



BOARD OF DIRECTORS

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

THE LAND BANK BOARD WILL MEET ON MONDAY, SEPTEMBER 19, 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/85309446766?pwd=blpET2J3ZGtjT3RvaFpNdGVybUZhdz09>

Meeting ID: 853 0944 6766

Passcode: 415652

Dial by your location

+1 929 205 6099 US (New York)	+1 301 715 8592 US (Germantown)	+1 312 626 6799 US (Chicago)
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Agenda

Call to order

Approve of the minutes from August 15, 2022

Additions to the Agenda

Public Comment

1. Commercial – Multi-Family
 - A. Sale Status report
2. Residential
 - A. List of Properties – August 2022
3. Administration
 - A. Accounts Payable – August 2022
 - B. Budget 2023 draft
 - C. Communications Narrative / Executive Director's Report
 - D. Legal
4. Limited public comment
5. Announcements, Comments, or other Questions
6. Adjournment
 - Next meeting Monday, October 17, 2022, at 4:45pm.

INGHAM COUNTY LAND BANK FAST TRACK AUTHORITY

Creating place. Creating community. Creating opportunity.

Roxanne L Case
EXECUTIVE DIRECTOR
rcase@ingham.org

3024 Turner Street
Lansing MI 48906

517.267.5221
www.inghamlandbank.org



August 15, 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/82748282066?pwd=eUIwSFhXQmJGajhMVldFWmVrL3Rjdzo9>

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

Meeting ID: 827 4828 2066

Passcode: 724531

CALL TO ORDER

Chairperson Fox called the August 15, 2022 Meeting of the Ingham County Land Bank to order at 4:47 p.m., held in-person at the Ingham County Land Bank Office and virtually via Zoom.

Members Present: Fox, Grebner, Crenshaw, Slaughter (late)

Members Absent: Frischman

Others Present: Gordon Love, David Burns, Roxanne Case, Michael Markey, Desmond Ferguson of Moneyball Sportswear, Christopher Stralkowski of Ferguson Development

APPROVAL OF THE MINUTES

MINUTES OF JUNE 13, 2022 AND JULY 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 E Norwood Ave in Holt is a 12-acre parcel; only about 4 acres is developable. The Land Bank has received interest from a tax-credit developer. More information to come in the future.

Commissioner Crenshaw asked for an update on the former bottling plant. David Burns stated that he and the Developer NXT Commercial attended a Zoning Board of Appeals meeting to approve the height of the building, but there was no quorum so the vote could not be completed. Several neighbors attended and all were supportive of the project. The Developer is continuing to work with LEAP on the Brownfield plan and things are moving in the right direction.

August 15, 2022 REGULAR MEETING

Commissioner Crenshaw asked for an update on the former Leslie High School. Director Case stated that the Land Bank is planning to apply for funds through the State Land Bank and Michigan Association of Land Banks. We would like to use the blight elimination funds as possible leverage with some APRA funds that may funnel through the State and MSHDA. David Burns stated that we have been meeting and working MEDC, LEAP and the City of Leslie. Chairperson Fox stated that, assuming there is another round of federal funding, he has been in contact with Representative Slotkin's Office, and there may be some ear-marked funds available to use, as well. He stated that its better to have an end-use project such as housing so that the funding can cover both demolition and the redevelopment of the property. Chairperson Fox stated that the housing market needs to be studied to determine best fit.

- B. Resolution to Authorize the sale of a Vacant Parcel on (923) W Saginaw St, Lansing to Moneyball

COMMISSIONER GREBNER MOVED THE RESOLUTION. SUPPORTED BY COMMISSIONER CRENSHAW.

