Bank

3024 Turner St, Lansing, MI

June 13, 2022 – 4:45 p.m.

In-person and virtually via Zoom

<https://us02web.zoom.us/j/81199478941?pwd=TkY4MGk1L3ArVVNoYTN1M21PN314OTog>

By Phone: 1 929 205 6099 US (New York)

Meeting ID: 811 9947 8941

Passcode: 940756

**CALL TO ORDER**

Chairperson Fox called the June 13, 2022 Meeting of the Ingham County Land Bank to order at 4:45 p.m., held in-person at the Ingham County Land Bank Office and virtually via Zoom.

Members Present: Fox, Grebner, Crenshaw, Frischman

Members Absent: Slaughter,

Others Present: Tim Perrone, David Burns, Roxanne Case

**APPROVAL OF THE MINUTES**

MINUTES OF APRIL 18, 2022 ACCEPTED AS SUBMITTED.

**ADDITIONS TO THE AGENDA**

None

**LIMITED PUBLIC COMMENT**

None

1. Commercial – Multi-Family

A. Sale Status report

Brief discussion. David Burns highlighted some properties. He stated that the property at 1209 W Saginaw is being prepared for a row housing development that the Land Bank is facilitating. Director Case stated that ground was broken on the former Deluxe Inn site. Commissioner Crenshaw asked for an update on the former Pleasant Grove School. David Burns stated that Ferguson Development is still moving forward and are still hoping to close by their current contact which is in August 2022.

June 13, 2022 REGULAR MEETING

2. Residential

A. List of Properties – April and May 2022

Brief discussion. 1033 May St was sold so that should be taken off the “in progress” list. Land Bank just listed a couple Eden Glen condos for sale, and have received multiple offers. Mr. Perrone confirmed with David Burns that the sales were not any land contracts.

3. Administration

A. Accounts Payable – April and May 2022

Accepted and on file.

B. Communications Narrative / Executive Director’s Report

Director Case pointed out a few bullet points on the list. Brief discussion.

C. Legal

Mr. Perrone stated that he received notice of the Judgement that was entered in the City of East Lansing’s personal property tax cancelation litigation for the Land Bank but oddly enough, Ingham County Treasurer was not listed.

4. Limited public comment

None

5. Announcements, Comments, or other Questions

Chairperson Fox briefly discussed the 517Can’tWait group and their concerns about Land Bank not selling property, and eviction signs that were posted on Commissioners’ houses.

6. Adjournment - accepted. THE MOTION CARRIED UNANIMOUSLY.

Chairperson Fox adjourned the meeting at 5:19pm.

Next meeting on July 18, 2022, at 4:45pm at the Land Bank office.

