



BOARD OF DIRECTORS

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

THE LAND BANK BOARD WILL MEET ON MONDAY, OCTOBER 16, 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/83340719642?pwd=TXltdGJVY1NBTEphaENIU0tYNTJudz09>

Meeting ID: 833 4071 9642

Passcode: 228257

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 September 18, 2023

Additions to the Agenda

Public Comment

1. Commercial – Multi-Family
 - A. Sale Status report
2. Residential
 - A. List of Properties – September 2023
 - B. Resolution to Authorize Deed Restrictions for Housing Assistance on Land Bank For-Sale Projects Which Use American Rescue Plan Funds
3. Administration
 - A. Accounts Payable – September 2023
 - B. Budget 2024 final draft for approval and adopting
 - C. Communications Narrative / Executive Director's Report
 - D. Legal
4. Limited public comment
5. Announcements, Comments, or other Questions
6. Adjournment
 - Next meeting Monday, November 20, 2023, at 5pm.

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



SEPTEMBER 18, 2023 REGULAR MEETING

Ingham County Land Bank

3024 Turner St, Lansing, MI

September 18, 2023 – 5 p.m.

In-person and virtually via Zoom

<https://us02web.zoom.us/j/89841949753?pwd=dUhDbE1vZEY1SFE1YWRwaGRldzgzdz09>

Meeting ID: 898 4194 9753

Passcode: 295257

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

CALL TO ORDER

Chairperson Fox called the September 18, 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, Pena, Sebolt

Members Absent: NONE

Others Present: Tim Perrone, Roxanne Case, David Burns, Scott Spalding, Nicholas Cottrell

APPROVAL OF THE MINUTES

MINUTES OF AUGUST 21, 2023 ACCEPTED AS AMENDED.

ADDITIONS TO THE AGENDA

None

Introductions of 2 new Land Bank employees – Nicholas Cottrell, Construction Field Coordinator
Scott Spalding, Program Administrator

LIMITED PUBLIC COMMENT

None

1. Commercial – Multi-Family

A. Sale Status report

Brief discussion. Chairperson Fox stated that the Land Bank has gained grant funds through the State Land Bank to demolish the former Pleasant Grove School at 2130 W Holmes Rd, Lansing. He and David Burns attended the Southwest Action Group Association meeting 2 weeks ago, and announced that the demolition will occur in 2024, but we are uncertain of the development of the property at this time. Commissioner Pena asked about the historic significance to the property. Chairperson Fox stated that the folks in the community and the family of Malcolm X have agreed all along to have a memorial of some type at the new development. Director Case stated the building is not a historic-designated building.

SEPTEMBER 18, 2023 REGULAR MEETING

David Burns discussed changes in the former bottling plant property at 1506 N Grand River Ave, Lansing. Building designs are being changed to accommodate high construction costs. More info to come in future months. Director Case agrees with LEDC that this property should be designated as residential and not all commercial.

2. Residential

A. List of Properties – September 2023

Brief discussion. David Burns stated that Avalon St will be listed for sale in the next couple days. Chairperson Fox stated that if the current FEMA grants fall through, then the Land Bank will use monies from the State Land Bank's Blight Elimination Funds to demolish.

B. Resolution to Authorize Deed Restrictions for Housing Assistance on Land Bank For-Sale Projects Which Use American Rescue Plan Funds

The Resolution was not moved to be voted on. This was more of a discussion on funds and corresponding values. Chairperson stated that there is: 1) a "cost to build" which is a grant subsidy which we're labeling Gap Financing. 2) Appraised Value. 3) Buyer's mortgage/loan value, and 4) Down Payment Assistance. There is DPA available through different entities, such as MSHDA, East Lansing, and the City of Lansing. Each have their own pro-rated structure for payback, if re-sold within a certain time period.

We are trying to determine ARPA's requirements of Area Medium Income (AMI%) for buyers. It looks like it ranges from 30-60% to 80-120% AMI. Research still being conducted.