INGHAM COUNTY LAND BANK FAST TRACK AUTHORITY

**RESOLUTION TO AUTHORIZE SALE OF A VACANT PARCEL ON
(923) W SAGINAW ST, LANSING MI TO DESMOND FERGUSON**

RESOLUTION 22-06

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, 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 Ingham County Land Bank Fast Track Authority (the “Land Bank”), in its Priorities, Policies, and Procedures document, indicates in Section 7.B.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, the Land Bank received title of a commercial improved parcel on (923) W Saginaw St (# 33-01-01-17-226-262) in 2012 by local unit of rejection and subsequently demolished it in 2013; and

WHEREAS, Mr. Desmond Ferguson of Moneyball Sportswear would like to purchase the parcel with the intent to combine with the adjacent properties to remodel the existing commercial building. The Land Bank parcel will be used partially for an addition to the existing building and partially for off-street parking. Moneyball is an established sportswear apparel company, and currently has 3 other locations in Michigan. Mr. Ferguson is planning to combine 2 of the stores on the east and west sides of Lansing into this new store.

THEREFORE, BE IT RESOLVED, the Land Bank authorizes its Chairperson or Executive Director to negotiate and execute the transaction of this parcel to Desmond Ferguson for the market rate of \$7,800, 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.

AYE: Fox, Grebner, Crenshaw ABSENT: Frischman, Slaughter (late) NAY: None Approval 8/15/22

THE MOTION CARRIED UNANIMOUSLY.

August 15, 2022 REGULAR MEETING

Mr. Desmond Ferguson introduced himself and has been in business for 20 years. Moneyball Sportswear is currently leasing 2 separate stores, and is planning to combine the two stores into one store, across from the old Parks Furniture building on Saginaw St. He passed around a design packet for review. Plans to start redevelopment in October.

Mr. Christopher Stralkowski introduced himself and discussed the development at 2130 W Holmes Rd, Lansing, the former Pleasant Grove School. He distributed the State Historic Preservation Office (SHPO) Section 106 application and information. Ferguson Development is waiting on the review and report from SHPO, to determine if it has an "adverse effect" or "no adverse effect". The Section 106 application included information about Malcolm X and his family. Ferguson Development is planning to honor Malcolm X with some type of tribute on the property, whether it's using the limestone off the building or a memorial plaque or a statue or a dedicated garden or a combination.

Director Case asked Mr. Stralkowski to talk about the other phase of the project. First phase is to demolish the building. Another phase is housing for possible veterans. Commissioner Crenshaw stated that this has changed because originally, the housing phase was geared towards senior living. Mr. Stralkowski said, yes initially, but they had meetings with Representative Slotkin's Office who discussed veteran housing and they determined that the demographics in that area has shown that more was needed.

Director Case asked Mr. Stralkowski to talk about the tentative schedule. Mr. Stralkowski stated that demolition is planned for December/January. By spring, the supply chain is hoping to shake out and plan to move forward. Haven't decided whether to build the medical building first or the VA housing.

2. Residential

A. List of Properties – June and July 2022

Brief discussion.

B. Resolution to Authorize the sale of a Vacant Parcel on (918) N Larch St, Lansing, MI to Michael Markey

COMMISSIONER GREBNER MOVED THE RESOLUTION. SUPPORTED BY COMMISSIONER CRENSHAW.

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 22-07

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, Mr. 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.

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.

AYE: Fox, Grebner, Crenshaw ABSENT: Frischman, Slaughter (late) NAY: None Approval
8/15/22

THE MOTION CARRIED UNANIMOUSLY.

Chairperson Fox stated that this was a resolution that was brought before the Land Bank Board last month, but because of not having a quorum, voting on it could not be completed. Commissioner Crenshaw asked where this property was. Mr. Markey stated that it's on the east side of Larch, between Oakland and Grand River Avenue.

3. Administration

A. Accounts Payable – June and July 2022

Accepted and on file.

