



## BOARD OF DIRECTORS

Alan Fox CHAIR  
Mark Grebner VICE CHAIR  
Sharon Frischman TREASURER  
Robert Pena SECRETARY  
Ryan Sebolt MEMBER

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THE LAND BANK BOARD WILL MEET ON MONDAY, JUNE 12, 2023 AT 5 P.M. IN THE MAIN CONFERENCE ROOM OF THE LAND BANK OFFICE, 3024 TURNER ST, LANSING, MI

Join Zoom Meeting

<https://us02web.zoom.us/j/82571288417?pwd=TG1YSG9KR1ZNeiNRZXVhL1hvNVR2OT09>

Meeting ID: 825 7128 8417

Passcode: 089113

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 - The Ingham County Land Bank Board of Directors meeting is called to order. This meeting is also being held virtually.

Approve of the minutes from April 17, 2023

Additions to the Agenda

Public Comment

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

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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)



April 17, 2023 REGULAR MEETING

Ingham County Land Bank

3024 Turner St, Lansing, MI

March 20, 2023 – 5 p.m.

In-person and virtually via Zoom

<https://us02web.zoom.us/j/82959697216?pwd=UnIoL2x4ZotUTmNYaU5oSGptZGFNOTo9>

Meeting ID: 829 5969 7216

Passcode: 683971

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

### **CALL TO ORDER**

Chairperson Fox called the April 17, 2023 Regular Meeting of the Ingham County Land Bank to order at 5:00 p.m., held in-person at the Ingham County Land Bank Office and virtually via Zoom.

Members Present: Fox, Grebner, Frischman, Sebolt

Members Absent: Pena

Others Present: Tim Perrone, David Burns, Roxanne Case, and Jeff Bone, Jeff Thornton, Jeff Burke, and Craig Puckett of GLAR

### **APPROVAL OF THE MINUTES**

MINUTES OF MARCH 20, 2023 ACCEPTED AS SUBMITTED.

### **ADDITIONS TO THE AGENDA**

Discussion topic with Greater Lansing Association of Realtors

### **LIMITED PUBLIC COMMENT**

None

Discussion topic with Greater Lansing Association of Realtors.

Discussion about the 20-year homeowner occupancy covenant. GLAR's concern is with some folks that have had troubles with an equity situation, where the better option would be to rent it versus selling it for a loss. We aren't getting these situations across the board; it is hit or miss. Unsure what the market is going to do going forward. The Land Bank has no set of rules or transparency of what you can and can't do. We share the Land Bank's thought process of more homeownership, and agree that the Land Bank's goal is worthy. The concern is not about the restriction, it is about the length of time. Can the Land Bank publish a set of rules? 5 years is a good rule but 20 years is really restrictive. The covenant also has an extension of another possible 20 years. Chairperson Fox stated that we are in a position to promote homeownership and we take that very seriously, but what we do not have is a formal process of having a discussion and/or waiving the covenant. Commissioner Grebner stated that there are 3 items that the Land Bank should review. First, not only should we have a formal process, but actually a form that someone can fill out and submit for review. Secondly, we should look at removing the 20-year extension, and thirdly, we should have a set of policies that are available for the public. This will provide options to waive the restriction through a process. Director Frischman stated that the percentage of single-family homes that are rentals is about one third in the City of Lansing. She also agrees that each review should be on a case by case basis. GLAR appreciates the opportunity to speak to the Board and is willing to help the Land Bank in any way that they can.

April 17, 2023 REGULAR MEETING

1. Commercial – Multi-Family

A. Sale Status report

Brief discussion. Chairperson Fox stated that we appeared before the City of Leslie City Council last week to announce the grant award to demolish the old high school.

2. Residential

A. List of Properties – March 2023

Brief discussion. Director Case pointed that we had a groundbreaking at 124 Hungerford St, where we are partnering with Habitat Capital Region to build a house.

B. Resolution to Authorize the Sale of 3 Vacant Parcels in Lansing to Woods Construction

COMMISSIONER GREBNER MOVED THE RESOLUTION. SUPPORTED BY DIRECTOR FRISCHMAN.