The Board decided to mull the language over, and discuss next Board Meeting. In the meantime, if anyone has any comments, please email Director Case and Chairperson Fox. Changes noted to the resolution are:

INGHAM COUNTY LAND BANK FAST TRACK AUTHORITY

RESOLUTION TO AUTHORIZE DEED RESTRICTIONS FOR HOUSING ASSISTANCE DOWN PAYMENT ASSISTANCE ON LAND BANK FOR-SALE PROJECTS WHICH USE AMERICAN RESCUE PLAN FUNDS

RESOLUTION 23-

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 Ingham County Board of Commissioners, through Resolution #22-383, has allocated \$2,000,000 in American Rescue Plan (ARP) funds to the Ingham County Land Bank to construct row houses on vacant parcels owned by the Ingham County Land Bank; and

WHEREAS, the Ingham County Board of Commissioners, through Resolution #23-047, has allocated \$1,750,000 in ARP funds to the Ingham County Land Bank to construct single-family homes on scattered sites; and

WHEREAS, the intent of Resolutions #22-383 and #23-047 is that ARP funds will be used to cover the cost difference between the ~~construction costs~~ **appraised value** and the sale prices **to the buyers** of each property. This cost difference is considered ~~Housing Assistance~~ **Down Payment Assistance (DPA)** for the buyer.

THEREFORE, BE IT RESOLVED, that any property sold by the Land Bank that has been constructed with funds allocated by Resolutions #22-383 or #23-047 shall include a covenant requiring repayment of the total amount of ~~Housing Assistance~~ **DPA** if a buyer sells or otherwise transfers such a property within seven years ?? of the issuance of a deed by the Land Bank; and

BE IT FURTHER RESOLVED, that any funds repaid under this resolution will be allocated as required by ARP regulations and by the Ingham County Board of Commissioners; and

BE IT FURTHER RESOLVED, that the Land Bank authorizes its Chairperson or Executive Director to prepare and sign the documents necessary to carry out this resolution.

AYE: ABSENT: NAY: Adopted

SEPTEMBER 18, 2023 REGULAR MEETING

3. Administration

A. Accounts Payable – August 2023 - Accepted and on file.

B. Budget 2024 draft –

Chairperson Fox stated that if you compare 2024's budget to the current year, you'll notice that it is almost triple due to the grants and funding resources that the Land Bank is expecting. Because funds are still being applied for and stacked to make projects work, the budget is a little unpredictable and most likely will change moving forward. Funding opportunities are continuing to roll in, and the Land Bank is planning to apply. Therefore, it's difficult to narrow down to an exact budget. Director Case stated that the Land Bank has paid off the Note (line of credit). The Land Bank will most likely need to use the Note through PNC Bank to cover upfront costs before we can request and obtain reimbursement through each of the funding partners.

Commissioner Pena asked about the Maintenance of Properties line item in regards to trees. Director Case explained that this expense is about taking care of dead trees, or trees creating issues, or downed trees due to storms, like we recently had.

C. Communications Narrative / Executive Director's Report

Director Case pointed out that we had a small media event with MSHDA today at the Land Bank Office for a check presentation. Pictures taken and will be posted. Chairperson Fox noted that the MI Association of Land Bank Summit is this week, and all staff are attending.

D. Legal

Mr. Perrone stated that he filed an expedited quiet title action in Ingham County Circuit Court, on the S. Fairview Ave property, where we combined 2 lots for a modular that we are setting this fall. The hearing is scheduled for Nov 2nd. The Land Bank needs title insurance and this was an issue because of a legal discrepancy of a section of one lot that didn't follow the title properly. Certified mail, mail to the occupant, and posting on the lot will be completed. Land Bank will work on posting on the site and in the newspaper.

4. Limited public comment

None

5. Announcements, Comments, or other Questions

Commissioner Pena noted that as the Board and the Land Bank look at housing, and as our population grows older, there is a sector of people who desire cooperative housing. A supply is needed and we should keep this in our minds as we move forward with different types of housing units.

6. Adjournment - accepted. THE MOTION CARRIED UNANIMOUSLY.

Chairperson Fox adjourned the meeting at 5:46pm.

Next meeting on October 16, 2023, at 5pm.