## Commercial / Multi-Family Properties - Sale Status Report

7/8/2022

Parcel Number	Address	City	Market List Price	Status & Date (On Development, Market, Pending, Sold)
1 33-01-01-08-427-021	(715) W Willow	Lansing	Recommended list price \$459,000	Mid-Michigan Leadership Academy (MMLA) has draft PA for 2.55 acres (track portion) of property selling for \$38,250. Survey completed for split. Land Bank considering a development/joint venture with CAHP using remaining 8.01 acres. MMLA still have not signed PA.
2 33-01-01-09-127-022	0 W North St	Lansing	Will revise list price when we relist	Waiting until bottle plant redevelopment has begun before listing. Possible extra land available with part of Reasoner Park. Received an Letter Intent to purchase from River Oak Capitol Group for \$27,000. We requested and haven't received additional information on their intent.
3 33-01-01-09-177-003	1506 N. Grand River Ave. (Bottling Plant)	Lansing	\$100,000	PA/DA signed with NXT Commercial, 7/21/20. PA extended to 10/9/22. Working through final site plan and building design for 168 units with 14k sq. ft. of commercial. Working with City to begin community outreach. Revised site plan turned into City for review. Building height variance required 60' allowed building is 135'. Public hearing is 8/11/22.
33-01-01-09-176-062	O N. Capitol Ave.	Lansing		
33-01-01-09-176-073	1611 N. Capitol Ave.	Lansing		
33-01-01-09-176-082	1617 N. Capitol Ave.	Lansing		
4 33-01-01-29-305-122	2130 W Holmes (Pleasant Grove School)	Lansing	\$400,000	Signed PA on 12/11/19, with Ferguson Development for \$100,000. Developer is working on building plans, end users. Brownfield plan approved by LBA on 1/14/22. Public hearing for brownfield 2/28/22 went well. Mayor and Council very supportive. Extension to PA signed in February with \$2,500 additional deposit; expires 8/11/22. Will extend PA again. Projected closing by late fall 2022 or winter 2023. Historic review of building took place, no changes to plans anticipated.
5 33-17-14-21-351-019	104 Worthington Place Dr.	Leslie	\$69,125	We have verbal agreement with developer Richard Floyd to sell 11.06 acre parcel for \$40k. Developer is planning new financing for an apartment development. PA signing will be delayed. Several contingencies written into PA. Another developer called with interest in this property. The developer owns other property close by. Meeting scheduled for 7/13/22 with City Manager.
6 33-17-14-28-126-016	112 Woodworth (old Leslie High School)	Leslie	199,000	Hoping to apply for ARPA funds for demolition. Listed property with NAI. Meeting set for 7/13/22, with new City Manager to discuss this property.
7 33-01-01-08-481-451	(1000) W Saginaw St	Lansing	\$50,000	Listed, no current offers.
8 33-21-01-07-352-005	(3600) W Saginaw St (billboard lot)	Lansing	\$99,000	Land Bank to work with EGLE to remove tanks on site.
9 33-01-01-17-226-262	(923) W Saginaw	Lansing	\$7,800	Working with LEAP and a buyer who has adjacent building under contract to purchase. They need this parcel for their project. Will close in late September. Resolution next month.
10 Various parcel #s	E Park Term / May / Saginaw / Penn	Lansing	\$34,722	21 parcels including one house. House parcel to close 7/28/22 with requirement to demo by June 2023. Working with H-Inc. on a large residential development. Signed rental agreement with phased purchase option. Developer to begin maintaing all the parcels 7/1/22. 3 year agreement plus extentions if necessary. Had a zoom call with city and other larger property owners from the area to discuss development intent for area.
11 33-25-05-14-151-015	E Norwood Ave (12.9 acres)	Holt	\$99,900	Listed, no current offers.
12 33-01-01-17-204-231, -240, -250	W Saginaw (1209)	Lansing	Listing price based on 80% AMI qualification	3 parcels to be combined and developed by the Land Bank. Preliminary site and building plans underway to build an attached 5-unit Row House to be sold as individual units.
13 33-01-01-17-231-041, -031, -021, -011	N MLK (420-424-426-428)	Lansing	Listing price based on 80% AMI qualification	4 parcels to be combined and developed by the Land Bank. Preliminary site and building plans underway to build an attached 4-unit Row House to be sold as individual units.

**Residential or Vacant Properties Sold List****June 2022 Sales**

<b>Parcel Number</b>	<b>Address1</b>	<b>City</b>	<b>Property Class</b>	<b>Sold Amount</b>	<b>Sold Date</b>
33-01-01-06-101-081	N Grand River Ave (4904)	Lansing	Residential Vacant	8,000.00	06/23/2022
33-01-01-33-101-181	Burchfield Dr (3631)	Lansing	Residential Vacant	1,700.00	06/14/2022
33-01-05-05-151-037	Hughes Rd (vacant)	Lansing	Residential Vacant	1,400.00	06/23/2022
			Grand Total	11,100.00	

**Residential Properties - in progress**

<b>Parcel #</b>	<b>Address</b>	<b>Project type</b>	<b>Listing \$</b>	<b>Notes</b>
33-01-01-10-354-291	914 May St	Sell as is	\$5,000	Pending sale end of July
33-01-01-10-227-013	6125 Scotmar Dr	Rehab	\$77,500	Pending offer
33-01-01-10-227-013	6107 Scotmar Dr	Rehab	\$77,500	Pending offer
33-01-01-29-257-001	2701 Pattengill Ave	Rehab		Renovations in progress. Parade of Homes in Sept
33-01-05-06-126-062	5132 Wexford Rd	Rehab		Renovations in progress