B. Communications Narrative / Executive Director's Report

Director Case added a few other matters:

- The City of Lansing is setting up a market concept in Reutters Park. They are hoping to have 10 market-selling sheds built and ready for Silver Bells in the City. To build the sheds, Brent Forsberg reached out to the Land Bank, inquiring about the deconstructed lumber salvaged from 927 S Grand Ave. This lumber could be used. What a great story.
- Parade of Homes – the Land Bank is renovating the house at 2701 Pattengill Ave and has been listed in the Parade. It would be great if any of the Board members could attend. Roxanne will send out a reminder when it gets closer.
- Land Bank is interviewing and hiring a Construction Grant Administrator. Planning to complete interviews next week and make a decision in the last week of August with a start date of September 19.
- In anticipation of the decreasing foreclosures, Director Case has had a few zoom meetings with the National Community Stabilization Trust, who is basically the middle man between financial institutions (who want to get rid of property that they foreclosed on) and developers and land banks. Chairperson Fox stated that he does not expect any structured properties to be left over for the Land Bank to renovate and/or sell.

Commissioner Slaughter asked about the all-electric home and wondered who the donor was for the solar panels and about the next steps. It is a faith-based group in the Lansing area, and will be announced when a final agreement is in the works. The next step is to put the bids out so that we can start construction asap. The goal is to have it completed and have a family in by the end of the year; that might be pushing it now.

August 15, 2022 REGULAR MEETING

C. Legal

Mr. Gordon Love said it's been quiet and nothing to report.

4. Limited public comment

None

5. Announcements, Comments, or other Questions

Chairperson Fox stated that the first Ingham County Treasurer auction is Thursday, August 25th. He believes that the 2nd auction in October will be more active in comparison to previous years, due to the delay in court judgments which delayed any evictions.

Chairperson Fox stated the Eric Schertzing is now the Executive Director of the Michigan Association of Land Banks, and one of his major functions is getting Land Banks the State funds and State recognition. Land Banks were created to develop and move properties, and it seems that others are doing what Land Banks were meant to do. He has been making some progress.

Chairperson Fox stated that the 5/50 tax capture that was established to help keep Land Banks sustainable is low, approximately 7-8% of total funds and is just not funding Land Banks adequately. So we're looking at other ways to come up with more stable financing. There is some interest in the legislature to move up one of the fees in the forfeiture process, and transfer a portion of that fee to Land Banks. Director Case stated that the extra \$300,000 that was approved by Ingham County for the Land Bank expires this year, and will not continue in 2023, so this new fee process would be a big help.

6. Adjournment - accepted. THE MOTION CARRIED UNANIMOUSLY.

Chairperson Fox adjourned the meeting at 5:33pm.

Next meeting on September 19, 2022, at 4:45pm at the Land Bank office.

Commercial / Multi-Family Properties - Sale Status Report

8/30/2022

	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 PA for 2.55 acres (track portion) of property selling for \$35,000. Survey completed for split and City approved it. Land Bank considering a development/joint venture with CAHP/other developers using remaining 8.01 acres. Also met with another potential developer. Considering next steps. If they are interested, we anticipate construction on a residential project to be at least 2 years away. Brownfield, and other subsidies required.
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 of 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, 135' needed) has been approved. Draft Brownfield Plan is being reviewed by LEAP/City. Project moving forward.
	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. Extension to PA signed in February with \$2,500 additional deposit; expires 8/11/22. Extend PA to 2/11/23 for \$2,500 non refundable, non applicable. Projected closing first 1/4 of 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. Floyd is planning for an apartment development. PA signing will be delayed. Waiting for city manager to provide easement details for road ROW. PA will have contingencies built in to provide additional compensation to Land Bank if project does not start one year post sale. Will need PA language help from Tim Perone.
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. Met with new City Manager to discuss this property. City will help with securing the building; we need to complete some maintenance issues as well. Met with LEAP and MEDC looking for demo dollars.
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	Old gas station site. Land Bank to work with EGLE to remove tanks on site. On EGLE's list for the 2023 budget year for UST removal. Work could begin as early as October 2022.
9	33-01-01-17-226-262	(923) W Saginaw	Lansing	\$7,800	Property under contract with a buyer who has adjacent building under contract to purchase. They need this parcel for their project. Will close in late September or when buyer is ready to start construction.
10	Various parcel #s	E Park Term / May / Saginaw / Penn	Lansing	\$34,722	Working with H-Inc on large residential development on 21 L.B. parcels including one house plus several more parcels owned by them. House at 914 May St. sold. Buyer required to demo house by June 2023. Signed rental agreement with phased purchase option. Developer maintaining all the L.B. parcels effective 7/1/22. 3-year agreement plus extensions 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	Have interested buyer for 55 unit 9% tax credit deal. Will be a long term PA/Option to purchase. Affordable senior living
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.
14	33-01-01-31-126-291, 33-01-01-31-126-281, 33-01-01-31-128-125	Holmes Rd / Glenbrook Dr	Lansing	TBD	2 parcels plus 1 lot totaling 5.76 acres. An interested developer is considering this site for a new development. Waiting to hear back from them after site review with Land Bank, LEAP and City. If interested, this will be a 2-year process to start construction.