Commercial / Multi-Family Properties - Sale Status Report

10/9/2023

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	Value to be determined	Land Bank considering a development/joint venture with CAHP/other developers using the remaining 8.01 acres. 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.
2 33-01-01-09-127-022	0 W North St	Lansing	Value to be determined	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 4/6/24. Architectural and engineering plans will be modified to reduce costs. Parking structure will be eliminated, most commercial space will be eliminated. Number of stories will be reduced. Unit count is yet to be determined. River trail improvements are still in the project scope. Community outreach delayed. More conversation with the developer is needed to fully understand where they are with all the anticipated changes. Interest rates and construction costs are the primary reason for cost reduction measures. Land Bank applying for funds to demolish structure in Round 3 of State Land Bank funds. If obtained, demolition to take place in summer 2024.
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	Value to be determined	Ferguson Development has back away from developing the property. Land Bank applied for State Land Bank blight elimination funds to demolish; grant application submitted 5/30/23. Awarded 8/16/23. Land Bank completing demolition due diligence. Demolition slated for summer 2024.
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	Value to be determined	Applied for and received funds from the State Land Bank to demolish the building. Demolition slated to start the week of October 16th and finish by end of November 2023. Marketing for the site is in process. RFP process will be considered to select a developer. Commemoration Event scheduled for October 12, 6-7pm on school grounds. All are welcome to attend.
7 33-01-01-08-481-451	(1000) W Saginaw St	Lansing	\$50,000	Listed, no current offers.

	Parcel Number	Address	City	Market List Price or Contract Price	Status & Date (On Development, Market, Pending, Sold)
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 will start drilling and working on removal starting 11/1/23.
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 was sold; buyer has demolished house. 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. If interested, this will be a long term development process involving several sources of financing.
12	33-01-01-17-204-xxx 33-01-01-17-204-xxx 33-01-01-17-204-xxx 33-01-01-17-204-xxx 33-01-01-17-204-xxx	1213 W Saginaw St 1217 W Saginaw St 1221 W Saginaw St 1225 W Saginaw St 1229 W Saginaw St	Lansing	Listing price targeting 80% AMI qualification	3 parcels combined and developed by the Land Bank with a 5-unit condo named Pointe West. Condo Documents are nearing completion. Public notice per state law has been sent to required parties. NHI Commercial has started construction. Meeting will be scheduled with local residences to discuss progress and concerns.
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 for land bank 4-unit condo to be called Genesee Pointe. Architectural and engineering submitted for approvals and resubmitted with changes based on city staff comments. Contractor RFP bids received; contractor approved pending documentation. Neighborhood meeting will be scheduled soon. Still awaiting final site plan approval. Condo documents are moving forward.
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**September 2023 Sales**

No sales

August 2023 Sales (these lots got missed in September's meeting, in error)

Parcel Number	Address	City	Property Class	Sold Amount	Sold Date
33-01-01-09-477-081 and -091, -101	N Cedar St	Lansing	Residential Vacant	4,200.00	8/8/2023

Residential Properties - in progress

Parcel #	Address	Project type	Listing \$	Notes
33-01-01-30-478-121	(3318) Avalon St	All electric/solar	150,000	No offers yet
33-01-01-09-354-041/051	(910) N Chestnut St	New Construction -- awarded contract, pending City of Lansing approval		
33-01-01-10-326-551/561	0 E Cesar E Chavez	New Construction -- awarded contract, pending City of Lansing approval		
33-01-01-14-357-211/201	500-504 Fairview St	New Construction - Modular Grant thru MSHDA - project partially underway		
33-01-01-32-176-361	(1727) Hillcrest St	New Construction -- awarded contract, pending City of Lansing approval		
33-01-01-32-351-352	(2101) Reo Rd	New Construction -- awarded contract, pending City of Lansing approval		
33-21-01-18-428-016	124 HUNGERFORD ST	New Construction - Partnership w/Habitat for Humanity Capital Region. Signed PA		
33-01-01-32-151-001	2131 Pleasant View Ave	Partnering & selling to Mikey23 Foundation for training & apprenticeship program		
33-01-05-05-202-022	5135 Balzer	On hold for possible foreclosure of 5133 Balzer St - utilities connected		

Residential Properties - Slated for Demolition

33-01-01-22-352-261	1735 Lyons Ave	Deconstruction to occur October 2023. Training Michael Andrick
33-21-01-14-452-005	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. May demo with SLBA funds.
33-01-01-23-105-061	729 S Hayford Ave	FEMA grant - Phase 7 - slated for fall 2023. May demo with SLBA funds.
33-01-01-14-380-141	642 S Francis Ave	FEMA grant - Phase 8 - slated for winter 2023. Waiting on City of Lansing.

