



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, NOVEMBER 21, 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/83175074610?pwd=Kzg4ZVJFWDBFOHVhaGcvNEFXdkNrdz09>

Meeting ID: 831 7507 4610

Passcode: 388386

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 October 17, 2022

Additions to the Agenda

Public Comment

1. Commercial – Multi-Family
 - A. Sale Status report
2. Residential
 - A. List of Properties – October 2022
 - B. Resolution to Authorize the Engagement in the Blight Elimination Program through the State Land Bank Authority
 - C. Resolution to Authorize the Participation in the National Community Stabilization Trust’s REO Acquisition Program
3. Administration
 - A. Accounts Payable – October 2022
 - B. Budget 2023 final
 - C. Board Schedule draft 2023
 - D. Communications Narrative / Executive Director’s Report
 - E. Legal
4. Limited public comment
5. Announcements, Comments, or other Questions
6. Adjournment
 - Next meeting Monday, December 19, 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



October 17, 2022 REGULAR MEETING

Ingham County Land Bank

3024 Turner St, Lansing, MI

October 17, 2022 – 4:45 p.m.

In-person and virtually via Zoom

<https://us02web.zoom.us/j/86236854222?pwd=T3Mvd1Q1Z0FPSjRyeXZFa0dqa3VYUT09>

Meeting ID: 862 3685 4222

Passcode: 163863

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

CALL TO ORDER

Commissioner Grebner called the October 17, 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 (virtually), Grebner, Crenshaw, Slaughter, Frischman

Members Absent: none

Others Present: Tim Perrone, Melissa McKimmy, Roxanne Case, Commissioner Robert Pena, MALB Executive Director Eric Schertzing

APPROVAL OF THE MINUTES

MINUTES OF SEPTEMBER 19, 2022 ACCEPTED AS SUBMITTED.

MINUTES OF SEPTEMBER 27, 2022 ACCEPTED AS AMENDED.

ADDITIONS TO THE AGENDA

2B. Resolution to Authorize to Enter into a MSHDA Mod Housing Production Agreement (Bluesheet)

LIMITED PUBLIC COMMENT

None

1. Commercial – Multi-Family

A. Sale Status report

Brief discussion.

2. Residential

A. List of Properties – September 2022

Brief discussion. Director Case stated that we had several offer on 2701 Pattengill Ave, and accepted an affordable sales price.

B. Resolution to Authorize to Enter into a MSHDA Mod Housing Production Agreement (Bluesheet)

COMMISSIONER GREBNER MOVED THE RESOLUTION. SUPPORTED BY COMMISSIONER CRENSHAW.

INGHAM COUNTY LAND BANK FAST TRACK AUTHORITY
RESOLUTION TO AUTHORIZE TO ENTER INTO A MICHIGAN STATE HOUSING
DEVELOPMENT AUTHORITY MODULAR CONSTRUCTION AGREEMENT

RESOLUTION 22-10

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; and

WHEREAS, the Land Bank is applying for Michigan State Housing Development Authority (MSHDA) funds for the purpose of creating modular construction within the City of Lansing and Ingham County. Plans are to apply and obtain funding to construct several homes for as long as funding is available; and

WHEREAS, the current funding provides a sum of not to exceed \$210,000 per unit, and

WHEREAS, these functions fall under the mission and policies of the Ingham County Land Bank; and

WHEREAS, the Land Bank lists below the possible parcels that would be a good fit for modular placement:

	Parcel #	Address	Year Acquired	Received by
1	33-01-01-14-357-211/201	500-504 Fairview St	2014/2010	Local Unit Rejection/Purchase Tax Frc
2	33-01-05-06-201-321	Midwood St	2022	Donation
3	33-01-05-06-201-331	Midwood St	2022	Donation
4	33-01-01-31-402-068	(4318) Ingham St	2014	Local Unit Rejection
5	33-01-01-32-351-352	(2101) Reo Rd	2014	Local Unit Rejection
6	33-01-01-20-451-011	(1637) Pattengill Ave	2019	Swap-Tax Frc
7	33-01-01-34-229-051	(1905) Rex St	2007	Purchase-Tax Frc (in Brownfield 242)
8	33-01-01-34-229-045	Rex St	2016	Local Unit Rejection (in Brownfield 242)

THEREFORE, BE IT RESOLVED, the Land Bank authorizes its Chairperson or Executive Director to enter into an Agreement under the MSHDA Mod Program.