**INGHAM COUNTY LAND BANK FAST TRACK AUTHORITY**  
**RESOLUTION TO AUTHORIZE SALE OF THREE (3) VACANT PARCELS IN LANSING**  
**TO WOODS CONSTRUCTION**

**RESOLUTION 23-05**

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 Ingham County Land Bank Fast Track Authority (the "Land Bank"), in its Priorities, Policies, and Procedures document, indicates in Section 7.B.2. that sale of three (3) or more properties to the same buyer within a twelve-month period 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 acquired the parcels with the following parameters:

	Parcel #	Address	Year Acquired	Received by	Activity	Sales Price
1	33-01-01-09-277-122	(431) Pearl St	2011	Local Unit Rejection	Demolished with NSP2 funds	\$5000
2	33-01-01-32-376-591	(4607) Bristol St	2013	Local Unit Rejection	Demolished with Treasurer funds	\$1680
3	33-01-05-06-434-061	(5840) Piper Ave	2016	Local Unit Rejection	Demolished with Hardest Hit funds	\$2520

WHEREAS, Mr. Fred Woods of Woods Construction would like to purchase 3 vacant parcels with the intent to build single-family homes, using Ingham County Housing Trust Funds (HTF). Mr. Woods is applying for HTF through the Competitive Grant Application process, which has a deadline of May 10, 2023. If not awarded funding, Mr. Woods is considering purchasing and building anyway. Deeds will have a reverter on the properties to build within a 24-month timeframe; and

THEREFORE, BE IT RESOLVED, the Land Bank authorizes its Chairperson or Executive Director to negotiate and execute the transaction of these three (3) parcels to Mr. Fred Woods for the total market rate of \$9,200.

AYE: Fox, Grebner, Sebolt, Frischman      ABSENT: Pena      NAY: None      Adopted 4/17/23

MOTION APPROVED UNANIMOUSLY.

Brief discussion. Director Case noted that the deed will have a reverter if the properties are not developed, and/or Woods Construction does not receive Housing Trust Fund dollars. Chairperson Fox stated that he and Diana Bartlett, Housing Trust Fund Coordinator, are looking into other resources for those applicants that don't receive funding; there could be other means of being funded or other resources to help them continue developing or building.

- C. Resolution to Authorize to Enter into a Michigan State Housing Development Authority Modular Construction Agreement

COMMISSIONER GREBNER MOVED THE RESOLUTION. SUPPORTED BY  
COMMISSIONER SEBOLT

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

**RESOLUTION 23-06**

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; 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 (not to exceed \$224,500 per unit). Plans are to apply and obtain funding to construct several homes for as long as funding is available. This application will correspond to a second MSHDA Grant Application under their MICH (MSHDA Investing in Community Housing) Program, where these funds can be used to provide the gap needed for construction and development (not to exceed \$65,000 including Down Payment Assistance if used); and

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

WHEREAS, the Land Bank is applying for funding for the property listed below:

	Parcel #	Address	Year Acquired	Received by
1	33-01-01-10-106-041/051	(825 – 0) North St	2013/2016	Local Unit Rejection

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

AYE: Fox, Grebner, Sebolt, Frischman      ABSENT: Pena      NAY: None      Adopted 4/17/23

MOTION APPROVED UNANIMOUSLY.

Brief discussion. Director Case stated that we had a similar resolution in late 2022 that had several property addresses on it, but this North St address was not listed. Staff believes this is a good site for this modular, and therefore we needed a proper resolution.

3. Administration

A. Accounts Payable – March 2023

Accepted and on file.

B. Communications Narrative / Executive Director's Report

Director Case stated that the only other addition was that the Land Bank purchased a property at 2131 Pleasant View St, which was originally sold during the tax foreclosure process. The buyer struggled and we believe the property could be renovated and put up for sale or used as a training facility with another agency partner.

C. Legal

Nothing to report.

4. Limited public comment

None

5. Announcements, Comments, or other Questions

None

6. Adjournment - accepted. THE MOTION CARRIED UNANIMOUSLY.

Chairperson Fox adjourned the meeting at 5:51pm.

Next meeting on May 15, 2023, at 5pm at the Land Bank office.