INGHAM COUNTY LAND BANK FAST TRACK AUTHORITY

RESOLUTION TO AUTHORIZE DEED RESTRICTIONS FOR DOWN PAYMENT ASSISTANCE ON LAND BANK FOR-SALE PROJECTS WHICH USE AMERICAN RESCUE PLAN FUNDS

RESOLUTION 23-

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

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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 Ingham County Board of Commissioners, through Resolution #22-383, has allocated \$2,000,000 in American Rescue Plan (ARP) funds to the Ingham County Land Bank to construct row houses on vacant parcels owned by the Ingham County Land Bank; and

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THEREFORE, BE IT RESOLVED, that any property sold by the Land Bank that has been constructed with funds allocated by Resolutions #22-383 or #23-047 shall include a covenant requiring repayment of the total amount of Down Payment Assistance if a buyer sells or otherwise transfers such a property with seven years of the issuance of a deed by the Land Bank; and

BE IT FURTHER RESOLVED, that any funds repaid under this resolution will be allocated as required by ARP regulations and by the Ingham County Board of Commissioners; and

BE IT FURTHER RESOLVED, that the Land Bank authorizes its Chairperson or Executive Director to prepare and sign the documents necessary to carry out this resolution.

AYE:

ABSENT:

NAY:

Adopted

10/09/2023

CHECK REGISTER FOR INGHAM COUNTY LAND BANK
 CHECK DATE FROM 09/01/2023 - 09/30/2023

Check Date	Bank	Check	Vendor	Vendor Name	Amount
Bank GEN PNC GENERAL CHECKING					
09/01/2023	GEN	14774	ABSOLUTE S	ABSOLUTE SOLAR	2,500.00
09/01/2023	GEN	14775	AGAPE BLDG	AGAPE BUILDING & RESTORATION LLC	4,227.33
09/01/2023	GEN	14776	HASS	APPLIED IMAGING	158.01
09/01/2023	GEN	14777	BENDY STEM	BENDY STEM FARM	405.00
09/01/2023	GEN	14778	BWB CLEANI	BWB CLEANING	104.00
09/01/2023	GEN	14779	MENARDS	CAPITAL ONE COMMERCIAL	648.02
09/01/2023	GEN	14780	CINNAIRE	CINNAIRE TITLE SERVICES, LLC	713.00
09/01/2023	GEN	14781	MOHR CODY	CODY MOHR	152.00
09/01/2023	GEN	14782	COHL	COHL, STOKER & TOSKEY, P.C.	685.25
09/01/2023	GEN	14783	DBI	DBI BUSINESS INTERIORS	109.73
09/01/2023	GEN	14784	HABITAT	HABITAT FOR HUMANITY CAPITAL REGION	25,889.13
09/01/2023	GEN	14785	INGHAM	INGHAM COUNTY TREASURER	5,760.77
09/01/2023	GEN	14786	RHODE	JILL RHODE C.P.A.	1,650.00
09/01/2023	GEN	14787	KELLEY	KELLEY APPRAISAL COMPANY	400.00
09/01/2023	GEN	14788	KWIK	KWIK REPO INC	16,645.00
09/01/2023	GEN	14789	PNC	PNC BANK, NA	33,739.08
09/01/2023	GEN	14790	PSI	PROFESSIONAL SERVICE INDUSTRIES INC	6,300.00
09/01/2023	GEN	14791	ROSE	ROSE PEST SOLUTIONS	237.00
09/01/2023	GEN	14792	WE'RE	WE'RE DIFFERENT LAWNS & MORE	2,346.00
09/01/2023	GEN	14793	GRACIA-WIN	VERONICA GRACIA-WING, LLC	1,138.75
09/15/2023	GEN	14794	WEST SIDE	CHARTER TOWNSHIP OF LANSING	37.42
09/15/2023	GEN	14795	EDEN	EDEN GLEN CONDO ASSOCIATION	1,040.00
09/15/2023	GEN	14796	FARMERS	FARMERS INSURANCE	1,008.00
09/15/2023	GEN	14797	FELDPAUSCH	FELDPAUSCH CLEANING SERVICES, LLC	245.00
09/15/2023	GEN	14798	GRANGER	GRANGER	130.28
09/15/2023	GEN	14799	HABITAT	HABITAT FOR HUMANITY CAPITAL REGION	3,570.01
09/15/2023	GEN	14800	INGHAM	INGHAM COUNTY TREASURER	5,760.77
09/15/2023	GEN	14801	J & J HARD	J & J HARDWOODS, INC.	10,670.00
09/15/2023	GEN	14802	MAGWV	MAGWV	1,400.00
09/15/2023	GEN	14803	MI FLEET	MICHIGAN FLEET FUELING SOLUTIONS LL	440.00
09/15/2023	GEN	14804	ROBIN	ROBIN WRIGHT	460.00
09/15/2023	GEN	14805	FOUR	SCHUMACHER'S FOUR SEASONS	5,052.00
09/29/2023	GEN	14806	ABSOLUTE S	ABSOLUTE SOLAR	31,698.50
09/29/2023	GEN	14807	HASS	APPLIED IMAGING	269.55
09/29/2023	GEN	14808	CART	CAPITAL AREA RECYCLING AND TRASH	116.00
09/29/2023	GEN	14809	MOHR CODY	CODY MOHR	568.00
09/29/2023	GEN	14810	COHL	COHL, STOKER & TOSKEY, P.C.	647.15
09/29/2023	GEN	14811	FORESIGHT	FORESIGHT SUPERSIGN	607.50
09/29/2023	GEN	14812	FRITZY	FRITZY'S LAWN & SNOW	3,760.00
09/29/2023	GEN	14813	HABITAT	HABITAT FOR HUMANITY CAPITAL REGION	3,664.43