AYE: Grebner, Crenshaw, Slaughter, Frischman ABSENT: Fox NAY: None Adopted 10/17/22

MOTION APPROVED UNANIMOUSLY.

October 17, 2022 REGULAR MEETING

Director Case stated the Land Bank is applying for MSHDA grant funds to construction modular housing. This grant application is the FY23 MSHDA Mod Program. The application is due October 21, 2022. Director Case explained the process that the Land Bank will go through including earthwork, concrete, utility hookups, connections, etc. These are single-family units. Review and inspections of vacant parcels were completed; there are only certain properties that modular will be fit for, due to power lines and other obstructions for setting and placing the house.

Member Frischman asked about the buyer and if they need to be income qualified. Director Case wasn't sure, and she will investigate and let everyone know.

3. Administration

A. Accounts Payable – September 2022

Accepted and on file.

B. Budget 2023 draft

Brief discussion. Not adopted due to no Public Notice submitted. Budget approval will be delayed until the November 21, 2022 meeting after a Public Notice has been submitted.

Member Frischman asked about the Blight Elimination Program. Director Case stated that funds are being funneled through the State Land Bank totaling \$21,550,000. Ingham is in a Prosperity Region with Eaton and Clinton counties. The 3 counties together will receive up to \$1,077,500. We have met with Eaton County to discuss funds, and Treasurer Fox has reached out to Clinton County. Treasurer Fox explained that there will be 2 rounds, and we could apply for funds in the 2nd round if needed. Land Banks have the first dibbs on the funds. We would like to use the funds on demolition of the old Leslie High School, and may be 2 houses that need razed. Eaton County also has 2 structures to demolish.

C. Communications Narrative / Executive Director's Report

Director Case pointed out the section on the National Community Stabilization Trust (NCST). NCST is basically a middleman between the mortgage foreclosure institutions and non-profits, Land Banks, and developers. NCST has the capability of turning properties around in a quick-time period and at a discounted rate. These are properties that the Land Bank would not be privy to until it went to auction or out on the open market at a higher rate. The Land Bank could have the opportunity to purchase properties that may be residential improved, commercial, or vacant land, which could be beneficial if it's adjacent to a development or next to land that's being foreclosed. The Land Bank would like to have authorization under specific circumstances and/or conditions to purchase quickly.

October 17, 2022 REGULAR MEETING

Commissioner Slaughter asked about the MOU with Habitat for Humanity Capital Region. Director Case stated that both entities have the same mission of creating affordable housing, and that Habitat has a pipeline of people waiting for housing. Habitat has the workforce volunteers that make it less costly to create, and so we're partnering together to move forward on building together.

D. Legal

Mr. Perrone stated that there was nothing to report.

4. Limited public comment

Commissioner Pena asked if the Land Bank and the Housing Commission work together. Director Case stated that both entities do work together. Currently, Ingham County Housing Commission manages the Land Bank's rentals, and that we worked together on housing-related issues.

5. Announcements, Comments, or other Questions

None

6. Adjournment - accepted. THE MOTION CARRIED UNANIMOUSLY.

Commissioner Grebner adjourned the meeting at 5:25pm.

Next meeting on November 21, 2022, at 4:45pm at the Land Bank office.