**Residential Properties - Slated for Demolition**

33-01-01-10-329-321	1027 Cady Ct 929 Johnson Ave	CDBG funded
33-01-01-14-381-231	616 S Mifflin Ave	CDBG funded
33-01-01-22-309-101	913 Motor Ave	CDBG funded
33-01-01-22-352-261	1735 Lyons Ave	CDBG funded
33-01-01-32-251-131	1318 Mary Ave	CDBG funded
33-01-01-10-377-231	819 Cleveland St	Treasurer funded
33-01-01-29-376-151	1522 W Holmes Rd	Treasurer funded
33-01-01-23-105-052	725 S Hayford Ave	FEMA grant - Phase 7
33-01-01-23-105-061	729 S Hayford Ave	FEMA grant - Phase 7
33-01-01-14-380-141	642 S Francis Ave	FEMA grant - Phase 8

INGHAM COUNTY LAND BANK FAST TRACK AUTHORITY

RESOLUTION TO AUTHORIZE SALE OF A VACANT PARCEL ON  
(918) N LARCH ST, LANSING MI TO MICHAEL MARKEY

RESOLUTION 22-XX

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

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

WHEREAS, the Ingham County Treasurer, with Ingham County Board of Commissioners approval, has entered into such an intergovernmental agreement under the Act; and established the Ingham County Land Bank Fast Track Authority (the "Land Bank") in 2005; and

WHEREAS, the Land Bank, in its Priorities, Policies, and Procedures document, indicates in Section 7.A.4. that sale of any property that will be transferred for a non-residential project, must be approved by the Land Bank Board; and

WHEREAS, no member of the Land Bank Board of Directors nor Land Bank staff has disclosed any direct or indirect personal or financial interest in this matter, and the Land Bank management is unaware of any such conflict of interest.

WHEREAS, the Land Bank received title of a residential improved parcel on (918) N Larch St (# 33-01-01-09-428-231) in 2014 by local unit of rejection and subsequently demolished it with Ingham County Treasurer funds in November 2014; and

WHEREAS, the Michael Markey, a long-time developer, would like to purchase the parcel with the intent to construct another apartment building. There are 2 other apartment buildings that flank this property, and adding another complex will not only increase density in Lansing but will also be consistent to those existing structures; and

THEREFORE, BE IT RESOLVED, the Land Bank authorizes its Chairperson or Executive Director to negotiate and execute the transaction of this parcel to Michael Markey for the market rate of \$6000, plus closing costs.

FURTHER, BE IT RESOLVED, property conveyances shall contain a clause prohibiting the property’s use of any sexually oriented business as defined by law, medical marijuana business or dispensary, or casino.