Check Date	Bank	Check	Vendor	Vendor Name	Amount
09/29/2023	GEN	14814	HOEPTNER	HOEPTNER PERFECTED PRODUCTS	1,879.27
09/29/2023	GEN	14815	KWIK	KWIK REPO INC	5,020.00
09/29/2023	GEN	14816	MEDA	MICHIGAN ECONOMIC DEVELOPERS ASSOCI	325.00
09/29/2023	GEN	14817	VMG	VMG CONSTRUCTION	7,875.00

GEN TOTALS:

Total of 44 Checks:	190,051.95
Less 0 Void Checks:	0.00
Total of 44 Disbursements:	190,051.95

Bank PR PNC PAYROLL CHECKING

09/01/2023	PR	452(E)	BWL	BOARD OF WATER & LIGHT	49.98
09/01/2023	PR	453(E)	BWL	BOARD OF WATER & LIGHT	43.44
09/01/2023	PR	454(E)	BWL	BOARD OF WATER & LIGHT	32.56
09/01/2023	PR	455(E)	CONSUMERS	CONSUMERS ENERGY	16.95
09/15/2023	PR	456(E)	BWL	BOARD OF WATER & LIGHT	353.96
09/15/2023	PR	457(E)	BWL	BOARD OF WATER & LIGHT	32.56
09/15/2023	PR	458(E)	BWL	BOARD OF WATER & LIGHT	15.05
09/15/2023	PR	459(E)	COMCAST	COMCAST	184.90
09/15/2023	PR	460(E)	PITNEY	PITNEY BOWES PURCHASE POWER	50.00
09/15/2023	PR	461(E)	PNC	PNC BANK, NA	946.63
09/29/2023	PR	462(E)	BWL	BOARD OF WATER & LIGHT	50.01
09/29/2023	PR	463(E)	BWL	BOARD OF WATER & LIGHT	45.40
09/29/2023	PR	464(E)	CONSUMERS	CONSUMERS ENERGY	3.05
09/29/2023	PR	465(E)	CONSUMERS	CONSUMERS ENERGY	11.86

PR TOTALS:

Total of 14 Checks:	1,836.35
Less 0 Void Checks:	0.00
Total of 14 Disbursements:	1,836.35

REPORT TOTALS:

Total of 58 Checks:	191,888.30
Less 0 Void Checks:	0.00
Total of 58 Disbursements:	191,888.30