Commercial / Multi-Family Properties - Sale Status Report

11/10/2022

1A

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. We are working with MSU Design class to develop plans for the site.
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 10/9/23. 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. Developer is still working through agreements with City.
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	\$100,000	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, SHPO is still reviewing report.
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. 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	Applying 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 the sale October 13th. See Executive Director's report for additional details.
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% senior tax credit deal. Will be a long term PA/Option to purchase. Rezoning the site will be required. We are working with the developer on the best approach to re-zoning.
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. Solar Panels to be installed. Working with Lawyer to develop Condominium documents. Close to submitting plans for approval. Construction start by early spring.
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**October 2022 Sales**

Parcel Number	Address	City	Property Class	Sold Amount	Sold Date
33-01-01-09-355-001	N Sycamore (925)	Lansing	Residential Vacant	1,100.00	10/31/2022
33-01-01-10-131-201	Massachusetts (1611)	Lansing	Residential Vacant	1,000.00	10/13/2022
33-01-01-10-329-421	Porter Street (1018)	Lansing	Residential Vacant	1,600.00	10/27/2022
33-01-01-10-330-141	E Oakland Avenue	Lansing	Residential Vacant	1,300.00	10/31/2022
33-01-01-10-331-051	Farrand Street	Lansing	Residential Vacant	1,000.00	10/24/2022
33-01-01-17-226-262	W Saginaw (923)	Lansing	Commercial Vacant	7,800.00	10/13/2022
33-01-01-22-252-031	BENSCH ST (1115)	LANSING	Residential Vacant	1,100.00	10/27/2022
33-01-01-08-378-101	HULL CT (1527)	LANSING	Residential Vacant	2,000.00	10/13/2022
33-01-01-22-255-061	S HOLMES ST (1223)	LANSING	Residential Vacant	1,000.00	10/27/2022
Grand Total				17,900.00	

Residential Properties - in progress

Parcel #	Address	Project type	Listing \$	Notes
33-01-01-29-257-001	2701 Pattengill Ave	Rehab		Pending offer
33-01-05-06-126-062	5132 Wexford Rd	Rehab		Renovations in progress
33-01-01-30-478-121	(3318) Avalon St	New Construction - all electric/solar		Signed General Contractor contract

Residential Properties - Slated for Demolition

Demo Date:

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		11/9/22
33-01-01-10-377-231	819 Cleveland St	Treasurer funded		
33-01-01-29-376-151	1522 W Holmes Rd	Treasurer funded		11/10/22
33-01-01-22-352-261	1735 Lyons Ave	searching for funding sources		
33-01-01-14-452-005	421 S Detroit St	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		

INGHAM COUNTY LAND BANK FAST TRACK AUTHORITY

RESOLUTION TO AUTHORIZE THE ENGAGEMENT IN THE BLIGHT ELIMINATION PROGRAM THROUGH THE STATE LAND BANK AUTHORITY

RESOLUTION 22-

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; and

WHEREAS, Ingham County is in Prosperity Region 7 according to the State of Michigan, where we are to share \$1,077,500 with Eaton and Clinton counties; and

WHEREAS, the Land Bank is applying for Blight Elimination funds through the State Land Bank Authority (SLBA) for the purpose of demolishing structures that are dilapidated and past their life cycle for renovation. Plans are to obtain funding to demolish the old Leslie High School and possibly 2-3 residential improved structures. The end-goal is to develop the High School property into housing and the same for the vacant lots if possible; and

THEREFORE, BE IT RESOLVED, the Land Bank authorizes its Chairperson or Executive Director to enter into an Agreement under the SLBA Blight Elimination Program.

AYE: ABSENT: NAY:

INGHAM COUNTY LAND BANK FAST TRACK AUTHORITY
RESOLUTION TO AUTHORIZE THE PARTICIPATION IN THE
NATIONAL COMMUNITY STABILIZATION TRUST'S REO ACQUISITION PROGRAMS

RESOLUTION 22-

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; and

WHEREAS, THE National Community Stabilization Trust (NCST) is a non-profit organization that serves as a bridge between financial institutions with real-estate owned (REO) properties and local housing providers to stabilize neighborhoods. NCST helps community-based housing providers accomplish housing strategies that ensure low- and moderate-income families have access to affordable, attainable safe homeownership; and