**Yeas:**

**Nays:**

**Absent:**

**Approved:**

07/11/2022

CHECK REGISTER FOR INGHAM COUNTY LAND BANK  
 CHECK DATE FROM 06/01/2022 - 06/30/2022

Check Date	Bank	Check	Vendor Name	Amount
Bank GEN PNC GENERAL CHECKING				
06/10/2022	GEN	19198	BOARD OF WATER & LIGHT	640.00
06/10/2022	GEN	19199	BOARD OF WATER & LIGHT	640.00
06/10/2022	GEN	19200	BWB CLEANING	198.00
06/10/2022	GEN	19201	CAPITAL AREA ACCOUNTING SOLUTIONS	800.00
06/10/2022	GEN	19202	CAPITAL ONE COMMERCIAL	148.60
06/10/2022	GEN	19203	CITY PULSE	55.50
06/10/2022	GEN	19204	CODY MOHR	1,545.00
06/10/2022	GEN	19205	DAVID BURNS	92.00
06/10/2022	GEN	19206	FELDPAUSCH CLEANING SERVICES, LLC	245.00
06/10/2022	GEN	19207	FRITZY'S LAWN & SNOW	3,191.00
06/10/2022	GEN	19208	HOLDEN ELECTRIC, INC	5,846.88
06/10/2022	GEN	19209	KELLEY APPRAISAL COMPANY	100.00
06/10/2022	GEN	19210	LAKE STATE LAWN-LANDSCAPING & SNOW	1,217.00
06/10/2022	GEN	19211	NEILS HEISELT	2,037.00
06/10/2022	GEN	19212	PRECISION PIPING LLC	14,800.00
06/10/2022	GEN	19213	ROBIN WRIGHT	340.00
06/10/2022	GEN	19214	VERONICA GRACIA-WING, LLC	600.00
06/10/2022	GEN	19215	VET'S ACE HARDWARE	20.00
06/10/2022	GEN	19216	WILDTYPE	356.80
06/24/2022	GEN	19217	ALL STAR SNOW REMOVAL	3,904.00
06/24/2022	GEN	19218	BENDY STEM FARM	332.50
06/24/2022	GEN	19219	CAPITAL AREA RECYCLING AND TRASH	110.00
06/24/2022	GEN	19220	EDEN GLEN CONDO ASSOCIATION	1,200.00
06/24/2022	GEN	19221	GRANGER	113.35
06/24/2022	GEN	19222	HOLDERS HEATING & AIR	150.00
06/24/2022	GEN	19223	HOME DEPOT CREDIT SERVICES	64.27
06/24/2022	GEN	19224	INGHAM COUNTY TREASURER	5,505.66
06/24/2022	GEN	19225	J & J HARDWOODS, INC.	9,790.00
06/24/2022	GEN	19226	JOSEPH VICARI	483.75
06/24/2022	GEN	19227	MCKISSIC CONSTRUCTION	9,973.00
06/24/2022	GEN	19228	MICHIGAN FARM BUREAU	678.00
06/24/2022	GEN	19229	MICHIGAN FLEET FUELING SOLUTIONS LL	2,030.88
06/24/2022	GEN	19230	MYERS PLUMBING & HEATING, INC	180.00
06/24/2022	GEN	19231	NORTHWEST INITIATIVE	1,059.00
06/24/2022	GEN	19232	RED CEDAR CONSULTING, LLC	4,652.00
06/24/2022	GEN	19233	THE CHRONICLE NEWS	275.00
06/24/2022	GEN	19234	VERIZON WIRELESS	108.96
06/24/2022	GEN	19235	WE'RE DIFFERENT LAWNS & MORE	4,488.00
GEN TOTALS:				
Total of 38 Checks:				77,971.15
Less 0 Void Checks:				0.00
Total of 38 Disbursements:				77,971.15

## Bank PR PNC PAYROLL CHECKING

06/10/2022	PR	300(E)	BOARD OF WATER & LIGHT	257.78
06/10/2022	PR	301(E)	CONSUMERS ENERGY	69.94
06/24/2022	PR	302(E)	BOARD OF WATER & LIGHT	206.75 V
06/24/2022	PR	303(E)	COMCAST	159.90
06/24/2022	PR	304(E)	CONSUMERS ENERGY	59.98 V
06/24/2022	PR	305(E)	PITNEY BOWES PURCHASE POWER	50.00
06/24/2022	PR	306(E)	PNC BANK, NA	2,261.78
06/24/2022	PR	307(E)	CONSUMERS ENERGY	18.10
06/24/2022	PR	308(E)	CONSUMERS ENERGY	20.94
06/24/2022	PR	309(E)	CONSUMERS ENERGY	20.94
06/24/2022	PR	310(E)	BOARD OF WATER & LIGHT	26.30
06/24/2022	PR	311(E)	BOARD OF WATER & LIGHT	19.06
06/24/2022	PR	312(E)	BOARD OF WATER & LIGHT	40.03
06/24/2022	PR	313(E)	BOARD OF WATER & LIGHT	52.24
06/24/2022	PR	314(E)	BOARD OF WATER & LIGHT	14.26
06/24/2022	PR	315(E)	BOARD OF WATER & LIGHT	54.86

## PR TOTALS:

Total of 16 Checks:	3,332.86
Less 2 Void Checks:	266.73
Total of 14 Disbursements:	<u>3,066.13</u>

## REPORT TOTALS:

Total of 54 Checks:	81,304.01
Less 2 Void Checks:	266.73
Total of 52 Disbursements:	81,037.28