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

Parcel Number	Address	City	Property Class	Sold Amount	Sold Date
33-01-01-10-354-291	914 May St	Lansing	Residential Improved	5,000.00	08/19/2022
33-01-01-22-253-022	Dakin St	Lansing	Residential Vacant	1,900.00	08/11/2022
33-01-01-22-283-262	PERKINS ST (1820)	LANSING	Residential Vacant	500.00	08/31/2022
			Grand Total	7,400.00	

Residential Properties - in progress

Parcel #	Address	Project type	Listing \$	Notes
33-01-01-10-354-291	914 May St	Sell as is	\$5,000	Pending sale end of August
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
33-01-01-32-251-131	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
33-01-01-22-352-261	1735 Lyons Ave	searching for funding sources
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

09/02/2022

CHECK REGISTER FOR INGHAM COUNTY LAND BANK
CHECK DATE FROM 08/01/2022 - 08/31/2022

Check Date	Bank	Check	Vendor	Vendor Name	Amount
Bank GEN PNC GENERAL CHECKING					
08/05/2022	GEN	19280	ALL STAR	ALL STAR SNOW REMOVAL	2,553.00
08/05/2022	GEN	19281	OLIVAREZA	ANTHONY OLIVAREZ	1,459.11
08/05/2022	GEN	19282	HASS	APPLIED IMAGING	266.19
08/05/2022	GEN	19283	BWL	BOARD OF WATER & LIGHT	129.34
08/05/2022	GEN	19284	CAPITAL AR	CAPITAL AREA ACCOUNTING SOLUTIONS	1,600.00
08/05/2022	GEN	19285	CITY PULSE	CITY PULSE	155.00
08/05/2022	GEN	19286	CONSUMERS	CONSUMERS ENERGY	17.58
08/05/2022	GEN	19287	CUSTOM HOM	CUSTOM HOME ENERGY SERVICES	250.00
08/05/2022	GEN	19288	CUSTOM HOM	CUSTOM HOME ENERGY SERVICES	500.00
08/05/2022	GEN	19289	BURNS	DAVID BURNS	107.50
08/05/2022	GEN	19290	FELDPAUSCH	FELDPAUSCH CLEANING SERVICES, LLC	245.00
08/05/2022	GEN	19291	KWIK	KWIK REPO INC	13,370.00
08/05/2022	GEN	19292	LAKE	LAKE STATE LAWN-LANDSCAPING & SNOW	826.00
08/05/2022	GEN	19293	NORTHWEST	NORTHWEST INITIATIVE	1,076.00
08/05/2022	GEN	19294	ROBIN	ROBIN WRIGHT	440.00
08/05/2022	GEN	19295	ROSE	ROSE PEST SOLUTIONS	221.00
08/05/2022	GEN	19296	CASE	ROXANNE CASE	98.13
08/05/2022	GEN	19297	FOUR	SCHUMACHER'S FOUR SEASONS	5,172.00
08/05/2022	GEN	19298	BULLETIN	THE MICHIGAN BULLETIN	375.00
08/05/2022	GEN	19299	WE'RE	WE'RE DIFFERENT LAWNS & MORE	3,213.00
08/19/2022	GEN	19300	AGAPE BLDG	AGAPE BUILDING & RESTORATION LLC	4,627.67
08/19/2022	GEN	19301	CENTURY	CENTURY CONSTRUCTION	35,076.40
08/19/2022	GEN	19302	DBI	DBI BUSINESS INTERIORS	24.43
08/19/2022	GEN	19303	EDEN	EDEN GLEN CONDO ASSOCIATION	1,050.00
08/19/2022	GEN	19304	FRITZY	FRITZY'S LAWN & SNOW	3,537.00
08/19/2022	GEN	19305	GRANGER	GRANGER	113.35
08/19/2022	GEN	19306	HOME	HOME DEPOT CREDIT SERVICES	8.24
08/19/2022	GEN	19307	INGHAM	INGHAM COUNTY TREASURER	5,505.66
08/19/2022	GEN	19308	J & J HARD	J & J HARDWOODS, INC.	1,540.00
08/19/2022	GEN	19309	LAFONTAINE	LAFONTAINE FORD, INC	348.15
08/19/2022	GEN	19310	MI FLEET	MICHIGAN FLEET FUELING SOLUTIONS LL	450.54
08/19/2022	GEN	19311	NORTHWEST	NORTHWEST INITIATIVE	1,042.00
08/19/2022	GEN	19312	FOUR	SCHUMACHER'S FOUR SEASONS	3,414.00
08/19/2022	GEN	19313	STATE FARM	STATE FARM INSURANCE	1,746.00
08/19/2022	GEN	19314	CHRONICLE	THE CHRONICLE NEWS	375.00
08/19/2022	GEN	19315	NEW CITIZE	THE NEW CITIZENS PRESS	441.00
08/19/2022	GEN	19316	GARCIA-	VERONICA GRACIA-WING, LLC	300.00

GEN TOTALS:

Total of 37 Checks:	91,673.29
Less 0 Void Checks:	0.00
Total of 37 Disbursements:	91,673.29

Bank PR PNC PAYROLL CHECKING

08/05/2022	PR	322(E)	BWL	BOARD OF WATER & LIGHT	478.88
08/05/2022	PR	323(E)	CONSUMERS	CONSUMERS ENERGY	44.34
08/19/2022	PR	324(E)	BWL	BOARD OF WATER & LIGHT	1,914.55
08/19/2022	PR	325(E)	CONSUMERS	CONSUMERS ENERGY	18.44
08/19/2022	PR	326(E)	PNC	PNC BANK, NA	<u>6,401.56</u>

PR TOTALS:

Total of 5 Checks:	8,857.77
Less 0 Void Checks:	<u>0.00</u>
Total of 5 Disbursements:	8,857.77

REPORT TOTALS:

Total of 42 Checks:	100,531.06
Less 0 Void Checks:	0.00
Total of 42 Disbursements:	100,531.06