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

6/7/2023

Parcel Number	Address	City	Market List Price or Contract Price	Status & Date (On Development, Market, Pending, Sold)
1 33-01-01-08-427-021	(715) W Willow	Lansing	Split to MMLA contract price: \$35,000 remaining value to be determined	Mid-Michigan Leadership Academy (MMLA) purchased on May 10, 2023 2.55 acres (track portion) of the 10.56 acre site selling for \$35,000. Land Bank considering a development/joint venture with CAHP/other developers using remaining 8.01 acres. A follow-up meeting is scheduled with CAHP. Land Bank and CAHP to discuss project scope and partner responsibilities. Missing middle, affordable and home ownership are priorities. Lengthy timeline and a fairly complicated process anticipated. Brownfield, and other subsidies required. MSU Design students are preparing development plans for this site as their final class project. Land Bank will attend final presentations and get copies.
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 relisting. Possible extra land available with part of Reasoner Park.
3 33-01-01-09-177-003	1506 N. Grand River Ave. (Bottling Plant)	Lansing	Contract price: \$100,000	PA/DA signed with NXT Commercial, 7/21/20. PA/DA extended to 10/9/23. Likely will not close this year, but potentially 1st quarter 2024. Architectural and engineering almost complete. Project will include 168 market rate rentals units, 14,000 sq. ft. of commercial space, structured parking, park and river trail upgrades. To begin community outreach soon. Building height variance approved (60' allowed, 135' needed). UDA, Reimbursement, Dietrich Park and Fire Access Agreements have been revised but are not signed. Project moving forward and has strong political support. Developer is considering mass timber as an environmentally friendly alternative to using traditional steel construction. Land Bank will consider financial support with Blight Elimination Grant funds if grant is awarded. Developer needs to fill a gap in financing.
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	Contract price: \$100,000	Signed PA on 12/11/19 with Ferguson Development for \$100,000. 12/11/20 a 6 month extension to PA was signed and has been extended every 6 months since. Current extension expires August 11, 2023. Total on deposit is \$7,500, \$2,500 non refundable. 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. Historic review of building took place, no changes to plans anticipated. Waiting to hear from SHPO regarding ability to demolish. Update meeting scheduled with entire team on 1/27/23. Applied for State Land Bank blight elimination funds to demolish; grant application submitted 5/30/23. Developer considering. New PA terms will be established if land bank is involved with demolition.



	<b>Parcel Number</b>	<b>Address</b>	<b>City</b>	<b>Market List Price or Contract Price</b>	<b>Status &amp; Date (On Development, Market, Pending, Sold)</b>
5	33-17-14-21-351-019	104 Worthington Place Dr.	Leslie	List price: \$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 currently being drafted with 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. Continuing effort with City staff on planning municipal infrastructure improvements on this parcel.
6	33-17-14-28-126-016	112 Woodworth (old Leslie High School)	Leslie	List Price: \$199,000	Applied for and received funds from the State Land Bank to demolition the building. Completed a Phase I assessment and report. SHPO ask is not needed at this time. Listed Property with NAI. Met with new City Manager to discuss this property. City has helped with securing the building. Determining possible developments plans for future site. Best estimate is that demolition will start in July/August and finish by October.
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 has been working with EGLE for several years to remove tanks on site. EGLE finally approved funds in 2023 for tank and contamination removal. Work tentatively to begin in summer 2023. Potential lease with a food truck. \$300 per month, they hook up electric and pay bill.
9	Various parcel #s	E Park Term / May / Saginaw / Penn	Lansing	\$34,722	Working with H-Inc on large residential development on 21 Land Bank parcels including one house plus several more parcels owned by them. House at 914 May St sold. Buyer required to demolish house by June 2023. Signed rental agreement with phased purchase option. Developer maintaining all the 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. Developer has been working on plans and has submitted for rezoning.
10	33-25-05-14-151-015	E Norwood Ave (12.9 acres)	Holt	List price: \$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. Deal on hold.
11	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 long term development process involving several sources of financing.