7/7/2022		Budget - 1st Half Update & Year-End Projections					INGHAM COUNTY LAND BANK 2022 BUDGET - FINAL as of 10/18/21										
		Actual	Actual	Actual	Actual	Actual	Budget										
FUND/DEPT/ ACCOUNT	DESCRIPTION	2020	Audited 12/31/21	3/31/2022	4/30/2022	6/30/2022	101 GENERAL FUND	300 RENTAL	204 NEIGHBOR HOODS IN BLOOM	220 HOME Pattengill, Lathrop	300 EDEN GLEN TOWNHOMES	227 CDBG - LANSING REHAB	228 CDBG - LANSING DEMO	233 HHF - HARDEST HIT FUNDS	2022	Projections 2022	
	<b>REVENUE</b>																
1	101-201-673.000	PROPERTY SALES	\$ 735,597	593,798	\$ 76,560	\$ 182,172	\$ 213,582	\$ 680,000							\$ 680,000	680,000	
2	101-201-673.010	RETURN SALES PROCEEDS >\$500 TO HHF	(1,990)	(24,800)	(8,500)	(8,500)	(8,500)	-						\$ (17,000)	(17,000)	(8,500)	
3	101-201-	RETURN EXCESS PROCEEDS - RAFAELI		0	-	-	-	(50,000)							(50,000)	(50,000)	
4	228-201-659.000	CDBG REVENUE	403,348	96,248	-	-	16,218	-					100,000		100,000	100,000	
5	220-201-667.000	HOME REVENUE	131,839	0	-	-	-	-		523,158					523,158	-	
6	235-101-670.000	MEDC REVENUE (Bottling Plant Pre-developmt)	-	9,100	-	-	90,900	90,000							90,000	90,900	
7	101-101-699.000	REV. TRANSFER - Treasurer, LOC	700,000	700,000	-	700,000	700,000	700,000							700,000	700,000	
8	101-101-672.000	SPECIFIC TAX REVENUE	190,154	200,000	-	-	180,000	190,000							190,000	190,000	
9	300-201-631.000	RENTAL INCOME	142,225	124,986	19,977	27,161	38,429	4,700	40,000		40,000				84,700	76,000	
10	204-101-679.000	NEIGHBORHOODS IN BLOOM REVENUE	20,000	(700)	-	20,000	20,000	-		20,000					20,000	20,000	
11	202-201-675.000	GARDEN PROJECT REVENUE	7,795	11,946	6,577	7,222	10,822	16,500							16,500	16,500	
12	300-201-693.000	GAIN ON SALE OF ASSETS (selling rentals)	(32,246)	0	-	-	-	-			132,000				132,000	144,100	
13	300-101-635.000	INTEREST INCOME (Land Contracts)	29,721	10,932	-	-	5,480	5,000							0	11,000	
14	300-201-641.000	LATE FEE REVENUE	-	0	-	-	-	-							0	-	
15		PRINCIPAL PAYMENTS ON LAND CONTRACTS	-	0	-	-	-	-							0	-	
16		CAPITAL CONTRIBUTIONS (inventory revenue)	-	25,001	-	-	-	100,001							100,000	100,000	
17	101-000-640.000	MISCELLANEOUS INCOME	975	373	-	-	-	500							500	500	
		<b>TOTAL REVENUE</b>	<b>\$ 2,327,418</b>	<b>\$ 1,746,884</b>	<b>\$ 94,614</b>	<b>\$ 928,055</b>	<b>\$ 1,266,931</b>	<b>\$ 1,736,700</b>	<b>\$ 40,000</b>	<b>\$ 20,000</b>	<b>\$ 523,158</b>	<b>\$ 172,000</b>	<b>\$ -</b>	<b>\$ 100,000</b>	<b>\$ (17,000)</b>	<b>\$ 2,569,858</b>	<b>\$ 2,070,500</b>
		<b>EXPENSES</b>															
18	202-201-830.000	GARDEN PROJECT	9,337	14,097	1,351	1,351	6,956	18,432							18,432	13,000	
19	228-201-659.000	CDBG EXPENSES	8,634	0	-	-	-	-					105,900		105,900	105,900	
20	220-201-800.000	HOME EXPENSES	-	0	-	-	-	-		444,920					444,920	-	
21	235-101-818.000	MEDC EXPENSES (Bottling Plant Pre-developmt)	-	9,100	90,900	90,900	90,900	90,000							90,000	90,900	
22	204-101-994.000	COMMUNITY DEVELOPMENT PROJECTS - NIB	15,032	14,843	640	5,358	14,540	-		15,000					15,000	16,000	
23	101-201-737.000	CLOSING COSTS - COMBINED	77,366	69,904	4,995	17,974	19,490	80,000							80,000	60,000	
24	101-101-726.030	AUDIT FEE	18,150	18,500	17,500	17,500	17,500	18,500							18,500	17,500	
25	101-101-804.000	BANK FEE	2,738	2,013	666	882	1,425	1,100							1,100	2,000	
26	101-XXX-820.000	INSURANCE PROPERTY	10,566	22,114	-	-	-	25,014							25,014	25,014	
27	101-101-995.000	INTEREST EXPENSE (LoC)	15,474	7,300	1,217	1,767	3,486	7,560							7,560	5,886	
28	101-201-731.000	PROPERTY TAXES	4,008	953	26	-	26	5,000							5,000	2,000	
29	101-201-967.000	LOSS ON INVENTORY	-	0	-	-	-	-							0	-	
30	101-101-968.000	DEPRECIATION AND DEPLETION	39,230	35,804	-	-	14,199	12,000	28,000						40,000	40,000	
31	101-101-814.060	LEGAL-ADMINISTRATIVE	8,484	2,552	-	-	-	3,000							3,000	1,000	
32	101-201-814.060	LEGAL-PROPERTIES	-	4,058	-	783	1,543	3,000							3,000	3,000	
33	101-201-731.XXX	CODE COMPLIANCE	5,240	200	-	-	-	1,000							1,000	2,000	
34	101-XXX-931.010	LAWN & SNOW	217,368	178,595	48,485	50,385	65,309	200,000							200,000	200,000	
35	101-101-921.000	UTILITIES-OFFICE	1,304	3,248	-	-	1,976	4,000							4,000	4,000	
36	101-201-921.000	UTILITIES-PROPERTIES	9,166	5,497	2,462	3,430	2,926	3,000							3,000	5,000	
37	101-101-931.000	MAINTENANCE-OFFICE	4,555	2,687	-	-	-	23,500							23,500	10,000	