9/2/2022		INGHAM COUNTY LAND BANK 2023 BUDGET - DRAFT 9/2/22																		Budget
FUND/DEPT/ ACCOUNT	DESCRIPTION	Actual 2020	Actual 2021	Budget 2021	Actual 3/31/2022	Actual 6/30/2022	Projected 12/31/2022	Budget 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	250 HOUSING TRUST FUND - ROW HOUSES	250 HOUSING TRUST FUND - SINGLE FAMILY	Budget 2023	
	REVENUE																			
1	101-201-673.000	PROPERTY SALES	\$ 735,597	593,798	\$ 400,000	\$ 76,560	\$ 213,582	680,000	680,000	\$ 436,000										
2	101-201-673.010	RETURN SALES PROCEEDS >\$500 TO HHF	(1,990)	(24,800)	(20,000)	(8,500)	(8,500)	(8,500)	(17,000)	-										
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	354,800	-	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 (ARPA RAP Grant)	-	9,100	100,000	-	90,900	90,900	90,000	-										
		HOUSING TRUST FUND GRANT															2,000,000			
7	101-101-699.000	REV. TRANSFER - Treasurer, LOC	700,000	700,000	700,000	-	700,000	700,000	700,000	400,000										
8	101-101-672.000	SPECIFIC TAX REVENUE	190,154	200,000	180,000	-	180,000	190,000	190,000	180,000										
9	300-201-631.000	RENTAL INCOME	142,225	124,986	96,615	19,977	38,429	76,000	84,700	1,800			37,500							
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	11,500	6,577	10,822	16,500	16,500	16,000										
12	300-201-693.000	GAIN ON SALE OF ASSETS (selling rentals)	(32,246)	0	156,000	-	-	144,100	132,000	-										
13	300-101-635.000	INTEREST INCOME (Land Contracts)	29,721	10,932	10,000	-	5,480	11,000	5,000	5,000										
14		CAPITAL CONTRIBUTIONS (inventory revenue)	-	25,001	100,000	-	-	100,000	100,000	100,000										
15	101-000-640.000	MISCELLANEOUS INCOME	975	373	500	-	-	500	500	500										
		TOTAL REVENUE	\$ 2,327,418	\$ 1,746,884	\$ 2,632,573	\$ 94,614	\$ 1,266,931	\$ 2,070,500	\$ 2,574,858	\$ 1,109,300	\$ 37,500	\$ -	\$ -	\$ 37,500	\$ -	\$ 100,000	\$ -	\$ 4,170,000	\$ 270,000	\$ 5,724,300
		EXPENSES																		
16	202-201-830.000	GARDEN PROJECT	9,337	14,097	10,000	1,351	6,956	18,432	18,432	15,000										
17	228-201-659.000	CDBG EXPENSES	8,634	0	338,800	-	16,218	105,900	105,900	-					94,565					
18	220-201-800.000	HOME EXPENSES	-	0	444,920	-	-	-	444,920	-										
19	235-101-818.000	MEDC EXPENSES (ARPA RAP Grant)	-	9,100	100,000	90,900	90,900	90,900	90,000	-										