Parcel Number	Address	City	Market List Price or Contract Price	Status & Date (On Development, Market, Pending, Sold)
12 33-01-01-17-204-231 33-01-01-17-204-240 33-01-01-17-204-250	W Saginaw (1209)	Lansing	Listing price targeting 80% AMI qualification	3 parcels to be combined and developed by the Land Bank with a 5 unit condo. Site Plan and building plans complete. Architectural Plans and Site Plans approved. (Waiting for Transportation Dept review.) RFP put out; bids received on 6/2/23, and are currently being compared and reviewed. Groundbreaking event tentatively to occur in mid-July.
13 33-01-01-17-231-041 33-01-01-17-231-031 33-01-01-17-231-021 33-01-01-17-231-011	N MLK (420-424-426-428)	Lansing	Listing price targeting 80% AMI qualification	4 parcels combined to be developed by the Land Bank with a 4 unit condo. Preliminary site and building plans will be completed and submitted for approval by end of March.
14 33-01-01-15-376-011 33-01-01-15-376-021 33-01-01-15-376-031	S Pennsylvania Ave (413-415-419)		Listing price targeting 80% AMI qualification	3 parcels to be combined and developed by the Land Bank. Preliminary planning to be phased in after Saginaw and MLK construction has begun. Attached 4-unit Row House to be sold as individual units.
15 33-01-01-15-378-043 33-01-01-15-378-044	S Pennsylvania Ave (500 block)		Listing price targeting 80% AMI qualification	2 parcels to be combined and developed by the Land Bank. Preliminary planning to be phased in after Saginaw and MLK construction has begun. Attached 4-unit Row House to be sold as individual units.

**Residential or Vacant Properties Sold List****April 2023 Sales**

Parcel Number	Address	City	Property Class	Sold Amount	Sold Date
33-01-01-04-155-231	TURNER ST (2915)	LANSING	Residential Vacant	2,900.00	04/24/2023
33-01-01-21-361-081	Osband Ave (1845)	Lansing	Residential Vacant	1,320.00	04/24/2023
33-01-01-29-258-153	VICTOR AVE	LANSING	Residential Vacant	1,900.00	04/18/2023

**May 2023 Sales**

33-01-05-06-126-061	5131 Wexford Rd	Lansing	Residential Improved	106,000.00	05/11/2023
33-01-01-08-427-021	0 W Willow	Lansing	Residential Improved	35,000.00	5/10/2023
Grand Total				147,120.00	

**Residential Properties - in progress**

Parcel #	Address	Project type	Listing \$	Notes
33-01-01-30-478-121	(3318) Avalon St	New Construction - all electric/solar		Final walk thru on 6/9/23
33-01-01-03-104-311	Orchard Glen (726)	New Construction - Apprenticeship Program -- working on design plans		
33-01-01-09-354-041/051	(910) N Chestnut St	New Construction -- working on design plans, bidding out soon		
33-01-01-10-326-551/561	0 E Cesar E Chavez	New Construction -- working on design plans, bidding out soon		
33-01-01-14-357-211/201	500-504 Fairview St	New Construction - Modular Grant thru MSHDA - waiting on MSHDA contract		
33-01-01-32-176-361	(1727) Hillcrest St	New Construction -- working on design plans, bidding out soon		
33-01-01-32-351-352	(2101) Reo Rd	New Construction -- working on design plans, bidding out soon		
33-21-01-18-428-016	124 HUNGERFORD ST	New Construction - Partnership w/Habitat for Humanity Capital Region Groundbreaking media event on 4/3/23.		

**Residential Properties - Slated for Demolition**

33-01-01-10-329-321	1027 Cady Ct 929 Johnson Ave	CDBG funded	Demolished, finalized out. Rec'd reimbursement by City. Demolished, finalized out. Rec'd reimbursement by City.
33-01-01-14-381-231	616 S Mifflin Ave	CDBG funded	Demolished, finalized out. Rec'd reimbursement by City.
33-01-01-22-309-101	913 Motor Ave	CDBG funded	Demolished, finalized out. Rec'd reimbursement by City.
33-01-01-32-251-131	1318 Mary Ave	CDBG funded	Demolished, finalized out. Rec'd reimbursement by City.
33-01-01-10-377-231	819 Cleveland St	Treasurer funded	Demolished, finalized out. Rec'd reimbursement by Treasurer
33-01-01-29-376-151	1522 W Holmes Rd	Treasurer funded	Demolished, finalized out. Rec'd reimbursement by Treasurer
33-01-01-22-352-261	1735 Lyons Ave		Deconstruction to occur summer 2023. Training Michael Andrick
33-01-01-14-452-005	421 S Detroit St		Will apply for Blight Elimination Funds thru the State Land Bank Authority in fall 2023
33-01-01-23-105-052	725 S Hayford Ave		FEMA grant - Phase 7 - slated for fall 2023
33-01-01-23-105-061	729 S Hayford Ave		FEMA grant - Phase 7 - slated for fall 2023
33-01-01-14-380-141	642 S Francis Ave		FEMA grant - Phase 8 - slated for summer 2023. Appraisal being completed by City.