WHEREAS, the Land Bank has applied to participate in NCST's REO Acquisition Programs which facilitates the transfer of properties between the financial institutions (sellers) and the Land Bank (buyer); and

WHEREAS, in the event that an available property fits within the Land Bank's strategy redevelopment plans, the Land Bank must be able to acquire the available property with 48 hours. Land Bank staff will research and inspect proposed properties to determine viability and need, and evaluate monies and funds that will be optional for purchasing; and

WHEREAS, Land Bank staff has had the opportunity to review the terms and guidelines of the REO acquisition programs, and has reviewed the terms and conditions of the template Purchase and Sale Agreement and has had the opportunity to review the same with Land Bank Counsel and the Land Bank Board of Directors; and

WHEREAS, the purchase price for properties from the programs may be up to \$200,000.

THEREFORE, BE IT RESOLVED, the Land Bank authorizes its Chairperson or Executive Director to execute any and all documents and contracts necessary to purchase properties in the program.

AYE: ABSENT: NAY:

11/15/2022

CHECK REGISTER FOR INGHAM COUNTY LAND BANK
CHECK DATE FROM 10/01/2022 - 10/31/2022

Check Date	Bank	Check	Vendor Name	Amount
Bank GEN PNC GENERAL CHECKING				
10/12/2022	GEN	19379	CAPITAL AREA ACCOUNTING SOLUTIONS	1,600.00
10/12/2022	GEN	19380	CITY OF LANSING	190.00
10/12/2022	GEN	19381	CITY OF LESLIE	124.15
10/12/2022	GEN	19382	CITY PULSE	129.50
10/12/2022	GEN	19383	GRANGER	113.35
10/12/2022	GEN	19384	HOME DEPOT CREDIT SERVICES	45.36
10/12/2022	GEN	19385	J & J HARDWOODS, INC.	2,090.00
10/12/2022	GEN	19386	KWIK REPO INC	12,000.00
10/12/2022	GEN	19387	LAKE STATE LAWN-LANDSCAPING & SNOW	860.00
10/12/2022	GEN	19388	LANE'S REPAIR	1,604.00
10/12/2022	GEN	19389	MICHIGAN FLEET FUELING SOLUTIONS LL	439.52
10/12/2022	GEN	19390	NORTHWEST INITIATIVE	991.00
10/12/2022	GEN	19391	PRECISION PIPING LLC	2,800.00
10/12/2022	GEN	19392	PRECISION PIPING LLC	6,625.00
10/12/2022	GEN	19393	ROBIN WRIGHT	425.00
10/12/2022	GEN	19394	ROXANNE CASE	71.25
10/12/2022	GEN	19395	VERONICA GRACIA-WING, LLC	600.00
10/28/2022	GEN	19396	ALL STAR SNOW REMOVAL	2,291.00
10/28/2022	GEN	19397	ANTHONY OLIVAREZ	116.25
10/28/2022	GEN	19398	AT & T	124.45
10/28/2022	GEN	19399	DAVID BURNS	114.84
10/28/2022	GEN	19400	DBI BUSINESS INTERIORS	102.74
10/28/2022	GEN	19401	EDEN GLEN CONDO ASSOCIATION	840.00
10/28/2022	GEN	19402	FELDPAUSCH CLEANING SERVICES, LLC	245.00
10/28/2022	GEN	19403	FRITZY'S LAWN & SNOW	3,202.00
10/28/2022	GEN	19404	HOLDEN ELECTRIC, INC	5,694.88
10/28/2022	GEN	19405	INGHAM COUNTY TREASURER	2,607.38
10/28/2022	GEN	19406	INGHAM COUNTY TREASURER	5,505.66
10/28/2022	GEN	19407	KWIK REPO INC	100.00
10/28/2022	GEN	19408	LAKE STATE LAWN-LANDSCAPING & SNOW	860.00
10/28/2022	GEN	19409	MELISSA MCKIMMY	295.25
10/28/2022	GEN	19410	NORTHWEST INITIATIVE	991.00
10/28/2022	GEN	19411	PNC BANK, NA	200,000.00
10/28/2022	GEN	19412	PRECISION PIPING LLC	130.00
10/28/2022	GEN	19413	SCHUMACHER'S FOUR SEASONS	3,278.00
10/28/2022	GEN	19414	WE'RE DIFFERENT LAWNS & MORE	3,111.00
GEN TOTALS:				
Total of 36 Checks:				260,317.58
Less 0 Void Checks:				0.00
Total of 36 Disbursements:				260,317.58