Worked on it 8/15/23, 8/28/23, 9/1/23, 9/11/23, 10/3/23							INGHAM COUNTY LAND BANK										
							2024 BUDGET										
							Final Draft - 10/3/23										
FUND/DEPT/ ACCOUNT	DESCRIPTION	Actual 2019	Actual 2020	Actual 2021	Actual 2022	2023 Budget	Total as of 6/30/23	101 GENERAL FUND	300 RENTAL	204 NEIGHBOR HOODS IN BLOOM	300 EDEN GLEN TOWNHOMES	230 BLIGHT ELIMINATION	251 MSHDA	250 HOUSING TRUST FUND - ROW HOUSES	250 HOUSING TRUST FUND - SINGLE FAMILY	Total 2024 Budget	
	REVENUE																
1	101-201-673.000	PROPERTY SALES	\$ 1,493,421	\$ 735,597	593,798	556,358	2,166,000	167,065	\$ 328,000					1,440,000	1,111,000	2,879,000	
2	101-201-673.010	RETURN SALES PROCEEDS >\$500 TO HHF	(44,000)	(1,990)	(24,800)	(8,500)			-								
3	101-201-	RETURN EXCESS PROCEEDS - RAFAELI			0	-	(50,000)		(50,000)							(50,000)	
4	228-201-659.000	CDBG REVENUE	-	403,348	96,248	14,329	100,000	71,898	-							-	
5	220-201-667.000	HOME REVENUE	23,000	131,839	0	(70,364)			-							-	
6	250-101-670-100	BROWNFIELD DEBT REVENUE - COUNTYWIDE					2,000							250,000		250,000	
7	235-101-670.000	MEDC REVENUE (ARPA RAP Grant)	-	-	9,100	90,900	1,000,000	-						1,000,000		1,000,000	
8	250-201-	HOUSING TRUST FUND GRANT				44,322	2,000,000	-						867,125	944,353	1,811,478	
9	251-201-	MSHDA MOD & MICH FUNDS											112,600			112,600	
10	230-201-661.000	SLBA BLIGHT ELIMINATION FUNDS										3,370,077				3,370,077	
11	101-101-699.000	REV. TRANSFER - Treasurer, LOC	700,000	700,000	700,000	700,000	400,000	400,000	400,000							400,000	
12	101-101-672.000	SPECIFIC TAX REVENUE	187,731	190,154	200,000	180,000	180,000	68,222	200,000							200,000	
13	300-201-631.000	RENTAL INCOME	151,863	142,225	124,986	80,057	76,800	40,252	1,800	37,500	37,500					76,800	
14	204-101-679.000	NEIGHBORHOODS IN BLOOM REVENUE	20,000	20,000	(700)	20,000	20,000	-		20,000						20,000	
15	202-201-675.000	GARDEN PROJECT REVENUE	9,395	7,795	11,946	19,602	16,000	4,001	10,000							10,000	
16	300-201-693.000	GAIN ON SALE OF ASSETS (selling rentals)	14,554	(32,246)	0	-	-	-	-							-	
17	300-101-635.000	INTEREST INCOME (Land Contracts)	22,716	29,721	10,932	9,207	5,000	-	7,800							7,800	
18	300-201-641.000	LATE FEE REVENUE	449	-	0	-	-	-	-							-	
19		CAPITAL CONTRIBUTIONS (inventory revenue)	-	-	25,001	-	30,000	-	-							-	
20	101-000-640.000	MISCELLANEOUS INCOME	67,775	975	373	-	500	124	200							200	
		TOTAL REVENUE	\$ 2,646,904	\$ 2,327,418	\$ 1,746,884	\$ 1,635,911	\$ 5,944,300	\$ 753,562	\$ 897,800	\$ 37,500	\$ 20,000	\$ 37,500	\$ 3,370,077	\$ 112,600	\$ 3,557,125	\$ 2,055,353	\$ 10,087,955
		EXPENSES															
21	202-201-830.000	GARDEN PROJECT	16,885	9,337	14,097	15,963	15,000	4,949	10,000							10,000	
22	228-201-659.000	CDBG EXPENSES	-	8,634	0	20,932	94,565	77,800	-							-	
23	220-201-800.000	HOME EXPENSES	-	-	0	-	-	-	-							-	
24	235-101-818.000	MEDC EXPENSES (ARPA RAP Grant)	-	-	9,100	90,900	1,000,000	-	-					1,000,000		1,000,000	
25	250-201-800.000	MSHDA MOD & MICH FUNDS													99,900	99,900	
26	204-101-994.000	COMMUNITY DEVELOPMENT PROJECTS - NIB	15,937	15,032	14,843	14,901	16,000	-	-	16,000						16,000	
27	101-201-737.000	CLOSING COSTS - COMBINED	151,331	77,366	69,904	44,517	143,800	25,645	59,800					84,600	41,600	186,000	
28	101-101-726.030	AUDIT FEE	17,850	18,150	18,500	17,500	18,000	18,900	28,000							28,000	
29	101-101-804.000	BANK FEE	1,341	2,738	2,013	2,717	2,000	1,474	2,500							2,500	
30	101-XXX-820.000	INSURANCE PROPERTY	16,897	10,566	22,114	21,465	25,000	-	33,000							33,000	
31	101-101-995.000	INTEREST EXPENSE (LoC)	71,069	15,474	7,300	8,776	15,000	5,044	-							-	
32	101-201-731.000	PROPERTY TAXES	2,425	4,008	953	1,839	2,000	421	2,000							2,000	
33	101-201-967.000	LOSS ON INVENTORY	32,120	-	0	-	-	-	-							-	
34	101-101-968.000	DEPRECIATION AND DEPLETION	42,098	39,230	35,804	31,075	32,000	-	20,400	14,000						34,400	
35	101-101-814.060	LEGAL-ADMINISTRATIVE	36,197	8,484	2,552		500	1,585	500					25,000	5,000	30,500	
36	101-201-814.060	LEGAL-PROPERTIES	8,779	-	4,058	20,464	3,000	-	3,000							3,000	
37	101-201-731.XXX	CODE COMPLIANCE	12,454	5,240	200	4,334	2,000	219	2,000							2,000	
38	101-XXX-931.010	LAWN & SNOW	272,049	217,368	178,595	163,639	147,330	31,460	134,000							134,000	
39	101-101-921.000	UTILITIES-OFFICE	2,916	1,304	3,248	4,000	4,000	354	4,000							4,000	
40	101-201-921.000	UTILITIES-PROPERTIES	15,945	9,166	5,497	5,268	5,000	3,692	6,000							6,000	