20	204-101-994.000	COMMUNITY DEVELOPMENT PROJECTS - NIB	15,032	14,843	15,000	640	14,540	16,000	15,000	16,000										
21	101-201-737.000	CLOSING COSTS - COMBINED	77,366	69,904	70,300	4,995	19,490	60,000	80,000	18,000										
22	101-101-726.030	AUDIT FEE	18,150	18,500	18,500	17,500	17,500	17,500	18,500	18,000										
23	101-101-804.000	BANK FEE	2,738	2,013	1,200	666	1,425	2,000	1,100	2,000										
24	101-XXX-820.000	INSURANCE PROPERTY	10,566	22,114	23,806	-	-	25,014	25,014	25,000										
25	101-101-995.000	INTEREST EXPENSE (LoC)	15,474	7,300	15,170	1,217	3,486	5,886	7,560	7,992										
26	101-201-731.000	PROPERTY TAXES	4,008	953	5,000	26	26	2,000	5,000	2,000										
28	101-101-968.000	DEPRECIATION AND DEPLETION	39,230	35,804	40,000	-	14,199	40,000	40,000	32,000										
29	101-101-814.060	LEGAL-ADMINISTRATIVE	8,484	2,552	3,000	-	-	1,000	3,000	500										
30	101-201-814.060	LEGAL-PROPERTIES	-	4,058	4,000	-	1,543	3,000	3,000	3,000										
31	101-201-731.XXX	CODE COMPLIANCE	5,240	200	500	-	-	2,000	1,000	2,000										
32	101-XXX-931.010	LAWN & SNOW	217,368	178,595	186,000	48,485	65,309	200,000	200,000	147,330										
33	101-101-921.000	UTILITIES-OFFICE	1,304	3,248	3,000	-	1,976	4,000	4,000	4,000										
34	101-201-921.000	UTILITIES-PROPERTIES	9,166	5,497	9,000	2,462	2,926	5,000	3,000	5,000										
35	101-101-931.000	MAINTENANCE-OFFICE	4,555	2,687	5,000	-	-	10,000	23,500	10,000										
36	101-201-931.000	MAINTENANCE-PROPERTIES (Elec, Plumb, Trees)	23,807	38,352	25,000	6,476	7,423	15,000	40,000	20,000										
37	101-201-800.000	RENOVATIONS-OFFICE	-	0	2,000	-	-	2,000	2,000	8,000										
38	101-201-800.000	RENOVATIONS-PROPERTIES	170,234	26,175	135,000	22,949	83,870	220,000	210,000	10,000										
39	250-201-800.000	RENOVATIONS-HOUSING TRUST FUND						-	-	-										
40	101-201-811.000	DEVELOPMENT EXPENSE	0	0		5,000	5,500	10,000	10,000	10,000										
41	101-201-700.000	COST OF PROJECTS-INVENTORY (value of sold props)	588,418	193,643	350,000	12,955	36,535	350,000	350,000	65,000										
42	101-201-726.020	PERMITS	-	1,255	-	960	960	1,200	800	1,000										
43	101-XXX-727.050	SURVEY	8,930	9,595	3,000	-	1,125	3,000	1,500	1,500										
44	101-201-727.000	APPRAISAL	2,950	500	2,000	200	500	1,800	2,000	3,000										
45	220-201-800.500	DEMOLITION (emergency)	9,527	83,086	12,000	-	-	16,218	12,000	15,000										