Check Date	Bank	Check	Vendor Name	Amount
Bank PR PNC PAYROLL CHECKING				
10/14/2022	PR	345(E)	BOARD OF WATER & LIGHT	27.04
10/14/2022	PR	346(E)	BOARD OF WATER & LIGHT	278.77
10/14/2022	PR	347(E)	BOARD OF WATER & LIGHT	14.26
10/14/2022	PR	348(E)	COMCAST	159.90
10/14/2022	PR	349(E)	PNC BANK, NA	988.30
10/28/2022	PR	350(E)	BOARD OF WATER & LIGHT	153.37
10/28/2022	PR	351(E)	CONSUMERS ENERGY	55.02
10/28/2022	PR	352(E)	PITNEY BOWES INC	104.94
10/31/2022	PR	360(E)	CONSUMERS ENERGY	10.77

PR TOTALS:

Total of 9 Checks:	1,792.37
Less 0 Void Checks:	0.00
Total of 9 Disbursements:	<u>1,792.37</u>

REPORT TOTALS:

Total of 45 Checks:	262,109.95
Less 0 Void Checks:	0.00
Total of 45 Disbursements:	262,109.95

11/8/2022								INGHAM COUNTY LAND BANK 2023 BUDGET - DRAFT 11/8/22								Budget
FUND/DEPT/ ACCOUNT	DESCRIPTION	Actual 2018	Actual 2019	Actual 2020	Actual 2021	Actual 9/30/2022	Projected 12/31/2022	101 GENERAL FUND	300 RENTAL	204 NEIGHBOR HOODS IN BLOOM	300 EDEN GLEN TOWNHOMES	228 CDBG - LANSING DEMO	233 HHF - HARDEST HIT FUNDS	250 HOUSING TRUST FUND - ROW HOUSES	250 HOUSING TRUST FUND - SINGLE FAMILY	2023
	REVENUE															
1	101-201-673.000	\$ 1,426,314	\$ 1,493,421	\$ 735,597	593,798	\$ 377,649	680,000	\$ 436,000						1,170,000	560,000	2,166,000
2	101-201-673.010	(10,000)	(44,000)	(1,990)	(24,800)	(8,500)	(8,500)	-								-
3	101-201-				0	-	(50,000)	(50,000)								(50,000)
4	228-201-659.000	(100,530)	-	403,348	96,248	16,218	100,000					100,000				100,000
5	220-201-667.000	304,460	23,000	131,839	0	-	-	-								-
6	235-101-670.000	-	-	-	9,100	90,900	90,900	-						1,000,000		1,000,000
7	250-201-						-							2,000,000		2,000,000
8	101-101-699.000	700,000	700,000	700,000	700,000	700,000	700,000	400,000								400,000
9	101-101-672.000	201,334	187,731	190,154	200,000	180,000	190,000	180,000								180,000
10	300-201-631.000	168,726	151,863	142,225	124,986	60,206	76,000	1,800	37,500		37,500					76,800
11	204-101-679.000	20,000	20,000	20,000	(700)	20,000	20,000	20,000								20,000
12	202-201-675.000	11,065	9,395	7,795	11,946	18,616	16,500	16,000								16,000