7/7/2022		Budget - 1st Half Update & Year-End Projections					INGHAM COUNTY LAND BANK 2022 BUDGET - FINAL as of 10/18/21										
		Actual	Actual	Actual	Actual	Actual								Budget			
FUND/DEPT/ ACCOUNT	DESCRIPTION	2020	Audited 12/31/21	3/31/2022	4/30/2022	6/30/2022	101 GENERAL FUND	300 RENTAL	204 NEIGHBOR HOODS IN BLOOM	220 HOME Pattengill, Lathrop	300 EDEN GLEN TOWNHOMES	227 CDBG - LANSING REHAB	228 CDBG - LANSING DEMO	233 HHF - HARDEST HIT FUNDS	2022	Projections 2022	
38	101-201-931.000	MAINTENANCE-PROPERTIES (Elec, Plumb, Trees)	23,807	38,352	6,476	6,630	7,423	40,000							40,000	15,000	
39	101-201-800.000	RENOVATIONS-OFFICE	-	0	-	-	-	2,000							2,000	2,000	
40	101-201-800.000	RENOVATIONS-PROPERTIES	170,234	26,175	22,949	36,732	83,870	210,000							210,000	220,000	
41	101-201-811.000	DEVELOPMENT EXPENSE	0	0	5,000	5,000	5,500	10,000							10,000	10,000	
42	101-201-700.000	COST OF PROJECTS-INVENTORY (value of sold props)	588,418	193,643	12,955	28,955	36,535	318,000			32,000				350,000	350,000	
43	101-201-726.020	PERMITS	-	1,255	960	960	960	800							800	1,200	
44	101-XXX-727.050	SURVEY	8,930	9,595	-	1,125	1,125	1,500							1,500	15,000	
45	101-201-727.000	APPRAISAL	2,950	500	200	400	500	2,000							2,000	1,800	
46	220-201-800.500	DEMOLITION (emergency)	9,527	83,086	-	-	16,218	12,000							12,000	16,218	
47	300-201-998.000	LAND CONTRACT DEFAULTS	-	0	-	-	-	-							0	-	
48	300-101-760.000	RENTAL MANAGEMENT - IC Housing Comm	13,770	11,564	-	1,953	1,953	-	4,000		4,000				8,000	8,000	
49	300-201-803.000	HOA/CONDO FEE	26,279	16,080	3,600	4,800	7,200	-			12,000				12,000	12,000	
50	101-101-726.050	SECURITY	615	710	-	182	182	700							700	700	
51	101-XXX-818.000	CONTRACTUAL SERVICE - IT, Acct, Gardens	92,793	84,003	10,755	14,735	21,941	59,960							59,960	59,960	
52	101-101-819.000	SOFTWARE - BSA, ePP	31,173	19,414	21,497	21,497	21,497	29,600							29,600	29,600	
53	101-101-726.040	COMMUNICATION - Comcast, Verizon	4,774	3,444	658	927	1,465	4,100							4,100	4,100	
54	101-XXX-726.010	SUPPLIES	3,095	5,070	1,196	1,527	1,962	2,500							2,500	2,500	
55	101-101-728.000	POSTAGE	763	1,192	100	282	332	800							800	800	
56	101-101-802.000	CONSULTANTS - V Gracia-Wing	25,392	3,200	600	900	1,500	3,000							3,000	3,000	
57	101-101-735.000	MEDIA/PR - GravityWorks, events	813	963	4,553	4,553	4,883	1,500							1,500	7,500	
58	101-101-726.060	MEMBERSHIPS	1,555	1,405	1,925	1,925	2,084	1,700							1,700	8,000	
59	101-101-726.090	VEHICLE EXPENSE	3,144	4,882	421	421	1,650	4,000							4,000	4,000	