FUND/DEPT/ ACCOUNT	DESCRIPTION	Actual 2019	Actual 2020	Actual 2021	Actual 2022	2023 Budget	Total as of 6/30/23	101 GENERAL FUND	300 RENTAL	204 NEIGHBOR HOODS IN BLOOM	300 EDEN GLEN TOWNHOMES	230 BLIGHT ELIMINATION	251 MSHDA	250 HOUSING TRUST FUND - ROW HOUSES	250 HOUSING TRUST FUND - SINGLE FAMILY	Total 2024 Budget
41 101-101-931.000	MAINTENANCE-OFFICE	7,920	4,555	2,687		20,000	5,625	8,000								8,000
42 101-201-931.000	MAINTENANCE-PROPERTIES (Elec, Plumb, Trees)	58,457	23,807	38,352	21,041	20,000	10,262	40,000								40,000
43 250-201-800.000	NEW CONSTRUCTION - BROWNFIELD							-						250,000		250,000
44 101-101-800.000	RENOVATIONS - OFFICE					8,000		5,000								5,000
45 101-201-800.000	RENOVATIONS-PROPERTIES	171,424	170,234	26,175	144,130	40,000	63,555	40,000								40,000
46 250-201-800.000	RENOVATIONS-HOUSING TRUST FUND				44,322	3,502,914	239,487							1,980,475	1,740,215	3,720,690
47 251-201-800.00	RENOVATION - MSDHA											112,600				112,600
48 101-201-811.000	DEVELOPMENT EXPENSE	0	0	0	29,884	87,000	-	40,000								40,000
49 101-201-700.000	COST OF PROJECTS-INVENTORY (value of sold props)	790,117	588,418	193,643	101,624	85,000	21,790	120,000								120,000
50 101-201-726.020	PERMITS	-	-	1,255	960	2,000	-	-								-
51 101-XXX-727.050	SURVEY	920	8,930	9,595	2,025	7,375	4,975							2,300	1,150	3,450
52 101-201-727.000	APPRAISAL	1,350	2,950	500	500	5,900	100							4,500	3,000	7,500
53 230-201-800.000	SLBA BLIGHT ELIMINATION FUNDS											3,370,077				3,370,077
54 220-201-800.500	DEMOLITION (emergency)	2,850	9,527	83,086	22,363	18,000	-	25,000								25,000
55 300-101-760.000	RENTAL MANAGEMENT - IC Housing Comm	16,062	13,770	11,564	8,226	8,000	3,271		7,736							7,736
56 300-201-803.000	HOA/CONDO FEE	41,362	26,279	16,080	12,589	12,600	5,040				10,080					10,080
57 101-101-726.050	SECURITY	888	615	710	546	800	182	600								600
58 101-XXX-818.000	CONTRACTUAL SERVICE - IT, Acct, Gardens	40,284	92,793	84,003	49,573	59,960	34,665	59,960								59,960
59 101-101-819.000	SOFTWARE - BSA, ePP, website platform	25,601	31,173	19,414	24,732	29,600	25,470	29,600								29,600
60 101-101-726.040	COMMUNICATION - Comcast, AT&T	4,822	4,774	3,444	3,610	3,500	1,661	3,800								3,800
61 101-XXX-726.010	SUPPLIES	7,272	3,015	5,070	4,714	2,588	1,493	4,500								4,500
62 101-101-728.000	POSTAGE	457	763	1,192	642	1,000	515	1,200								1,200
63 101-101-802.000	CONSULTANTS - V Gracia-Wing	1,167	25,392	3,200	3,300	3,600	1,650	4,800								4,800
64 101-101-735.000	MEDIA/PR - GravityWorks, events, recruitment	3,030	813	963	10,094	2,000	600	3,500						2,000	2,000	7,500
65 101-101-726.060	MEMBERSHIPS	1,805	1,555	1,405	2,084	2,500	1,899	3,200								3,200
66 101-101-726.090	VEHICLE EXPENSE	5,228	3,144	4,882	4,831	4,000	2,432	4,000								4,000
67 101-101-861.100	TRAVEL - Mileage	5,482	245	1,423	1,238	1,500	693	2,000								2,000
68 101-101-862.000	PROF.TRAINING/CONFERENCES	3,096	70	1,266	6,049	8,000	956	10,000								10,000
69 101-101-901.000	AMERICORPS MEMBER	-	-	29,384	-	-	-	-								-
70 XXX-101-900.000	PAYROLL REIMBURSEMENT	391,027	296,363	280,781	317,339	365,741	171,534	117,785.42		4,000				195,910	156,218	473,913
71 101-101-903.000	PAYROLL SERVICE FEE	4,202	6,704	4,967	1,331	4,200	650	1,500								1,500
72 XXX-101-906.000	HEALTH INSURANCE PREMIUM (BENEFITS)	73,323	66,057	62,179	66,068	75,600	40,325	86,400								86,400
73 101-908.000	457 PLAN ADMIN EXP	2,665					-	-								-
74 XXX-101-902.000	EMPLOYER TAX LIABILITY (7.65% of Payroll Reimb)	29,325	34,481	23,140	24,391	28,000	14,370	9,317						14,987	11,951	36,254
75 XXX-101-905.000	UNEMPLOYMENT INSURANCE REIMBURSEMENT	(4,838)	398	9,165	712	1,500	-	-								-
76 XXX-101-904.000	WORKER'S COMP PREMIUM	10,997	7,307	7,060	5,412	8,000	3,395	7,000								7,000
	TOTAL EXPENSES	2,412,588	1,866,230	1,315,363	1,382,617	5,944,073	828,138	932,362	21,736	20,000	10,080	3,370,077	112,600	3,559,772	2,061,034	10,087,661
	NET OF REVENUES & EXPENDITURES	234,316	461,189	431,521	253,294	227	(74,576)	(34,562)	15,764	-	27,420	-	-	(2,647)	(5,681)	294
	CASH BALANCE			1,053,226	873,519		873,520									
	LOC Payments						50,000	134,322								
	LOC BALANCE		1,184,332	734,332	184,332		134,322	-	as of 9/1/23							
	** The Land Bank continues to apply for further funding, which may change this budget.															