13	300-201-693.000	-	14,554	(32,246)	0	-	144,100	-								-
14	300-101-635.000	37,385	22,716	29,721	10,932	5,480	11,000	5,000								5,000
17		324,950	-	-	25,001	3,000	100,000	30,000								30,000
18	101-000-640.000	2,049	67,775	975	373	-	500	500								500
	TOTAL REVENUE	\$ 3,087,136	\$ 2,646,904	\$ 2,327,418	\$ 1,746,884	\$ 1,463,569	\$ 2,070,500	\$ 1,039,300	\$ 37,500	\$ -	\$ 37,500	\$ 100,000	\$ -	\$ 4,170,000	\$ 560,000	\$ 5,944,300
	EXPENSES															
16	202-201-830.000	43,948	16,885	9,337	14,097	15,525	18,432	15,000								15,000
17	228-201-659.000	-	-	8,634	0	16,218	105,900	-				94,565				94,565
18	220-201-800.000	-	-	-	0	-	-	-								-
19	235-101-818.000	-	-	-	9,100	90,900	90,900	-						1,000,000		1,000,000
20	204-101-994.000	28,002	15,937	15,032	14,843	14,901	16,000	-		16,000						16,000
21	101-201-737.000	141,097	151,331	77,366	69,904	31,086	60,000	143,800								143,800
22	101-101-726.030	16,850	17,850	18,150	18,500	17,500	17,500	18,000								18,000
23	101-101-804.000	1,049	1,341	2,738	2,013	2,056	2,000	2,000								2,000
24	101-XXX-820.000	25,034	16,897	10,566	22,114	-	25,014	25,000								25,000
25	101-101-995.000	100,834	71,069	15,474	7,300	6,613	5,886	15,000								15,000
26	101-201-731.000	7,717	2,425	4,008	953	-	2,000	2,000								2,000
28	101-101-968.000	49,041	42,098	39,230	35,804	14,199	40,000	32,000								32,000
29	101-101-814.060	16,792	36,197	8,484	2,552	-	1,000	500								500
30	101-201-814.060	2,066	8,779	-	4,058	2,695	3,000	3,000								3,000
31	101-201-731.XXX	93,085	12,454	5,240	200	4,144	2,000	2,000								2,000
32	101-XXX-931.010	289,572	272,049	217,368	178,595	123,570	200,000	147,330								147,330
33	101-101-921.000	5,585	2,916	1,304	3,248	1,976	4,000	4,000								4,000
34	101-201-921.000	21,932	15,945	9,166	5,497	5,357	5,000	5,000								5,000
35	101-101-931.000	13,643	7,920	4,555	2,687	-	10,000	20,000								20,000
36	101-201-931.000	29,306	58,457	23,807	38,352	12,089	15,000	20,000								20,000
37	101-201-800.000	75,900	-	-	0	-	2,000	8,000								8,000
38	101-201-800.000	454,971	171,424	170,234	26,175	125,782	220,000	40,000								40,000