06/07/2023

CHECK REGISTER FOR INGHAM COUNTY LAND BANK  
CHECK DATE FROM 04/01/2023 - 04/30/2023

Check Date	Bank	Check	Vendor	Vendor Name	Amount
Bank GEN PNC GENERAL CHECKING					
04/14/2023	GEN	19590	AGAPE BLDG	AGAPE BUILDING & RESTORATION LLC	6,355.42
04/14/2023	GEN	19591	ALL STAR	ALL STAR SNOW REMOVAL	1,080.00
04/14/2023	GEN	19592	CAPITAL AR	CAPITAL AREA ACCOUNTING SOLUTIONS	1,600.00
04/14/2023	GEN	19593	CINNAIRE	CINNAIRE TITLE SERVICES, LLC	48,719.00
04/14/2023	GEN	19594	LESLIE	CITY OF LESLIE	124.15
04/14/2023	GEN	19595	EDEN	EDEN GLEN CONDO ASSOCIATION	840.00
04/14/2023	GEN	19596	GRANGER	GRANGER	130.34
04/14/2023	GEN	19597	HOUSING	INGHAM COUNTY HOUSING COMMISSION	1,991.30
04/14/2023	GEN	19598	MI FLEET	MICHIGAN FLEET FUELING SOLUTIONS LL	309.94
04/14/2023	GEN	19599	ROBIN	ROBIN WRIGHT	475.00
04/14/2023	GEN	19600	CASE	ROXANNE CASE	201.74
04/14/2023	GEN	19601	FOUR	SCHUMACHER'S FOUR SEASONS	1,185.00
04/14/2023	GEN	19602	STATE	STATE OF MICHIGAN	409.83
04/14/2023	GEN	19603	GRACIA-WIN	VERONICA GRACIA-WING, LLC	550.00
04/28/2023	GEN	19604	AGAPE BLDG	AGAPE BUILDING & RESTORATION LLC	5,133.00
04/28/2023	GEN	19605	AGAPE BLDG	AGAPE BUILDING & RESTORATION LLC	2,000.00
04/28/2023	GEN	19606	HASS	APPLIED IMAGING	157.01
04/28/2023	GEN	19607	CAPITAL C	CAPITAL CITY HOMES	15,000.00
04/28/2023	GEN	19608	CENTURY	CENTURY CONSTRUCTION	42,890.81
04/28/2023	GEN	19609	MOHR CODY	CODY MOHR	536.00
04/28/2023	GEN	19610	COHL	COHL, STOKER & TOSKEY, P.C.	411.15
04/28/2023	GEN	19611	GRAHAM	DENNIS GRAHAM	2,200.00
04/28/2023	GEN	19612	GRAHAM	DENNIS GRAHAM	600.00
04/28/2023	GEN	19613	HABITAT	HABITAT FOR HUMANITY CAPITAL REGION	600.00
04/28/2023	GEN	19614	HOME	HOME DEPOT CREDIT SERVICES	226.98
04/28/2023	GEN	19615	INGHAM	INGHAM COUNTY TREASURER	5,760.77
04/28/2023	GEN	19616	KEBS	KEBS, INC.	575.00
04/28/2023	GEN	19617	LANE'S	LANE'S REPAIR	6,104.95
04/28/2023	GEN	19618	MCKEARNEY	MCKEARNEY ASPHALT & SEALING, INC	3,825.00
04/28/2023	GEN	19619	PNC	PNC BANK, NA	593.03
04/28/2023	GEN	19620	CASE	ROXANNE CASE	168.99
GEN TOTALS:					
Total of 31 Checks:					150,754.41
Less 0 Void Checks:					0.00
Total of 31 Disbursements:					150,754.41
Bank PR PNC PAYROLL CHECKING					
04/14/2023	PR	404(E)	BWL	BOARD OF WATER & LIGHT	15.05
04/14/2023	PR	405(E)	BWL	BOARD OF WATER & LIGHT	290.83
04/14/2023	PR	406(E)	COMCAST	COMCAST	184.90
04/14/2023	PR	407(E)	CONSUMERS	CONSUMERS ENERGY	88.48
04/14/2023	PR	408(E)	PNC	PNC BANK, NA	968.49
04/28/2023	PR	409(E)	BWL	BOARD OF WATER & LIGHT	47.55
04/28/2023	PR	410(E)	BWL	BOARD OF WATER & LIGHT	64.35
04/28/2023	PR	411(E)	CONSUMERS	CONSUMERS ENERGY	94.52
04/28/2023	PR	412(E)	PITNEYBOW	PITNEY BOWES INC	104.94
04/28/2023	PR	413(E)	PITNEY	PITNEY BOWES PURCHASE POWER	50.00
PR TOTALS:					
Total of 10 Checks:					1,909.11
Less 0 Void Checks:					0.00
Total of 10 Disbursements:					1,909.11
REPORT TOTALS:					
Total of 41 Checks:					152,663.52
Less 0 Void Checks:					0.00
Total of 41 Disbursements:					152,663.52