60	101-101-861.100	TRAVEL - Mileage	245	1,423	200	116	330	1,500							1,500	1,200	
61	101-101-862.000	PROF.TRAINING/CONFERENCES	70	1,266	-	1,369	1,376	5,000							5,000	7,500	
62	101-XXX-940.000	MISC	(80)	0	-	-	-	-							0	-	
63	101-101-901.000	AMERICORPS MEMBER	-	29,384	-	-	-	3,500							3,500	-	
64	XXX-101-900.000	PAYROLL REIMBURSEMENT	296,363	280,781	63,369	86,504	143,319	307,481							307,481	307,481	
65	101-101-903.000	PAYROLL SERVICE FEE	6,704	4,967	1,264	1,536	2,093	4,200							4,200	4,200	
66	XXX-101-906.000	HEALTH INSURANCE PREMIUM (BENEFITS)	66,057	62,179	16,517	22,023	33,034	63,600							63,600	63,600	
70	XXX-101-902.000	EMPLOYER TAX LIABILITY (7.65% of Payroll Reimb)	34,481	23,140	4,863	6,639	11,142	23,500							23,500	23,500	
71	XXX-101-905.000	UNEMPLOYMENT INSURANCE REIMBURSEMENT	398	9,165	712	711	712	4,000							4,000	4,000	
72	XXX-101-904.000	WORKER'S COMP PREMIUM	7,307	7,060	1,503	2,052	3,408	8,300							8,300	8,300	
73	101-000-308.000	LINE OF CREDIT PAYMENTS	-	0	-	-	250,000	300,000							300,000	250,000	
		<b>TOTAL EXPENSES</b>	1,866,230	1,315,363	350,516	444,782	904,470	1,920,347	32,000	15,000	444,920	48,000	0	105,900	0	2,566,167	2,044,359
		<b>NET OF REVENUES &amp; EXPENDITURES</b>	461,188	431,521	(255,902)	483,273	362,461	(183,647)	8,000	5,000	78,238	124,000	0	(5,900)	(17,000)	3,691	26,141
		<b>CASH BALANCE</b>		1,053,226	621,593	1,330,146	1,321,014										
		<b>LOC BALANCE</b>	1,184,332	734,332	484,332	484,332	484,332	Planning to make 1-2 more payments before end of year									

Communications Narrative / Executive Director's Report

7/7/22

- Audit 2021 – has been completed and emailed to the Board. Hard copies distributed.
- NSP1 through the City of Lansing was audited by HUD during the last week in April. We are still pulling archived documents to help the City of Lansing close some projects. (This is a 10-year old grant that has been scheduled to be closed out in 2032.)
- Working on the County Brownfield Plans.
- Demolitions bids were received and they're higher than expected. Requesting more CDBG funding from the City of Lansing, if possible.
- Researching solar companies to potentially install on upcoming new constructions.
- Facilitating contractor recruitment events at the Ingham County Treasurer auction on August 25<sup>th</sup> and October 19<sup>th</sup>. Always looking for new contractors, especially marketing to women-owned and minority-owned businesses.
- Started with a new payroll company, Paycor. So far, so good.