Communications Narrative / Executive Director's Report

9/12/23

- Old Leslie High School - Commemorative Event on 10/12/23, 6-7pm on the grounds to honor and memorialize the building before demolition. All welcome to join. Demolition to begin the week of October 16th.
- Getting ready to start the application process for Blight Elimination round 3. So far, we have 8 properties that the Land Bank is looking to demolish or acquire for development. That estimated cost is about \$2M. Land Bank will also connect with private entities to help with demolition needs to improve neighborhoods and spark new development.
- Applied for MEDC RAP Round 2 grant funding for the 2 condo sites on Pennsylvania. The deadline was 6/30/23. Land Bank was notified on 10/6/23 that we were not awarded funds. Requested a conversation with MEDC to determine reasons so that we can improve our application process for future opportunities.
- In the beginning stages of the demolition due-diligence process for the former Pleasant Grove School. Plans to demolish in summer 2024.
- Land Bank is hosted a media event for a Check Presentation from MSHDA on 9/18/23. 2 recipients in this Region – Land Bank and Habitat. (Received MSHDA grant for the 2nd modular that we're setting in 2024.)
- Land Bank is involved in the Regional State Housing Economic Collaborative. Tri-County Regional Planning office and Capital Area Housing Partnership are the co-leaders of this State directive through MSHDA. The Land Bank is co-leader of the Housing Stock New Development sub-committee. Deadline to have everything to MSHDA was 9/30/23.
- New hire for Program Administrator resigned. He determined it wasn't the right fit for him. Will start seeking for new applicants.
- National Land Bank Network provided a scholarship to Director Case to attend the NLBN Conference in Cleveland, OH on October 16-17. (This scholarship is provided by General Motors as a philanthropic partner of NLBN since there is a GM facility in our service area.)