06/07/2023

CHECK REGISTER FOR INGHAM COUNTY LAND BANK  
CHECK DATE FROM 05/01/2023 - 05/31/2023

Check Date	Bank	Check	Vendor	Vendor Name	Amount
Bank GEN PNC GENERAL CHECKING					
05/12/2023	GEN	19621	BRS ENGIN	BRS ENGINEERING LLC	1,000.00
05/12/2023	GEN	19622	BRS ENGIN	BRS ENGINEERING LLC	1,000.00
05/12/2023	GEN	19623	CAPITAL AR	CAPITAL AREA ACCOUNTING SOLUTIONS	250.00
05/12/2023	GEN	19624	MENARDS	CAPITAL ONE COMMERCIAL	2.58
05/12/2023	GEN	19625	LANSING CI	CITY OF LANSING	640.00
05/12/2023	GEN	19626	CITY PULSE	CITY PULSE	59.20
05/12/2023	GEN	19627	MOHR CODY	CODY MOHR	656.00
05/12/2023	GEN	19628	DBI	DBI BUSINESS INTERIORS	174.42
05/12/2023	GEN	19629	GRAHAM	DENNIS GRAHAM	800.00
05/12/2023	GEN	19630	FELDPAUSCH	FELDPAUSCH CLEANING SERVICES, LLC	169.74
05/12/2023	GEN	19631	GRANGER	GRANGER	130.34
05/12/2023	GEN	19632	HABITAT	HABITAT FOR HUMANITY CAPITAL REGION	700.00
05/12/2023	GEN	19633	HOLDERS	HOLDERS HEATING & AIR	75.00
05/12/2023	GEN	19634	SEAGER IAN	IAN SEAGER	368.00
05/12/2023	GEN	19635	INGHAM	INGHAM COUNTY TREASURER	319.72
05/12/2023	GEN	19636	INGHAM	INGHAM COUNTY TREASURER	253.27
05/12/2023	GEN	19637	INGHAM	INGHAM COUNTY TREASURER	253.27
05/12/2023	GEN	19638	INGHAM	INGHAM COUNTY TREASURER	127.33
05/12/2023	GEN	19639	INGHAM	INGHAM COUNTY TREASURER	127.33
05/12/2023	GEN	19640	INGHAM	INGHAM COUNTY TREASURER	127.33
05/12/2023	GEN	19641	RHODE	JILL RHODE C.P.A.	1,575.00
05/12/2023	GEN	19642	KWIK	KWIK REPO INC	350.00
05/12/2023	GEN	19643	ROBIN	ROBIN WRIGHT	340.00
05/26/2023	GEN	19644	HASS	APPLIED IMAGING	157.01
05/26/2023	GEN	19645	CENTURY	CENTURY CONSTRUCTION	841.85
05/26/2023	GEN	19646	LANSING CI	CITY OF LANSING	640.00
05/26/2023	GEN	19647	MOHR CODY	CODY MOHR	496.00
05/26/2023	GEN	19648	HABITAT	HABITAT FOR HUMANITY CAPITAL REGION	182.00
05/26/2023	GEN	19649	HAMMOND	HAMMOND FARMS LANDSCAPE SUPPLY INC	1,995.00
05/26/2023	GEN	19650	HOME	HOME DEPOT CREDIT SERVICES	456.15
05/26/2023	GEN	19651	HYACINTH	HYACINTH HOUSE	2,503.33
05/26/2023	GEN	19652	REGISTER	INGHAM COUNTY REGISTER OF DEEDS	30.00
05/26/2023	GEN	19653	INGHAM	INGHAM COUNTY TREASURER	5,760.77
05/26/2023	GEN	19654	KWIK	KWIK REPO INC	17,980.00
05/26/2023	GEN	19655	LAKE	LAKE STATE LAWN-LANDSCAPING & SNOW	1,597.00
05/26/2023	GEN	19656	MAGWV	MAGWV	525.00
05/26/2023	GEN	19657	MI FLEET	MICHIGAN FLEET FUELING SOLUTIONS LL	567.40
05/26/2023	GEN	19658	REHMANN	REHMANN ROBSON	8,900.00
05/26/2023	GEN	19659	TRITERRA	TRITERRA	2,300.00
05/26/2023	GEN	19660	WILDTYPE	WILDTYPE	5,940.00
GEN TOTALS:					
Total of 40 Checks:					60,370.04
Less 0 Void Checks:					0.00
Total of 40 Disbursements:					60,370.04
Bank PR PNC PAYROLL CHECKING					
05/12/2023	PR	414(E)	COMCAST	COMCAST	184.90
05/12/2023	PR	415(E)	CONSUMERS	CONSUMERS ENERGY	77.91
05/12/2023	PR	416(E)	PNC	PNC BANK, NA	1,053.33
05/12/2023	PR	417(E)	BWL	BOARD OF WATER & LIGHT	282.38
05/12/2023	PR	418(E)	BWL	BOARD OF WATER & LIGHT	58.03
05/26/2023	PR	419(E)	AT&T	AT & T	98.71
05/26/2023	PR	420(E)	BWL	BOARD OF WATER & LIGHT	61.41
05/26/2023	PR	421(E)	BWL	BOARD OF WATER & LIGHT	42.30
05/26/2023	PR	422(E)	BWL	BOARD OF WATER & LIGHT	15.05
05/26/2023	PR	423(E)	BWL	BOARD OF WATER & LIGHT	55.16
05/26/2023	PR	424(E)	CONSUMERS	CONSUMERS ENERGY	50.83
05/26/2023	PR	425(E)	CONSUMERS	CONSUMERS ENERGY	13.60
05/26/2023	PR	426(E)	CONSUMERS	CONSUMERS ENERGY	16.14
PR TOTALS:					
Total of 13 Checks:					2,009.75
Less 0 Void Checks:					0.00
Total of 13 Disbursements:					2,009.75
REPORT TOTALS:					
Total of 53 Checks:					62,379.79
Less 0 Void Checks:					0.00
Total of 53 Disbursements:					62,379.79