11/8/2022								INGHAM COUNTY LAND BANK 2023 BUDGET - DRAFT 11/8/22								Budget	
FUND/DEPT/ ACCOUNT	DESCRIPTION	Actual 2018	Actual 2019	Actual 2020	Actual 2021	Actual 9/30/2022	Projected 12/31/2022	101 GENERAL FUND	300 RENTAL	204 NEIGHBOR HOODS IN BLOOM	300 EDEN GLEN TOWNHOMES	228 CDBG - LANSING DEMO	233 HHF - HARDEST HIT FUNDS	250 HOUSING TRUST FUND - ROW HOUSES	250 HOUSING TRUST FUND - SINGLE FAMILY	2023	
39	250-201-800.000	RENOVATIONS-HOUSING TRUST FUND				-	-	-						3,135,330	367,584	3,502,914	
40	101-201-811.000	DEVELOPMENT EXPENSE	62	0	0	0	23,334	10,000						65,000	12,000	87,000	
41	101-201-700.000	COST OF PROJECTS-INVENTORY (value of sold props)	834,021	790,117	588,418	193,643	46,348	350,000	85,000							85,000	
42	101-201-726.020	PERMITS	4,205	-	-	1,255	960	1,200	2,000							2,000	
43	101-XXX-727.050	SURVEY	19,375	920	8,930	9,595	1,125	3,000	1,500					3,000	2,875	7,375	
44	101-201-727.000	APPRAISAL	2,999	1,350	2,950	500	500	1,800	1,000					3,150	1,750	5,900	
45	220-201-800.500	DEMOLITION (emergency)	1,056,544	2,850	9,527	83,086	1,595	16,218	18,000							18,000	
46	300-101-760.000	RENTAL MANAGEMENT - IC Housing Comm	16,716	16,062	13,770	11,564	3,753	8,000		8,000						8,000	
47	300-201-803.000	HOA/CONDO FEE	51,133	41,362	26,279	16,080	10,069	12,000	2,520		10,080					12,600	
48	101-101-726.050	SECURITY	(418)	888	615	710	364	700	800							800	
49	101-XXX-818.000	CONTRACTUAL SERVICE - IT, Acct, Gardens	66,602	40,284	92,793	84,003	33,631	59,960	59,960							59,960	
50	101-101-819.000	SOFTWARE - BSA, ePP, website platform	22,943	25,601	31,173	19,414	23,068	29,600	29,600							29,600	
51	101-101-726.040	COMMUNICATION - Comcast, AT&T	7,404	4,822	4,774	3,444	2,760	4,100	3,500							3,500	
52	101-XXX-726.010	SUPPLIES	6,373	7,272	3,015	5,070	2,766	2,500	2,588							2,588	
53	101-101-728.000	POSTAGE	1,242	457	763	1,192	487	800	1,000							1,000	
54	101-101-802.000	CONSULTANTS - V Gracia-Wing	900	1,167	25,392	3,200	1,800	3,000	3,600							3,600	
55	101-101-735.000	MEDIA/PR - GravityWorks, events, recruitment	4,917	3,030	813	963	7,646	7,500	2,000							2,000	
56	101-101-726.060	MEMBERSHIPS	2,245	1,805	1,555	1,405	2,084	8,000	2,500							2,500	
57	101-101-726.090	VEHICLE EXPENSE	15,600	5,228	3,144	4,882	3,208	4,000	4,000							4,000	
58	101-101-861.100	TRAVEL - Mileage	2,834	5,482	245	1,423	770	1,200	1,500							1,500	
59	101-101-862.000	PROF.TRAINING/CONFERENCES	1,535	3,096	70	1,266	2,920	10,000	8,000							8,000	
60	101-101-901.000	AMERICORPS MEMBER	10,032	-	-	29,384	-	-	-							-	
61	XXX-101-900.000	PAYROLL REIMBURSEMENT	204,243	391,027	296,363	280,781	215,054	301,315	214,221			5,435		77,497	68,588	365,741	
62	101-101-903.000	PAYROLL SERVICE FEE	5,869	4,202	6,704	4,967	1,046	4,200	920							4,200	
63	XXX-101-906.000	HEALTH INSURANCE PREMIUM (BENEFITS)	71,065	73,323	66,057	62,179	49,551	63,600	75,600							75,600	
67	XXX-101-902.000	EMPLOYER TAX LIABILITY (7.65% of Payroll Reimb)	17,896	29,325	34,481	23,140	16,835	23,100	28,000							28,000	
68	XXX-101-905.000	UNEMPLOYMENT INSURANCE REIMBURSEMENT	-	(4,838)	398	9,165	712	1,400	1,500							1,500	
69	XXX-101-904.000	WORKER'S COMP PREMIUM	6,529	10,997	7,307	7,060	3,408	7,840	8,000							8,000	
		TOTAL EXPENSES	3,960,057	2,412,588	1,866,230	1,315,363	940,404	1,780,665	1,069,939	8,000	16,000	10,080	100,000	-	4,283,977	452,797	5,944,073
		NET OF REVENUES & EXPENDITURES	(872,921)	234,316	461,189	431,521	523,165	289,835	(30,639)	29,500	(16,000)	27,420	-	-	(113,977)	107,203	227
		CASH BALANCE				1,053,226	1,160,197		900,000								
		LOC Payments					350,000	200,000	100,000								
		LOC BALANCE			1,184,332	734,332	384,332	184,332	84,332								