9/2/2022										INGHAM COUNTY LAND BANK 2023 BUDGET - DRAFT 9/2/22										Budget
FUND/DEPT/ ACCOUNT		DESCRIPTION	Actual 2020	Actual 2021	Budget 2021	Actual 3/31/2022	Actual 6/30/2022	Projected 12/31/2022	Budget 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	250 HOUSING TRUST FUND - ROW HOUSES	250 HOUSING TRUST FUND - SINGLE FAMILY	2023
46	300-101-760.000	RENTAL MANAGEMENT - IC Housing Comm	13,770	11,564	9,706	-	1,953	8,000	8,000	7,500										7,500
47	300-201-803.000	HOA/CONDO FEE	26,279	16,080	19,440	3,600	7,200	12,000	12,000	2,520										2,520
48	101-101-726.050	SECURITY	615	710	600	-	182	700	700	500										500
49	101-XXX-818.000	CONTRACTUAL SERVICE - IT, Acct, Gardens	92,793	84,003	30,080	10,755	21,941	59,960	59,960	59,960										59,960
50	101-101-819.000	SOFTWARE - BSA, ePP, website platform	31,173	19,414	29,600	21,497	21,497	29,600	29,600	29,600										29,600
51	101-101-726.040	COMMUNICATION - Comcast, Verizon	4,774	3,444	4,100	658	1,465	4,100	4,100	3,500										3,500
52	101-XXX-726.010	SUPPLIES	3,015	5,070	2,500	1,196	1,962	2,500	2,500	2,588										2,588
53	101-101-728.000	POSTAGE	763	1,192	800	100	332	800	800	700										700
54	101-101-802.000	CONSULTANTS - V Gracia-Wing	25,392	3,200	500	600	1,500	3,000	3,000	3,600										3,600
55	101-101-735.000	MEDIA/PR - GravityWorks, events, recruitment	813	963	3,000	4,553	4,883	7,500	1,500	1,000										1,000
56	101-101-726.060	MEMBERSHIPS	1,555	1,405	3,000	1,925	2,084	8,000	1,700	2,500										2,500
57	101-101-726.090	VEHICLE EXPENSE	3,144	4,882	3,000	421	1,650	4,000	4,000	2,500										2,500
58	101-101-861.100	TRAVEL - Mileage	245	1,423	1,500	200	330	1,200	1,500	1,500										1,500
59	101-101-862.000	PROF.TRAINING/CONFERENCES	70	1,266	2,000	-	1,376	10,000	5,000	8,000										8,000
60	101-101-901.000	AMERICORPS MEMBER	-	29,384	18,500	-	-	-	3,500	-										-
61	XXX-101-900.000	PAYROLL REIMBURSEMENT	296,363	280,781	293,751	63,369	143,319	301,315	301,315	360,306					5,435					365,741
62	101-101-903.000	PAYROLL SERVICE FEE	6,704	4,967	4,100	1,264	2,093	4,200	4,200	420										4,200
63	XXX-101-906.000	HEALTH INSURANCE PREMIUM (BENEFITS)	66,057	62,179	67,200	16,517	33,034	63,600	63,600	74,400										74,400
67	XXX-101-902.000	EMPLOYER TAX LIABILITY (7.65% of Payroll Reimb)	34,481	23,140	2,100	4,863	11,142	23,100	23,100	28,000										28,000
68	XXX-101-905.000	UNEMPLOYMENT INSURANCE REIMBURSEMENT	398	9,165	4,000	712	712	1,400	4,000	1,500										1,500
69	XXX-101-904.000	WORKER'S COMP PREMIUM	7,307	7,060	7,700	1,503	3,408	7,840	8,100	7,840										7,840
		TOTAL EXPENSES	1,866,230	1,315,363	2,329,373	350,516	654,470	1,780,665	2,259,401	1,039,756	-	-	-	-	100,000	-	4,200,330	379,584	5,723,450	
		NET OF REVENUES & EXPENDITURES	461,189	431,521	303,200	(255,902)	612,461	289,835	315,457	69,544	37,500	-	-	37,500	-	-	(30,330)	(109,584)	850	
		CASH BALANCE		1,053,226		621,593	1,321,014			900,000	<i>approx balance for January 2023</i>									
		LOC Payments				250,000	-	100,000	350,000	100,000										
		LOC BALANCE	1,184,332	734,332		484,332	484,332	384,332	384,332	284,332										