- Audit 2022 has been completed, and distributed to the Board of Directors.
- Awarded grant funds through MSHDA on modular housing construction; agreement has been signed and the house has been ordered. Tentatively slated to arrive late August 2023 for setting. This will occur in the 500 block of S Fairview Ave, Lansing. In the meantime, specs are being written for the basement, concrete, shed, and grading of property, in preparation.
  - We are working with MSHDA to complete a video of the whole process from start to finish.
- Awarded grant funds through the State Land Bank Authority for blight elimination monies to demolish the old Leslie High School. An RFP (Request for Proposal) has been written and are in the final stages to put out to obtain bids for demolition.
- Applied for 2 different MSHDA (Michigan State Housing Development Authority) grants for a 2<sup>nd</sup> modular residential new construction. MSHDA has requested us to present a powerpoint presentation on the project on Friday, June 9, 2023.
- The all-electric home with solar panels built at 3316 Avalon St, Lansing is almost finished. An Open House will be facilitated in the last week of June. All are welcome to see and learn about the solar panels and the all-electric capacity.
- Melissa McKimmy, Land Bank's Grant Writer, has moved to Louisville, KY, and will be working remotely for us, applying and writing grants. She is currently working on the MEDC RAP grant, requesting funds for the 2 sets of rowhouses planned for the Pennsylvania properties.
- Land Bank staff (Michael Andrick) is managing and working with the Ingham County Treasurer's Office on the foreclosed properties.
- Land Bank Garden Coordinator, John Krohn, is working with 2 side contractors on gardening items. Water totes/bins are being cleaned and distributed early this year, due to the dry weather.
- Director Case attended the Congress for New Urbanism conference in Charlotte, NC, May 31-June 3. The theme of the conference was "Corridors". Took a look at how Charlotte is constructing and how. A few sessions were on zoning and form base codes. City of Kalamazoo spoke about incremental development and how to expand renovations and new construction into other properties.