BOARD OF DIRECTORS
Alan Fox CHAIR
Mark Grebner VICE CHAIR
Sharon Frischman TREASURER
Bryan Crenshaw SECRETARY
Derrell Slaughter MEMBER

PUBLIC NOTICE

Board of Directors

2023 Regular Meeting Schedule

DRAFT 11/15/22

The Ingham County Land Bank Fast Track Authority Board of Directors will hold the following regularly scheduled meetings, typically on the third Monday of the month, unless County holidays or County Commissioner committee meeting schedules compete.

Meetings are held either at the Land Bank Office or virtually via Zoom:

5:00 pm
Ingham County Land Bank
3024 Turner Street, Lansing MI 48906

Thursday, January 26 (Annual Meeting)

Monday, March 20

Monday, April 17

Monday, May 15

Monday, June 12

Monday, July 17

Monday, August 21

Monday, September 18

Monday, October 16 (budget 2024 approval)

Monday, November 20

Monday, December 18

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INGHAM COUNTY LAND BANK FAST TRACK AUTHORITY
Creating place. Creating community. Creating opportunity.



Communications Narrative / Executive Director's Report

11/1/22

- Attended the Michigan Association of Land Banks annual Summit on Sunday-Tuesday, Oct 16-18, in downtown Detroit. All staff is attended. Great sessions and meeting other Land Bank professionals. Interesting to see the changes in Detroit and redevelopment sites. We all brought back ideas and grant opportunity information, and suggestions for next year's conference.
- Attended the Ingham County Tax Auction on 10/19/22. The Land Bank had a table for Contractor Recruiting. Out of 10 packets on the table, 4 were distributed and so far, no applications have been received.
 - Summarizing our recruiting efforts for 2022, we submitted an ad 7 times in newspapers, magazines, and newsletters in June – October. Of those media opportunities, 6 were minority- or women-owned entities. An ad was placed in each August and October auction packets. The ad was sent out by the Ingham County Treasurer to over 1,000 emails for outreach during the foreclosure process. The Land Bank had a recruitment table at the August and October Treasurer auctions; the audience of ~ 400 at each, was diverse with developers/contractors looking to bid on properties. We obtained 1 contractor through all these efforts.
- Row House Developments - working on 4 sites: Saginaw, MLK, 2 on Pennsylvania. Saginaw is the 5-unit, south of Sparrow St Lawrence Hospital, with solar panels due to the roof line facing south. The goal is to bid out for construction in Jan/Feb 2023, with construction starting in Mar/April 2023. The 4-unit on MLK will follow a couple months later. Pennsylvania sites will follow a few months after that, depending on approvals.
- Single-Family Housing - new all-electric home on Avalon St moving forward with Agape Construction & Restoration LLC. Solar panels being installed by Absolute Solar Inc, and paid for by a new partner, Inter-Faith Power & Light. IPL is a faith-based group who is trying to help the sustainability in the Greater Lansing area.
- Grant efforts:
 - Ingham County Housing Trust Funds – awarded \$2MM in August 2022 to match MEDC funds and further row housing efforts. Working with HTF Board to determine
 - MEDC RAP funds awarded in September 2022, and being funneled through the City of Lansing. Awaiting specific requirements, rules, guidelines, and funds.
 - MSHDA Missing Middle Housing – for non-profits. Connected with Capital Area Housing Partnership to see if funds could be applied for and used. Determined that the funding is small and highly restrictive for resale. MSHDA may be changing these terms, so we are holding off until further news and future rounds.
 - MSHDA Mod Program – applied in October 2022, and have been requested to complete a personal presentation to MSHDA on Monday, 11/21/22. Hoping to receive award.
 - State Land Bank Authority Blight Elimination – for blight and stabilization of properties. Staff is applying for the funds to demolish the old Leslie High School and a couple residential properties. Expecting to apply in December. Due 1/31/23.