Communications Narrative / Executive Director's Report

9/1/22

- Started with a new payroll company. Its an online format. Staff is entering their own time, and approvals processed online. Seems to speed up the previous hard copy archaic process.
- Parade of Homes at 2701 Pattengill Ave, Lansing – Sept 14-18.
- David Burns and Michael Andrick attended the Reclaiming Vacant Properties Conference thru Center for Community Progress, in Chicago, IL, on Sept 7-9.
- The Land Bank and the County Treasurer are sharing a vendor table at the Ingham County's Unity in the Community event held on Sept 16 at Hawk Island.
- The International City/County Managers Association is featuring Ingham County in a 5-minute video, highlighting the usage of ARPA funds in the community. Land Bank was featured and we had photos taken of the house on Pattengill, as an example of our renovations.
- Hired a Construction Grant Administrator. Melissa McKimmy. First day is 9/19/22. She comes to the Land Bank with a good grant-funding background, and has also worked for the Land Bank previously. She will be a great fit! (The Land Bank promoted this position in a couple papers, website, LinkedIn, Indeed.com, and other spaces. Thirteen resumes received; narrowed down to 2 candidates.)
- Attended the Ingham County Tax Auction on 8/25/22. The Land Bank had a table for Contractor Recruiting. Out of 27 packets on the table, 16 were distributed and so far, have received 1 application, several inquiries, and have been contacted by the Operating Engineers 324 Union Hall.
- Michigan Association of Land Banks annual Summit is scheduled for Sunday-Tuesday, Oct 16-18, in downtown Detroit. All staff is attending.